



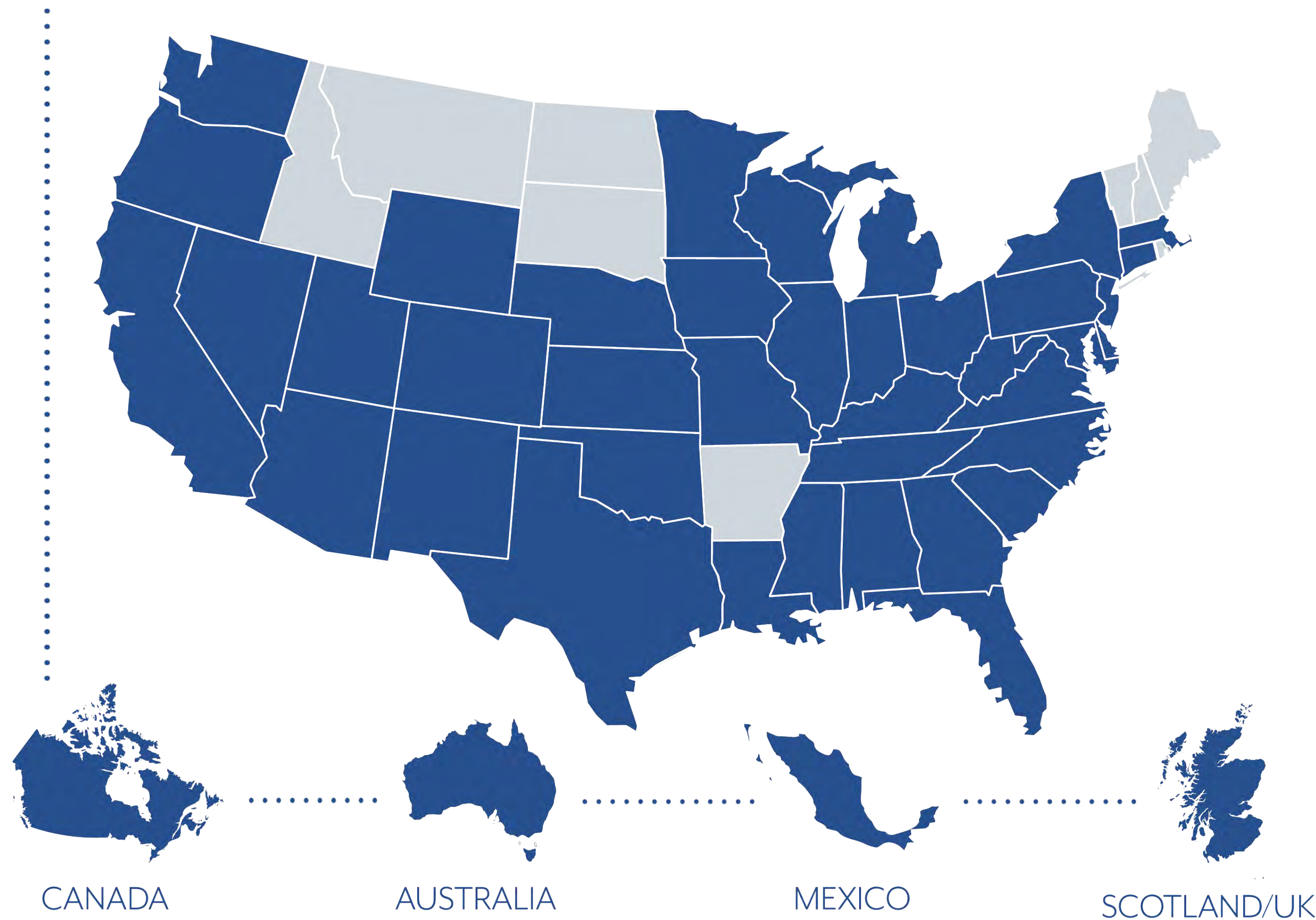
IREDELL EDC ANNUAL MEETING 2026

ALAN LEWIS

THE KEITH CORPORATION · CHARLOTTE, NORTH CAROLINA



THE KEITH CORPORATION · FOUNDED 1989



The Keith Corporation is a full-service commercial real estate firm headquartered in Charlotte, NC, founded by Graeme M. Keith Sr. and Graeme (Greg) M. Keith Jr. in 1989 as a single-tenant, net lease development company.

TKC has since completed 510+ projects, cultivating long-term relationships with Fortune 500 corporations, top-rated health systems and entrepreneurial companies alike.

510+
PROJECTS DEVELOPED

57M+ SF
DEVELOPED IN 39 STATES & 5 COUNTRIES

\$6B+
TOTAL PROJECT VALUE



MAJOR ECONOMIC DEVELOPMENT PROJECTS

NORTH CAROLINA & THE SOUTHEAST · 2022 – 2026

ANNOUNCED	COMPANY / PROJECT	COUNTY	INVESTMENT	JOBS
August 2026	Prysmian	Catawba Co., NC	\$1.07 billion	385
November 2025	Compass Data Centers	Iredell Co., NC	\$1.0 billion	250
November 2025	Vulcan Elements	Johnston Co., NC	\$918 million	1,000
September 2025	Red Bull	Cabarrus Co., NC	\$1.7 billion	700
September 2025	Walmart fulfillment center	Gaston Co., NC	\$300 million	300
July 2025	Biogen	Wake Co., NC	\$2.0 billion	Undisclosed
June 2025	JetZero (aircraft mfg.)	Guilford Co., NC	\$4.72 billion	14,564
June 2025	Amazon Web Services	Richmond Co., NC	\$10.0 billion	500
December 2024	Amgen	Wake Co., NC	\$1.018 billion	370
November 2024	Digital Realty (land purchase)	Mecklenburg Co., NC	\$160 million	N/A
June 2024	Eli Lilly	Cabarrus Co., NC	\$2.0 billion	600
March 2024	Scout Motors	Richland Co., SC	\$2.5 billion	6,200
October 2023	Toyota Battery Mfg. NC	Randolph Co., NC	\$13.9 billion	5,100+
May 2022	Hyundai Metaplant America	Savannah, GA	\$12.6 billion	8,500
March 2022	VinFast	Chatham Co., NC	\$4.0 billion	1,400

15	\$57.9B	39,900+	2022 – 2026
PROJECTS	TOTAL CAPITAL INVESTMENT	JOBS ANNOUNCED	ANNOUNCEMENT WINDOW

FOREIGN DIRECT INVESTMENT & RESHORING

NORTH CAROLINA'S COMPETITIVE EDGE

U.S. FDI ACTIVITY

~150%

Year-over-year jump in Q1 2026 — the strongest quarter in years and well above the historical norm.

NATIONAL RANKING

#5

North Carolina's rank for foreign direct investment, and #2 for reshoring, trailing only Texas.

INVESTMENT SINCE 2015

\$46.4B

Across 535 FDI projects in North Carolina, creating over 60,000 new jobs.

FDI JOB GROWTH, 2018–2023

20%

More than double the state's overall job growth, and ahead of every neighboring state.

TIED TO INTERNATIONAL FIRMS

347,100

North Carolina jobs supported by international companies — 41% of them in manufacturing.

CHARLOTTE REGION SINCE 2022

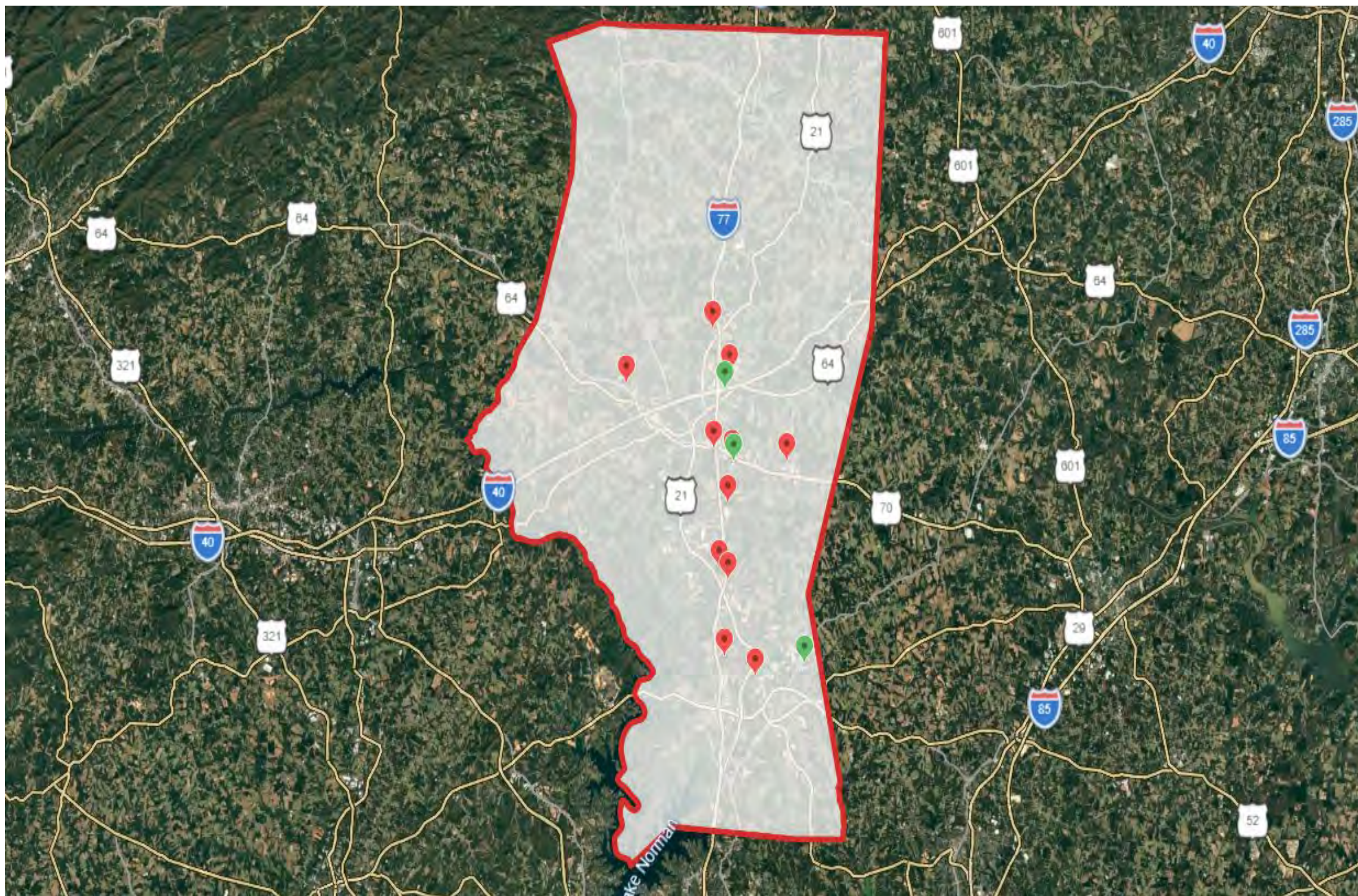
\$2B+

Invested by international companies, creating 5,000+ jobs, with 1,000+ international businesses now based here.

Closer to home — Iredell, Lincoln and York counties have recently landed FDI wins from Australia, Japan, Germany and Italy.

IREDELL SUBMARKET CLASS A SUPPLY

AVAILABLE · UNDER CONSTRUCTION · PROPOSED



TOTAL CLASS A SUPPLY



AVAILABLE BUILDINGS

430K SF



UNDER CONSTRUCTION

0 SF



PROPOSED

14.70M SF

TOTAL

15.13M SF

* Pin colors on the map correspond to the categories above.



IREDELL SUBMARKET

INDUSTRIAL MARKET OVERVIEW

CURRENT VACANCY

2.8%

Down from 4.8% — and well below the 7.4% Charlotte market average.

UNDER CONSTRUCTION

0

No projects are currently underway. The development pipeline is empty.

QUARTERS WITH NO LEASING

2 of 5

Zero new leasing activity in two of the last five quarters.

NEW SUPPLY

FLAT

Inventory has stayed nearly flat, with minimal new supply added over the past year.

CLASS A, LARGE REQUIREMENTS

LIMITED

Very little *existing* Class A product can accommodate a large user today.

SPEC DELIVERIES THIS QUARTER

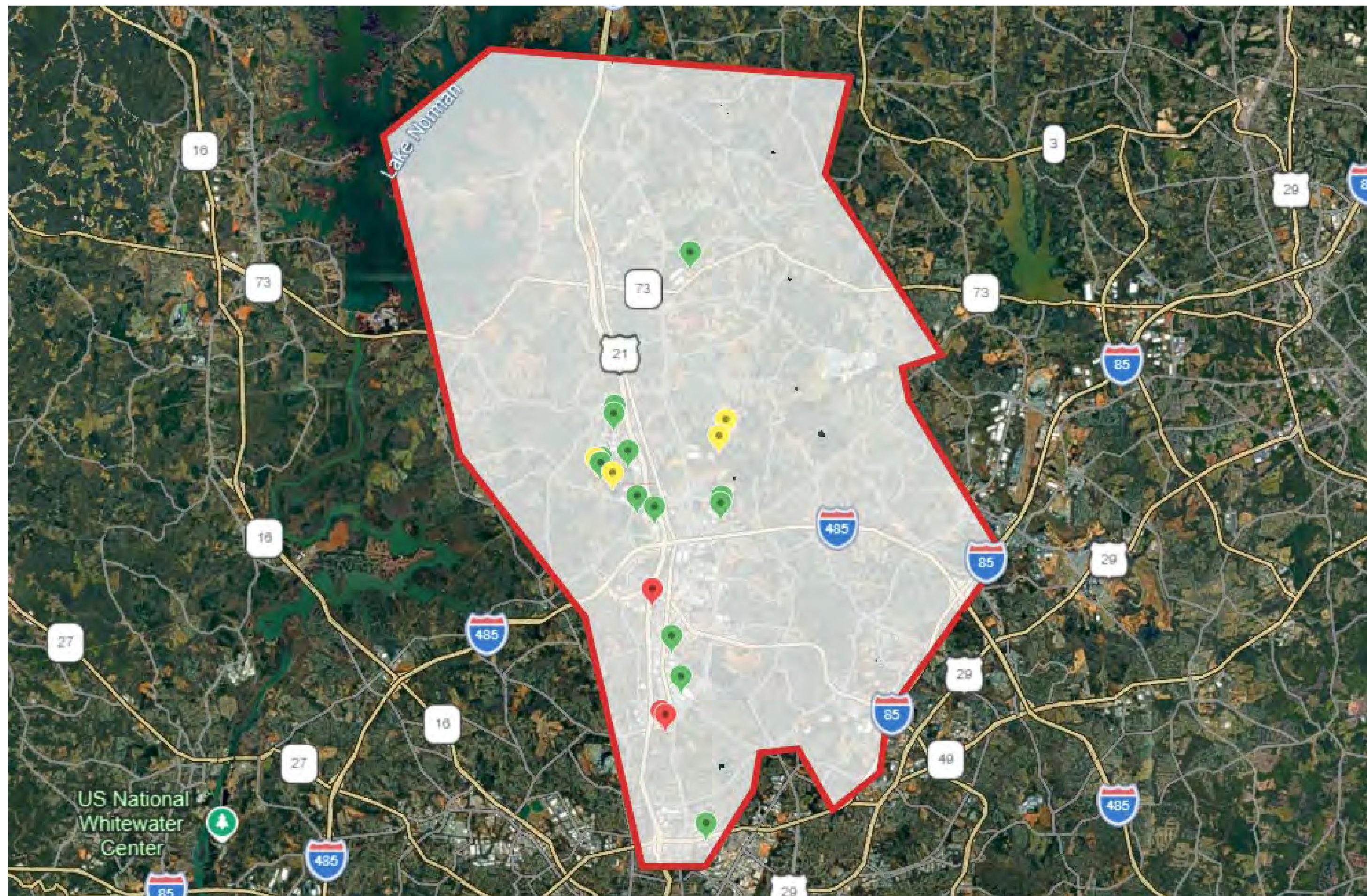
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Two new speculative buildings were just delivered to the submarket.

A scarce, disciplined market — well positioned for the next cycle.

NORTH SUBMARKET CLASS A SUPPLY

AVAILABLE · UNDER CONSTRUCTION · PROPOSED



TOTAL CLASS A SUPPLY



AVAILABLE BUILDINGS

3.19M SF



UNDER CONSTRUCTION

465K SF



PROPOSED

1.03M SF

TOTAL

4.69M SF

* Pin colors on the map correspond to the categories above.



NORTH SUBMARKET

INDUSTRIAL MARKET OVERVIEW

CURRENT VACANCY

12.1%

Nearly doubled from 8.1% — a supply story rather than a demand story.

YEAR-TO-DATE LEASING

777K SF

Demand is strong. YTD leasing has already surpassed all of Iredell's 2025 activity.

DELIVERED IN Q4 2025

1.3M SF

New supply outpaced absorption, which is what pushed vacancy higher.

OPTIONS, 50 – 200K SF

12

Plenty of choice for tenants, edging the submarket toward oversupply.

DELIVERED SO FAR IN Q3

500K SF

Additional product has come online again this quarter.

UNDER CONSTRUCTION

500K SF

Still to come — all chasing the same pool of tenants.

The market is absorbing its own success — supply just hasn't caught up yet.



LARKIN REGIONAL
COMMERCE PARK

STATESVILLE, NC

±1,018 ACRE
INDUSTRIAL PARK

DEVELOPED BY:

TKC
THE KEITH CORP



SITE ACCESS

IMMEDIATE I-77 ACCESS · 6 MILES TO I-40 · 26 MILES TO CLT AIRPORT



6 MILES
TO I-40

Dover Road

SHERWIN
WILLIAMS®

Larkin Commerce Parkway

EXIT 45

IMMEDIATE
ACCESS TO I-77



Amity Hill Road

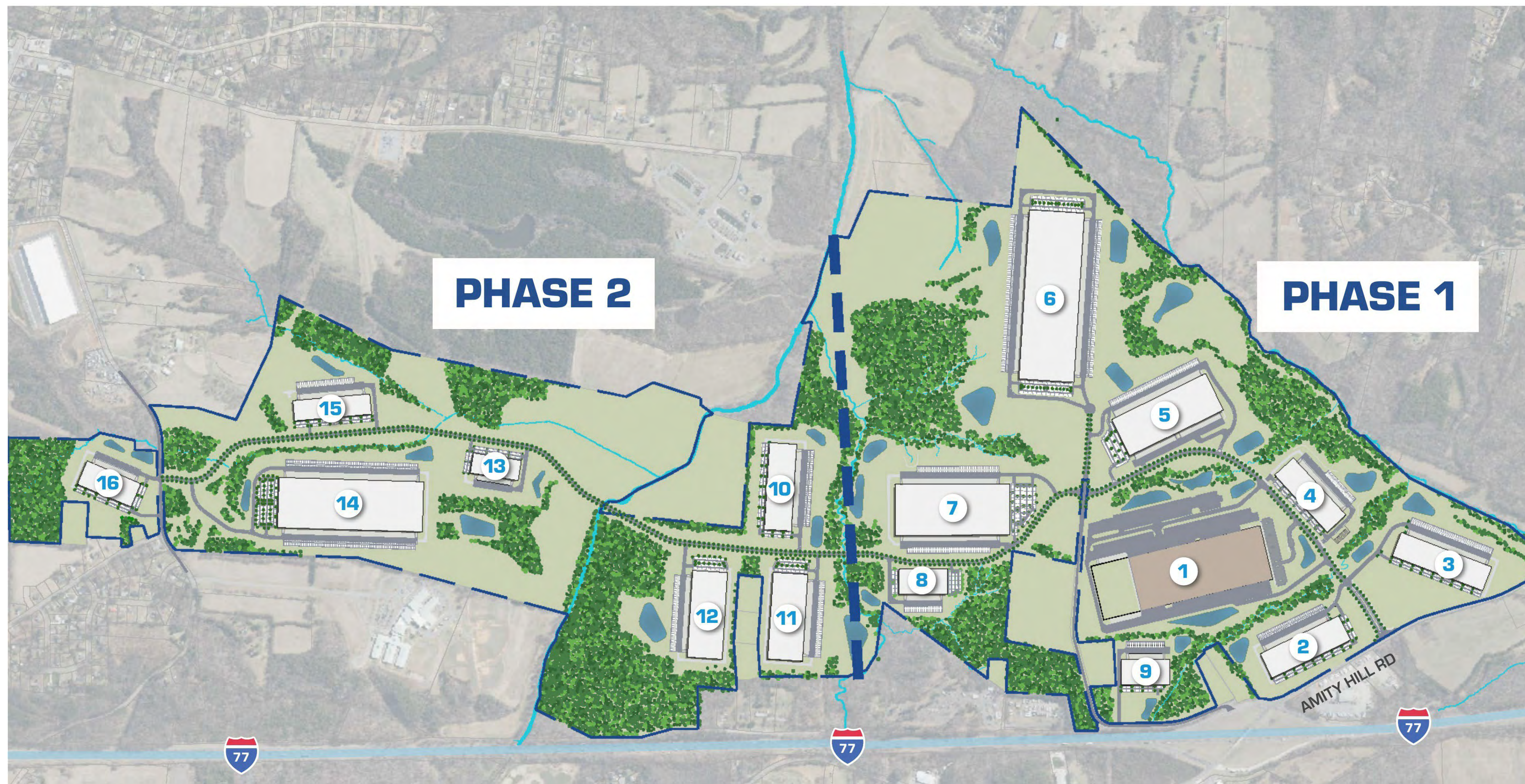
Red Dot
Egress Route

Green Dot
Ingress Route

40 MILES
TO UPTOWN CLT

BUSINESS PARK OVERVIEW

LARKIN REGIONAL COMMERCE PARK • STATESVILLE, NC



±1,018 TOTAL ACRES • TWO-PHASE MASTER PLAN • 930+ DEVELOPABLE ACRES REMAINING • UP TO 2M SF UNDER ONE ROOF

PHASE 1 OVERVIEW

9 BUILDINGS · ±3.86M SF PLANNED

1

BUILDING 1 ±798,000 SF

570' x 1,400' · Existing — Sherwin-Williams

2

BUILDING 2 ±252,000 SF

280' x 900'

3

BUILDING 3 ±260,000 SF

260' x 1,000'

4

BUILDING 4 ±208,000 SF

260' x 800'

5

BUILDING 5 ±453,600 SF

420' x 1,080'

6

BUILDING 6 ±1,000,350 SF

570' x 1,755'

7

BUILDING 7 ±630,700 SF

530' x 1,190'

8

BUILDING 8 ±130,000 SF

260' x 500'

9

BUILDING 9 ±130,000 SF

260' x 500'





THANK YOU

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