Saxe Gotha Industrial Park



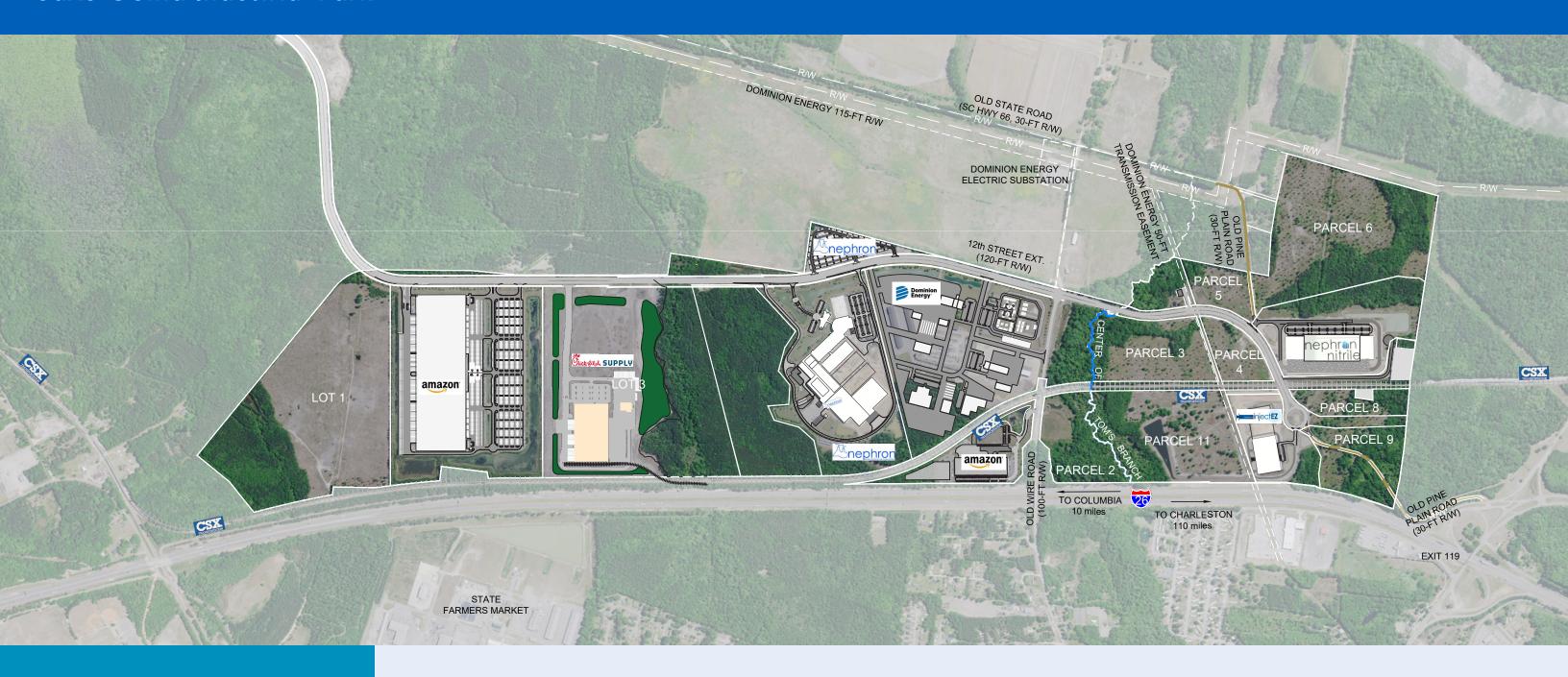
I-26/I-77 INDUSTRIAL CORRIDOR

The Saxe Gotha Industrial Park, home to Nephron Pharmaceuticals, Nephron Nitrile, Dominion Energy, Amazon facilities and the future site of Chick-fil-A Supply, is ideal for advanced manufacturing, life sciences and other related industries. Plus, with Boeing ,Volvo Cars' and BMW facilities all approximately 100 miles or less from the site, this Park is a natural fit for automotive and aerospace OEMs and suppliers.

PARK ATTRIBUTES

- » Interstate 26 borders site
- » Interstate 26 and Interstate 77 interchange 4 miles from site
- » CSX Railroad
- » Water and wastewater availability
- » Parcels located in Saxe Gotha Industrial Park South are located within a Qualified Opportunity Zone

Saxe Gotha Industrial Park



IDEAL INDUSTRY SECTORS

















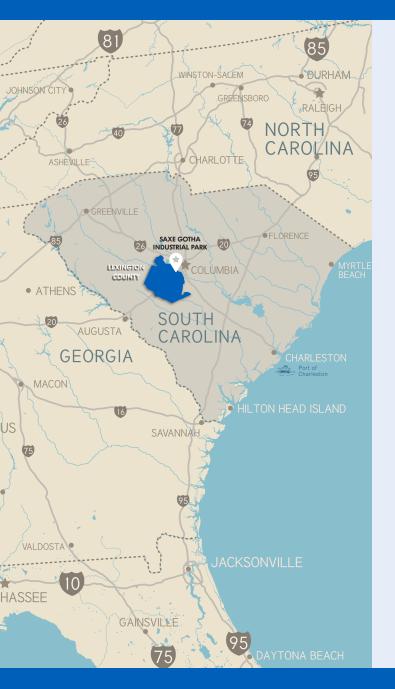
SAXE GOTHA INDUSTRIAL PARK — NORTH

| LOT | TOTAL | DEVELOPABLE |
|-----|-------------|----------------|
| NO. | ACREAGE (±) | ACREAGE (±) |
| 1 | 85 | 60 |
| 2 | AMAZON FULF | ILLMENT CENTER |
| 3 | CHICK-FIL-A | A SUPPLY, LLC |
| 4 | NEPHRON PHA | ARMACEUTICALS |
| 5 | DOMINION E | NERGY FACILITY |
| 6 | NEPHRON PHA | ARMACEUTICALS |

SAXE GOTHA INDUSTRIAL PARK — SOUTH

| PARCEL NO. | TOTAL ACREAGE (±) | DEVELOPABLE ACREAGE (±) |
|---------------|----------------------|----------------------------|
| 2 | 15.88 | 3.52 |
| 3 | 22.02 | 22.02 |
| 4 | 8.54 | 8.54 |
| 5 | 8.22 | 7.40 |
| 6 | 56.70 | 56.70 |

| PARCEL NO. | TOTAL ACREAGE (±) | DEVELOPABLE ACREAGE (±) |
|---------------|----------------------|----------------------------|
| 7 | NEPHRON NITRILI | E |
| 9 | 18.01 | 18.01 |
| 10 | INJECT EZ | |
| П | 38.19 | 30.00 |
| TOTAL | | 146.19 |
| | | |



LOCATION

| County | Lexington |
|--------------------|-----------------------------|
| Latitude/Longitude | 33°54'24.13"N 81°02'51.09"W |

DESCRIPTION

| Total Acreage | 714 acres |
|---------------------|-----------------------|
| Largest Developable | |
| Contiguous Area | 68 acres |
| Zoning | Intensive Development |

UTILITIES

| Water | City of Cayce |
|-------------|-----------------|
| Natural Gas | Dominion Energy |
| Wastewater | City of Cayce |
| Electricity | Dominion Energy |
| Telecom | AT&T |

TRANSPORTATION AND ACCESS

| Nearest Interstate: East/West | I-26 West | ern Boundary |
|----------------------------------|----------------------|---------------|
| Nearest Interstate: North/South | I-77 | I mile |
| Nearest Highway | SC Highway 35 | At Site |
| Nearest Commercial Airport | Columbia Metro (CA | E) 9 miles |
| Nearest General Aviation Airport | LB Owens | 9 miles |
| Nearest International Airport | Charlotte Douglas (C | LT) 105 miles |
| | - , | , |
| Nearest Port | Port of Charleston | 100 miles |



COUNTY of LEXINGTON

ECONOMIC DEVELOPMENT

SOUTH CAROLINA

212 SOUTH LAKE DRIVE, SUITE 502, LEXINGTON, SC 29072

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