



# Welcome

## I-40 Logistics Park

GRAHAM, NORTH CAROLINA

A new industrial park in the center of one of the most thriving marketplaces in the Southeast



# WELCOME I-40 LOGISTICS PARK

## + THE WELCOME GROUP

**Welcome I-40 Logistics Park** offers warehouse, light industrial, and GMP space with infrastructure to accommodate business success. Conveniently situated between two thriving North Carolina markets, the Piedmont Triad (Greensboro, High Point, Winston-Salem) and the Triangle (Raleigh, Durham, Chapel Hill), Welcome I-40 Logistics Park offers prominent visibility and accessibility via the I-40/I-85 corridor. From manufacturing, distribution, technology, lease and build-to-suit opportunities, Welcome I-40 Logistics Park offers a location to thrive, expand and grow.



# IN GOOD TRANSIT PERFECTLY POSITIONED

Situated adjacent to the I-40/I-85 corridor, Welcome I-40 Logistics Park offers excellent exposure and ease of access to interstates, ports and airports with multiple market accessibility.

The dynamic I-40/I-85 corridor is considered the “backbone of the southeast” and is indisputably the major transportation and logistics corridor in the region. Occupiers will be able to easily reach Atlanta to the south and Washington DC to the north, as well as points beyond, within a day’s drive.

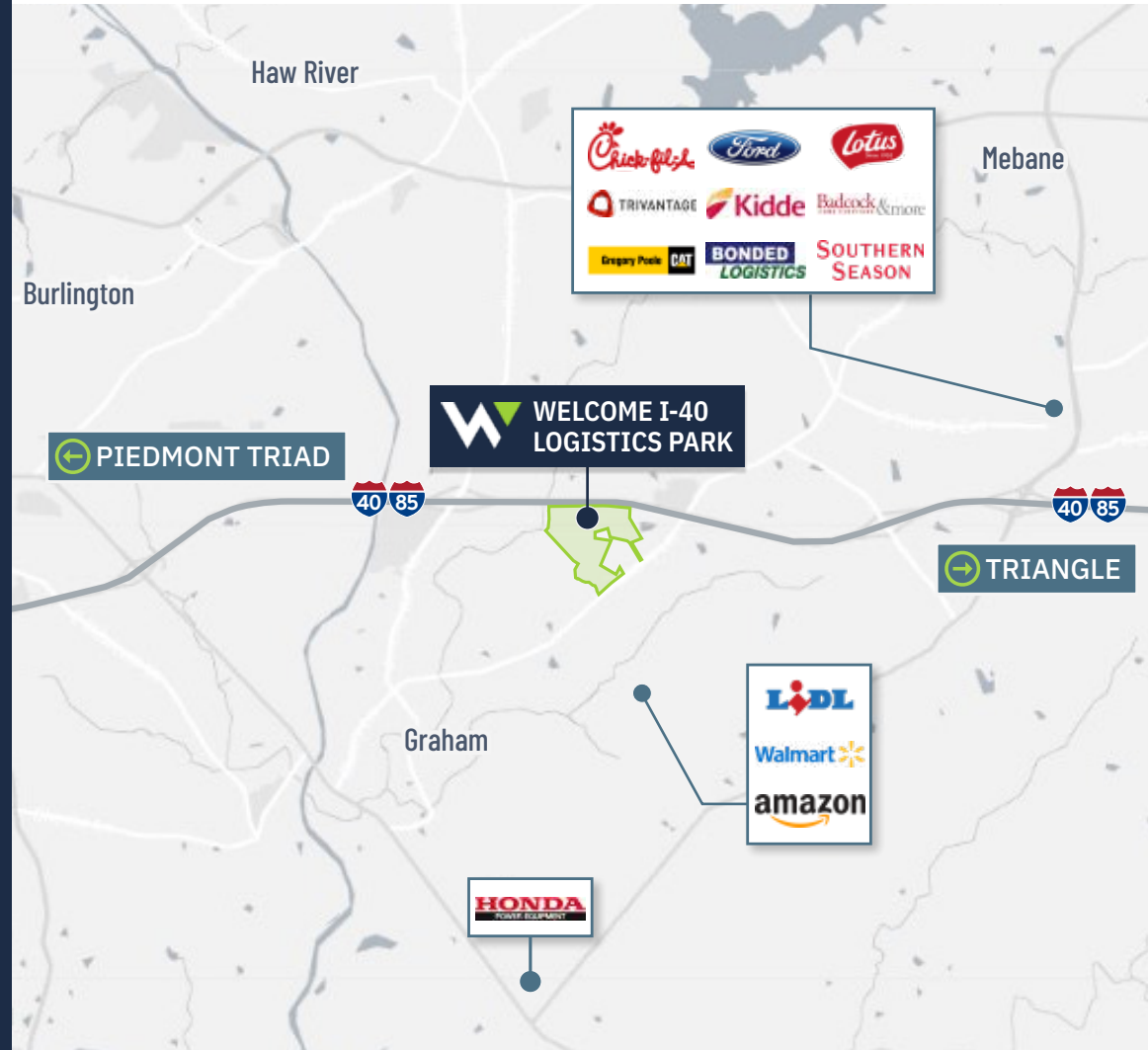
The strong infrastructure and interconnectivity of the I-40/I-85 corridor has attracted various national distribution and manufacturer users (Pecor, Amazon, Lenovo, UPS, Chick-fil-A, Walmart, Lidl, Publix) with more recently announced (Toyota, Boom Supersonic, VinFast, Wolfspeed).

**120K**  
vehicles per day  
on I-40/85

**48%**  
of the U.S. population  
within 600 miles

**5.5M**  
business in the U.S.  
within 600 miles

**UNPARALLELED**  
interstate access and visibility  
from the I-40/I-85 corridor



📍 IN GOOD TRANSIT

# LOCATION IS EVERYTHING

Piedmont Triad International	37.2 miles
Raleigh-Durham International	45.8 miles
Charlotte Douglas International	121 miles
Port of Wilmington	171 miles
North Carolina Port (Morehead City)	207 miles





# #1 TOP STATE FOR BUSINESS

– CNBC, 2022

**North Carolina's** solid finances are the cornerstone of the nation's top Economy as measured by the CNBC study. The state's credit rating is pristine; its fiscal balance is sound. Economic growth, at 6.7% last year, and job growth at 3.6% were among the strongest in the nation, according to government statistics.

– CNBC.COM



DOWNTOWN RALEIGH



DOWNTOWN CHARLOTTE

2.5%

lowest corporate tax in the U.S.

\$17.4B

new investment in 2022 for economic development

#1

best business climate in the U.S.

10.7M

total population in the state of NC

3.5%

unemployment rate in NC in 2022

# YOUR PLACE TO GROW

# BULK WAREHOUSE & DISTRIBUTION

For lease and build-to-suit options available. The building offerings range from 24' to 36' clear, bay depths from 160' to 300', dock high loading, and excess trailer parking available. Ease of access to interstate, ports and airports with multiple market accessibility.

## #5

Best state for  
manufacturing

– NORTH CAROLINA SITE  
SELECTION GROUP, 2019

## 70%

of all U.S. consumers  
reachable over-the-road  
within 1 business day

## LARGEST

manufacturing workforce  
in the Southeast

– DCO-ED.COM

## FORTUNE 500

and other national and  
international companies  
are investing here





Building	SF
1	285,600
2	48,000
3	290,500
4	54,400
5	67,200

**PHASE 1**

# OVER 745KSF

WAREHOUSE / GMP / BUILD-TO-SUIT

±290,500 SF available in Phase I



Off of Cherry Lane, with easy access to the I-40/I-85 corridor, Hwy 70 & Hwy 54



36' clear height  
300' deep  
Excess trailer parking

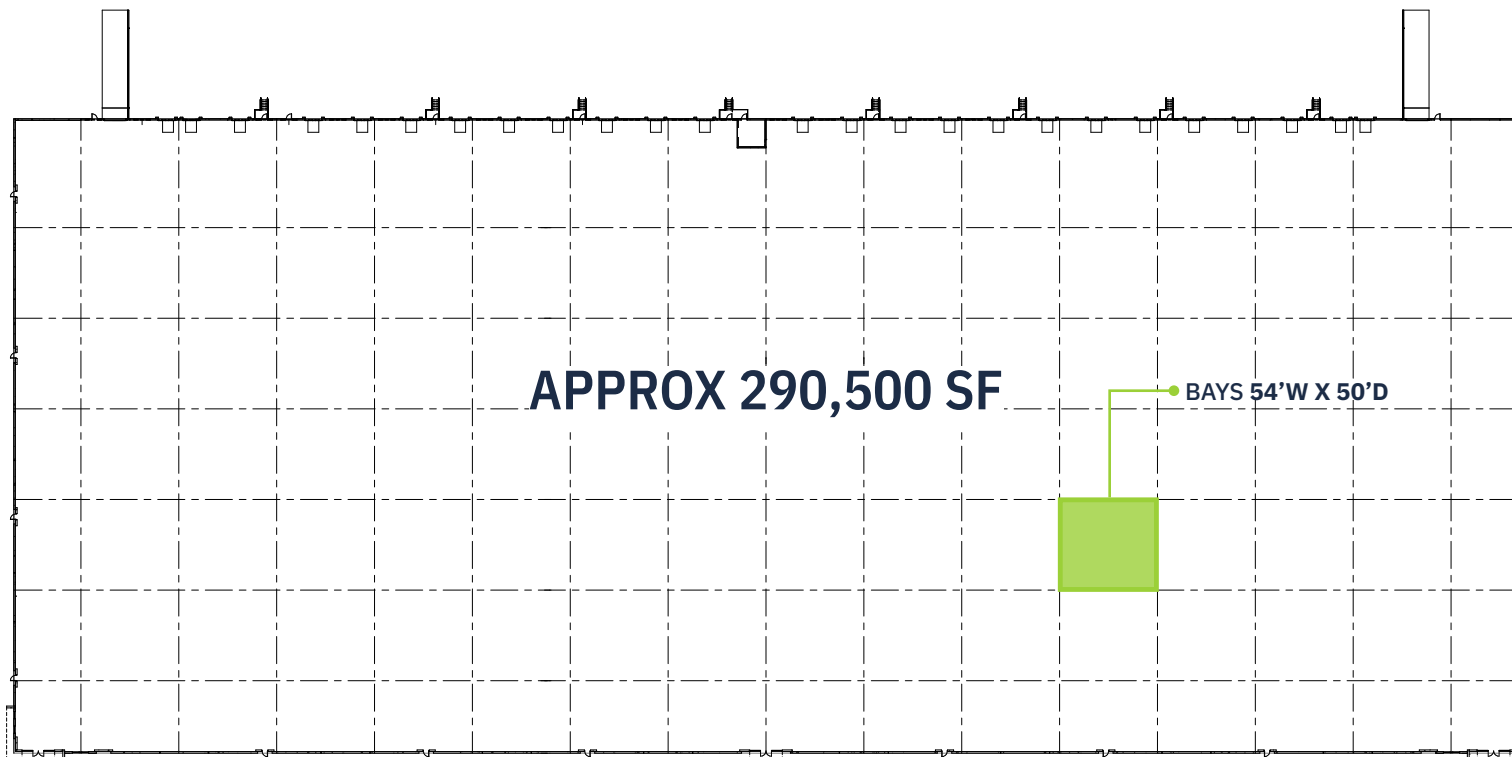
# BUILDING 3

## OVERVIEW

- 36' clear
- 300' deep
- Bay widths at 54' (approx.)
- 60' speed bay
- Rear Load
- Parking: exceeds 1 / 1,000 SF
- Trailer Parking: 45+ spaces



FLOOR PLAN





# CONSTRUCTION TIMELINE



**Q3 2023**  
Site construction starts



**Q1 2024**  
Building starts



**Q3 2024**  
Building delivery



## ABOUT US

**Welcome Group** is a real estate development company specializing in land acquisition, design, construction financing, development, construction, and management. We have developed more than 126 properties with over 7 million square feet of industrial facilities. We offer Build-to-Suit services for firms that want to lease or Design-Build services for firms that want to own. Our clients include Fortune 500 Companies, locally owned, and a number of international companies.

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**CBRE | Triad**

