

RALEIGH-DURHAM MSA // BENSON, NORTH CAROLINA

CROSSPOINT

LOGISTICS CENTER



501,215 SF INDUSTRIAL FACILITY AT THE INTERCHANGE OF I-95 & I-40 | EXPANDABLE UP TO 1,064,880 SF
30 MEGAWATTS AVAILABLE



EDGEWATER
VENTURES



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CROSSPOINT
LOGISTICS CENTER

IMMEDIATELY
AVAILABLE FOR LEASE
WITH 30 MEGAWATTS
OF ADDITIONAL POWER
DELIVERING IN 2024

Edgewater Ventures is pleased to present Crosspoint Logistics Center ("CLC") — a 90-acre, Class A+ industrial development capable of accommodating up to 1,064,880 sf at the interchange of Interstate 95 and Interstate 40. Crosspoint Logistics Center is positioned at the midpoint of the East Coast with outstanding connectivity to the region's major distribution arteries, seaports and intermodal ports, as well as high-growth population hubs. Furthermore, the project is located within the Raleigh, North Carolina MSA just 25 minutes from Downtown Raleigh.

With visibility from Interstate 95, CLC features best-in-class construction capable of accommodating modern distribution and manufacturing requirements including a minimum 40' clear height, 65' speed bays, 50' x 54' column spacing, and 185' truck courts with ample trailer storage. Furthermore, a new substation adjacent to the property will be complete in Q4 2024, providing up to 30 megawatts of available power.

THE EAST COAST'S CROSSPOINT OF MAJOR DISTRIBUTION INFRASTRUCTURE

CLC is positioned at the interchange of Interstate 95 – the East Coast's main north-south artery connecting Miami, FL to Canada – and Interstate 40, which connects Wilmington, NC to Los Angeles, CA.



Immediate access to I-95 and I-40, as well as I-85, the industrial "backbone" of the Southeast



Within a one-day drive, trucks from CLC can reach some of the Southeast and Mid-Atlantic's largest and fastest-growing population hubs including Washington DC, Raleigh-Durham, Charlotte and Atlanta.

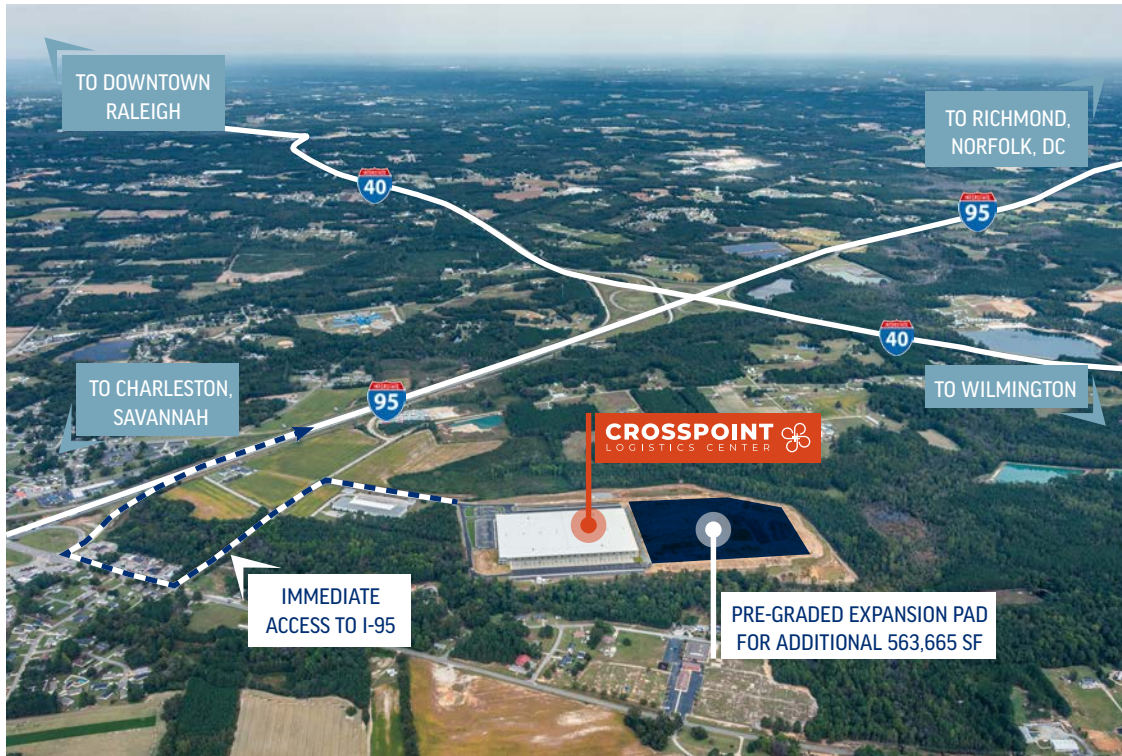


Seamless connectivity to three of the country's top ten seaports – the Port of Savannah, the Port of Charleston and the Port of Virginia (Norfolk)



Immediate access to two (2) intermodal terminals along I-95, including the Inland Port in Dillon, SC and the new CSX Terminal in Rocky Mount, NC



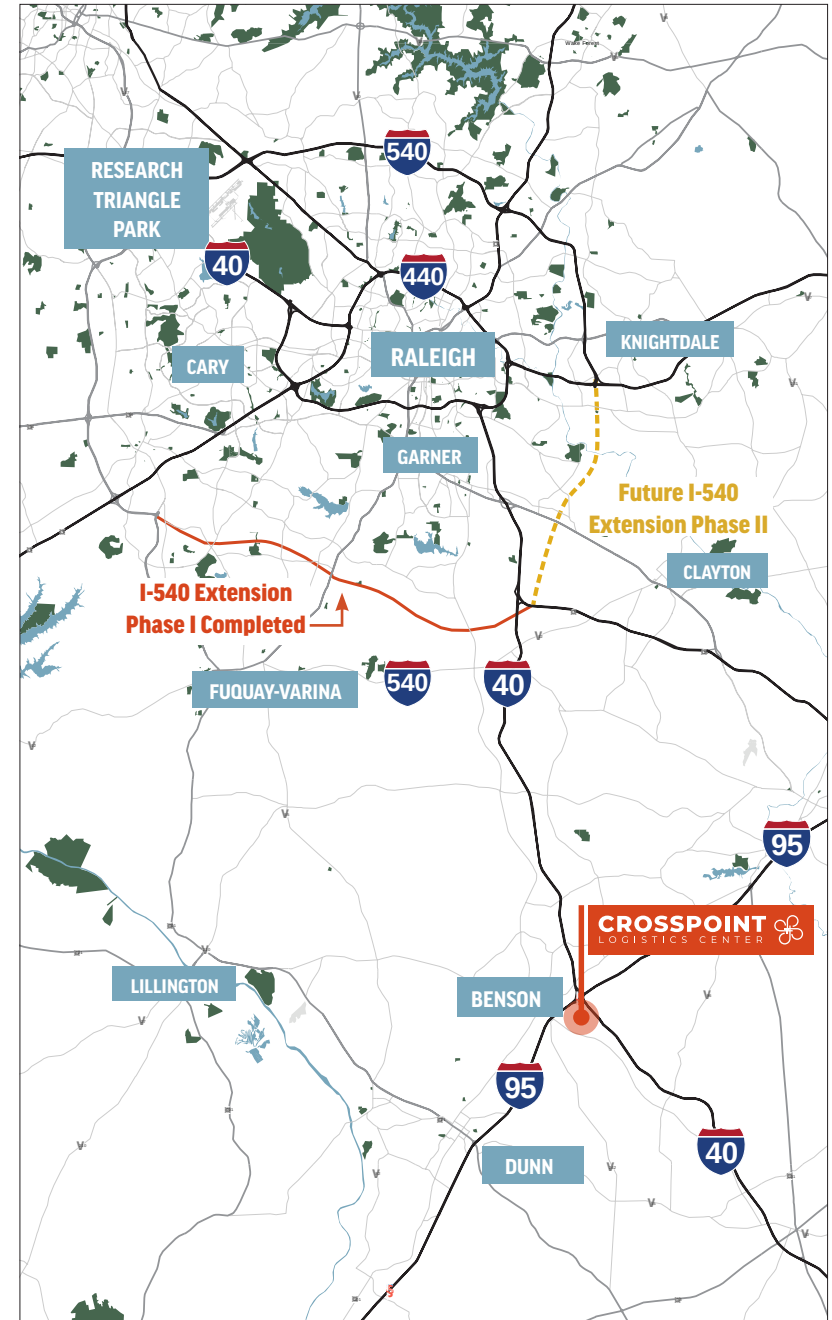


15 Mins I-540 Extension	25 Mins Downtown Raleigh	45 Mins RDU / Research Triangle Park
100 Miles Port of Wilmington	190 Miles Port of Virginia	250 Miles Port of Charleston

CLC is the beneficiary of two significant NCDOT improvements:

I-540 Extension Phase I: An eight-lane, 70 MPH bypass from US-1 to I-40 allowing uninterrupted transportation across southeast Raleigh by Spring 2024.

I-95 widening: I-95 will be widened to eight lanes from Fayetteville to I-40 by Spring 2026, which comes with robust improvements to Crosspoint's interchange.



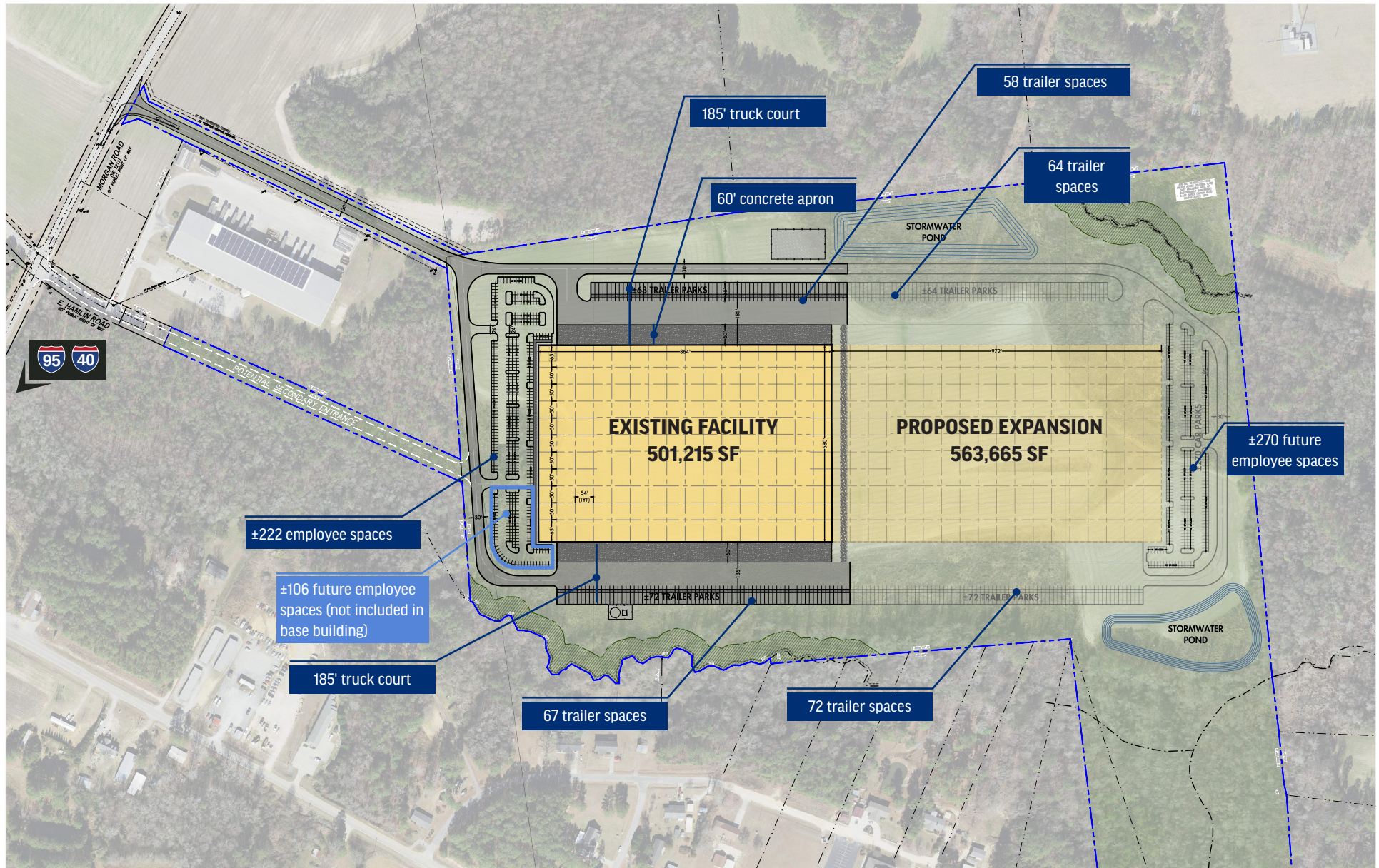


30 MW OF POWER AVAILABLE Q4 2024

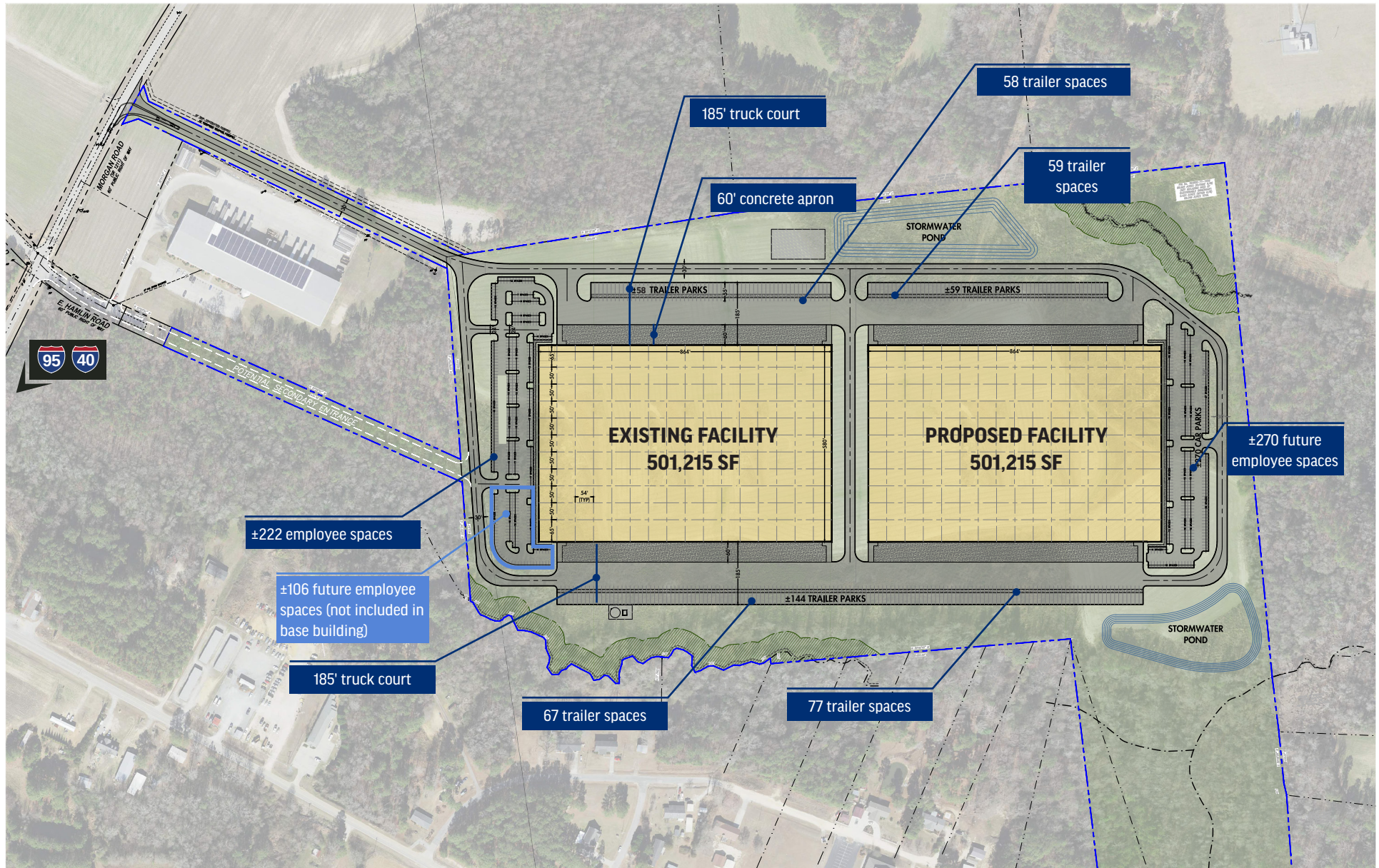
BUILDING 1 INFORMATION

ADDRESS	230 Morgan Rd Benson, NC 27504	CLEAR HEIGHT	40'	DOCK-HIGH DOORS	Ninety-four (94), 9' x 10' doors
PARCEL AREA	90.85 Acres	COLUMN SPACING	50' deep x 54' wide 65' speed bays	DRIVE-IN DOORS	Two (2) 12' x 16' doors
BUILDING SIZE	501,215 SF (Expandable)	SPRINKLER SYSTEM	ESFR	TRUCK COURTS	185' deep with 60' concrete aprons
AVAILABLE SF	501,215 - 1,064,880 SF	FLOOR THICKNESS	8" concrete	TRAILER PARKING EMPLOYEE PARKING	125 spaces 222 spaces (Expandable to 318)
OFFICE SF	1,566 SF	LIGHTING	LED	POWER	2,000 Amps 30 MW available Q4 2024
BUILDING DIMENSIONS	580' deep x 864' wide	HEATING	Roof-mounted gas unit heaters	ROOF	60 Mil TPO

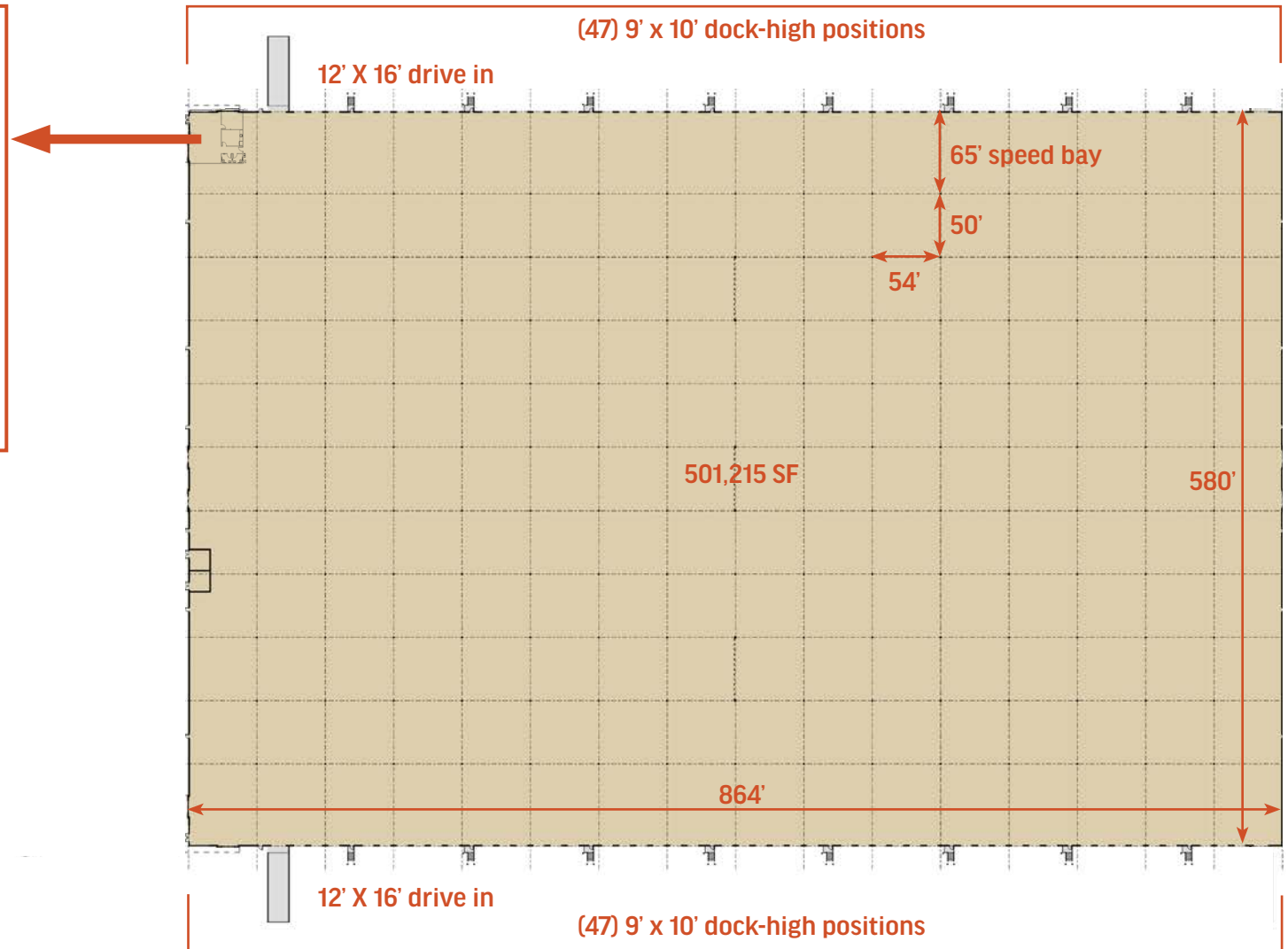
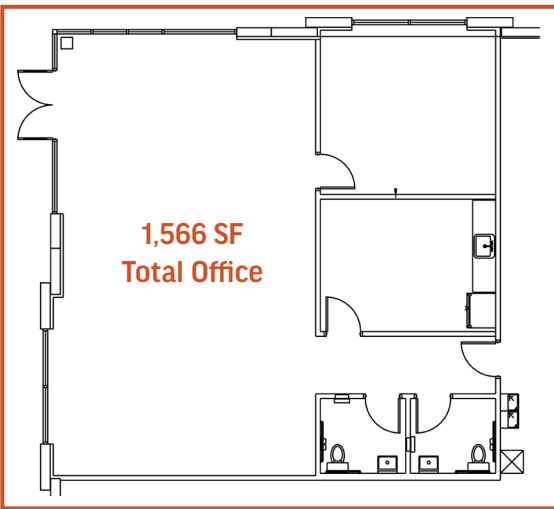
SITE PLAN - 501,215 SF (EXPANDABLE)



SITE PLAN - 501,215 SF (MIRROR BUILDINGS)

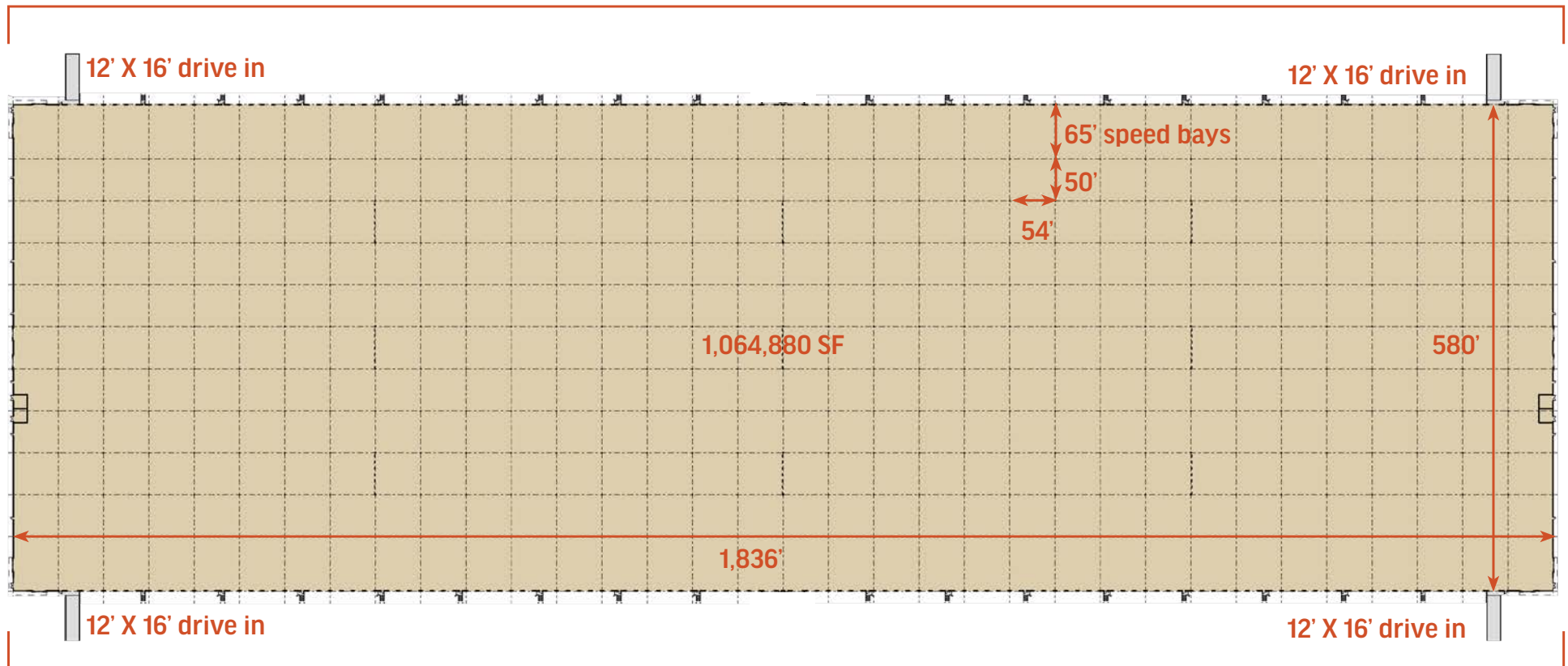


FLOORPLAN - 501,215 SF



FLOORPLAN - 1,064,880 SF (EXPANDED BUILDING)

(106) 9' X 10' dock-high positions



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