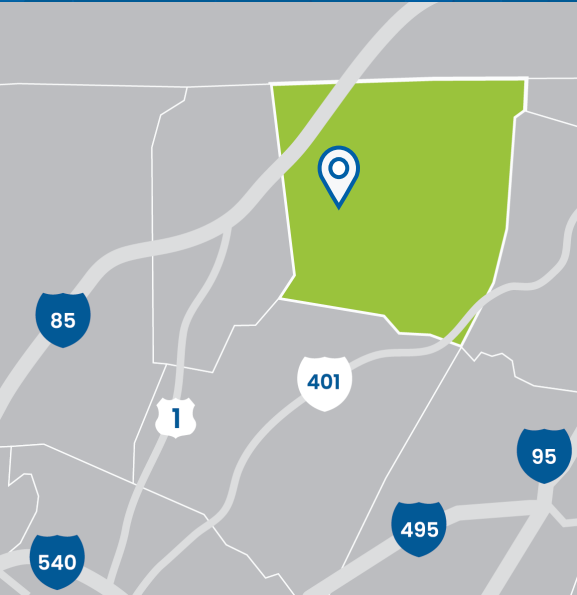




TRIANGLE NORTH

Warren

Affordable Business Access to the Research Triangle Region



Triangle North Warren is a highly accessible 1,036-acre megasite - one of the state's largest. It is located in the Research Triangle Region of North Carolina, one of the most economically competitive locations in the world.

Warren County, NC offers:

- ▶ **Research and development resources** of three major universities (Duke University, North Carolina State University and University of North Carolina at Chapel Hill) and federal and private labs.
- ▶ **Strong manufacturing environment** with International Paper & Glen Raven in Warren County, as well as AW North Carolina, BASF, Biogen Idec, Cisco, GlaxoSmithKline, Lenovo, Merck, Novozymes and many others operating major facilities close by.
- ▶ **Qualified, motivated workforce** with a wide range of education and skills.
- ▶ **Customized workforce training**, on site and off site, through Vance-Granville Community College.
- ▶ **Easy access to East Coast markets** and transportation routes.
- ▶ **Close proximity** to Raleigh-Durham International Airport with nonstop service to key East Coast, West Coast and international destinations, plus regional airports serving executive travelers.

Triangle North Warren site:

Triangle North Warren, certified shovel-ready by the N.C. Department of Commerce, stretches across 1,036 acres of rolling grasslands just three miles from I-85.

Quick Facts:

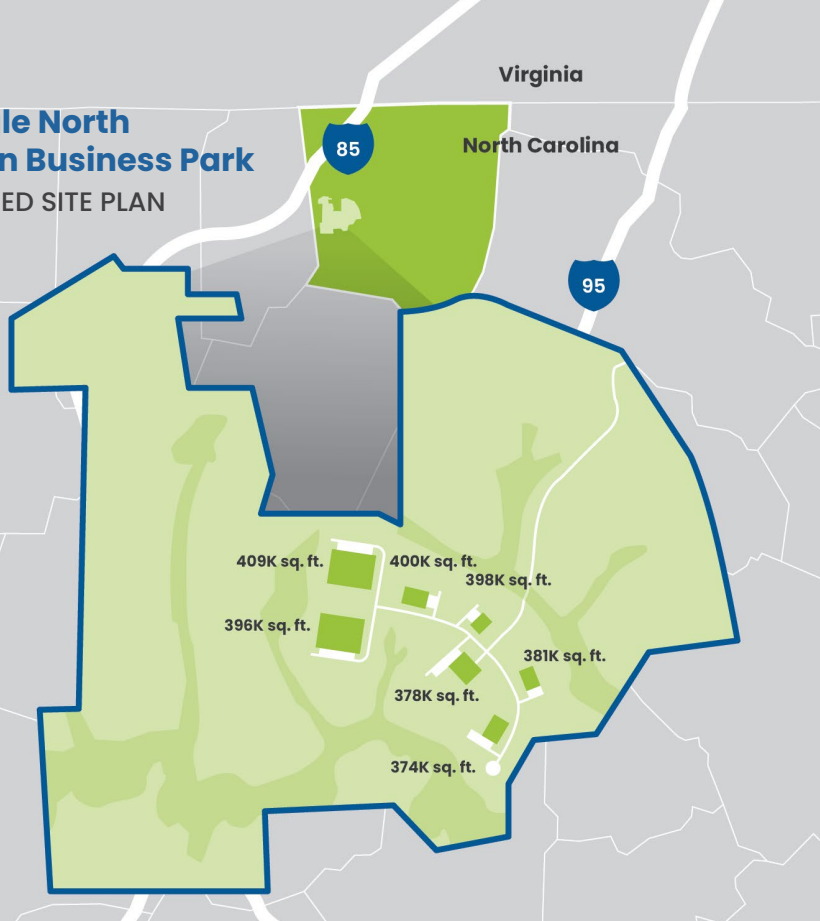
- ▶ 1,036 acres
- ▶ Development-ready

50-mile radius data (2022):

- ▶ **Population:** 884,382
- ▶ **Median age:** 39.8
- ▶ **Employment age 15-64:** 570,428
- ▶ **Per capita income:**
\$37,639 - All Sectors
\$723.83 - Weekly
- ▶ **Educational attainment:**
23% hold college degrees

*For more information on Warren County,
visit www.warrencountync.gov.*

Triangle North Warren Business Park PROPOSED SITE PLAN



We're here to help!

- ▶ Professional, confidential site-selection services
- ▶ Labor market data
- ▶ Research and analysis
- ▶ Permitting assistance
- ▶ Customized workforce training
- ▶ Incentives and financial assistance for qualified businesses
- ▶ Connections to qualified vendors and suppliers
- ▶ Business-friendly government leaders

Warren County assets

- ▶ 1,036 available acres, controlled by Triangle North and certified shovel-ready by the N.C. Department of Commerce.
- ▶ Three miles to I-85.
- ▶ 45 miles north of the Raleigh and Durham metropolitan statistical areas and 75 minutes from Greater Richmond, Virginia.
- ▶ Less than 1 hour's drive to Duke University, UNC-Chapel Hill, Research Triangle Park, and other education and research assets.
- ▶ Industry-grade utilities in place; supportive providers include Duke Energy, Frontier Natural Gas, Brightspeed, Spectrum and Warren County Public Utilities.
- ▶ Accessible to CSX mainline railroad.
- ▶ Eligibility for Tier One (ie: most lucrative) status when applying for North Carolina incentives.
- ▶ Federal HUBzone benefits available for qualifying businesses.
- ▶ Innovative career-ready curricula at Warren County Schools; free customized training and other industry support programs via Vance-Granville Community College.
- ▶ Charming, historic towns nearby; resort destination at Lake Gaston, Kerr Lake offers fishing, camping, boating and other outdoor recreation, as well as attractive residential options.

For more information visit us online at TriangleNorthNC.org.

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