



For Immediate Release

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**Trinity Capital Advisors Moves Ahead with Two Industrial Buildings
in Charlotte Region Totaling More than One Million Square Feet**

Company announces expansion into an additional emerging Charlotte submarket
with plans for Interchange Logistics Center in Huntersville

Charlotte, NC -November 1, 2021 Trinity Capital Advisors has begun development on Delta Industrial Park, a 876,587 square foot Class A industrial building located on Delta Drive in Gastonia, North Carolina. Also in the greater Charlotte region, the company has announced plans to expand its growing industrial portfolio with Interchange Logistics Center, a 225,000 square foot industrial building located in Huntersville.

“Trinity’s new projects in the Charlotte region deliver large, Class A industrial product which continues to be in high-demand,” said Massie Flippin, Industrial Partner at Trinity Capital. “We are finding that potential tenants are eager to expand into this market to capitalize on the rapid population growth. Our new developments are well-situated and provide easy access to major local highways as well as direct routes to additional burgeoning southeast metro areas.”

Trinity Capital is scheduled to break ground on the 876,587sf building in Delta Industrial Park in November and deliver the building by the end of 2022. When completed, the building will feature cross-docking, a 40’ clear height, 540’ building depth, 180 total dock doors, four drive-in doors and 54’ x 52’ column spacing. The location, immediately off I-85 at Exit 14, is highly visible from the interstate and easily accessible. Frampton Construction will construct the building. Thomas & Hutton is the civil engineer and Merriman Schmitt Architects Inc is providing architectural services.

An additional 30 acres is available in Delta Industrial Park for future development.

Jordan Quinn, Brad Cherry and Spencer York of JLL will handle leasing activity for Delta Industrial Park.

“As companies reevaluate their supply chains, demand is on the rise as they strive to increase their safety stocks and position inventory as close as possible to the end consumer,” said Walker Collier, Partner at Trinity Capital.

In the nearby Charlotte submarket of Huntersville, Trinity Capital will develop Interchange Logistics Center, a 225,000 square foot Class A industrial building located at the intersection

of Hambright Road and Mount Holly Huntersville Road. The company is slated to break ground in Q1 of 2022 with delivery in the fourth quarter. When complete, the building will feature 36' clear heights, 240' deep rear-load configuration, ESFR sprinklers, flexible leasing configurations set up for single or multi-tenant use as well as abundant parking totaling with more than 172 spaces for automobiles and 70 spaces for trailers. The location is easily accessible to I-77, I-485 and I-85. D & A Wolverine PLLC is the civil engineer and Merriman Schmitt Architects Inc is providing architectural services.

Jordan Quinn and Spencer York of JLL will handle leasing activity for Interchange Logistics Center.

Trinity Capital's Industrial Portfolio

Trinity Capital's significant investment in the industrial market throughout the last eighteen months has established it as a major industrial developer in the Southeast region. Currently, the company has 13 industrial projects, totaling 3.1 million square feet, under construction with an additional 3 million square feet at various stages of predevelopment. In addition to Delta Industrial and Interchange Logistics Center, Trinity Capital is in the process of developing Alexander Commerce Park, 147 Exchange and Eastgate in Raleigh-Durham, as well as TradePark East in Charleston's Palmetto Commerce Park.

ABOUT TRINITY CAPITAL

Trinity Capital Advisors focuses on the acquisition and development of institutional-quality commercial real estate in the southeastern United States. The firm has invested more than \$3.5 billion acquiring and developing more than 25.6 million square feet of the most successful workplace real estate projects in North Carolina, South Carolina, Tennessee, and Florida, including CBD office towers, industrial portfolios, life science parks, suburban office parks, and mixed-use developments. Investments are capitalized through various Trinity Capital investment vehicles and partnerships with some of the country's top institutional investors. Learn more at trinitycapitaladvisors.com.