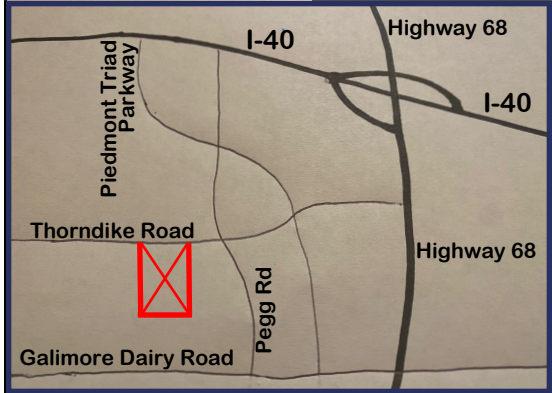




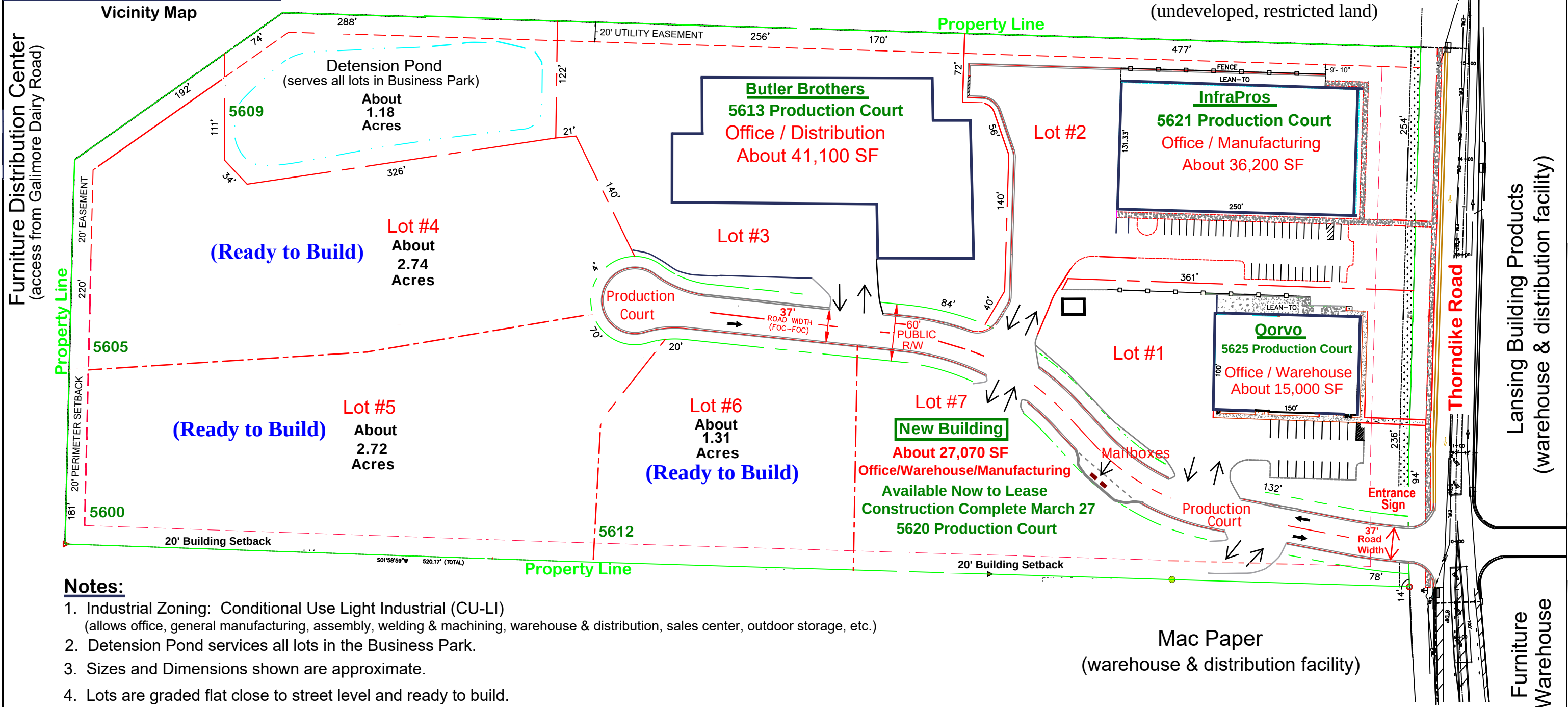
Excellent Location with Close Proximity to Airport, I-40, Highway 68, I-73, I-85, I-840, US Route 421, Hotels, and Businesses.

Airport 1 Business Park
Production Court off 8015 Thorndike Road, 27409
17.77 Acre Light Industrial Development

Located central to Greensboro, High Point, Winston-Salem and the surrounding communities



Great Location: 12 minutes to Airport, 4 minutes to I-40, 2 minutes to Highway 68, 2 minutes to multiple hotels (located in the Heart of the Piedmont Triad)
Ready to Build Lots: Flat Graded Lots at street level with Water, Sewer, Sprinkler Main, Detention Pond, Power, Gas, Data/Comm (expedite construction schedule)
Design / Build / Lease Custom Facility: Proven professional team to meet your facility needs and deliver on an expedited basis. Cost effective approach and team.
Industrial Access Road: 37 foot wide access road with curb & gutter, publically maintained (maintained by the City)
3 Lots Remaining: 1.61 to 7.07 acre lots available (combine lots). Lots are graded flat at street level ready to build.



Notes:

1. Industrial Zoning: Conditional Use Light Industrial (CU-LI)
(allows office, general manufacturing, assembly, welding & machining, warehouse & distribution, sales center, outdoor storage, etc.)
2. Detention Pond services all lots in the Business Park.
3. Sizes and Dimensions shown are approximate.
4. Lots are graded flat close to street level and ready to build.

Airport 1 Business Park Production Court off 8015 Thorndike Road High Point, NC 27409	<u>Developer:</u> VMI Properties & Development LLC 818 Northern Shores Point Greensboro, NC 27455	<u>Contact:</u> Michael Lamore, PE President 336-337-4366 (cell) mlamore747@gmail.com	3 Remaining Lots Available Lots 4, 5, and 6 (1.31 to 6.77 acre lot sizes) can combine adjacent lots
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