



FOUNDRY  
COMMERCIAL

3054 E. CORNWALLIS ROAD

RESEARCH TRIANGLE PARK, NC

190,500 SF R&D CAMPUS  
LABORATORY, GREENHOUSE & OFFICE SPACE



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## EXECUTIVE SUMMARY



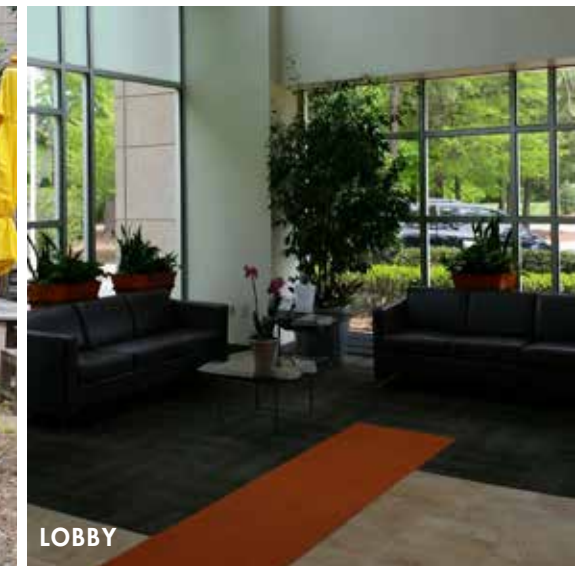
## EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer the Syngenta Crop Protection Campus on Cornwallis Road, in Research Triangle Park for sale. This is a well maintained Research and Development hub for Syngenta that includes office, laboratory and greenhouse space. Syngenta will be relocating its operations to a new facility during the third quarter of 2016.

The Cornwallis Road campus is located within the renowned Research Triangle Park (RTP) – a global center of innovation and the largest dedicated Research Park in the United States. The property is surrounded by a myriad of name brand global and regional technology and life science companies. During the past 35 years RTP has also become one of the key agricultural biotech research hubs in the world. In addition to the ag-biotech giants, Syngenta, Bayer CropScience and BASF, RTP and the immediate area is now home to over 30 other ag-biotech firms of all sizes.

The Cornwallis Road campus was built in phases from 1984 through 2001 and consists of five interconnected buildings totaling approximately 190,500 square feet on 20.14 acres. The improvements include two laboratory buildings, two greenhouse/head-house buildings and one office building. An adjacent undeveloped site of approximately 7.6 acres is also available for purchase.

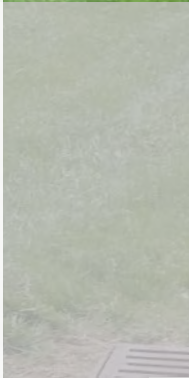
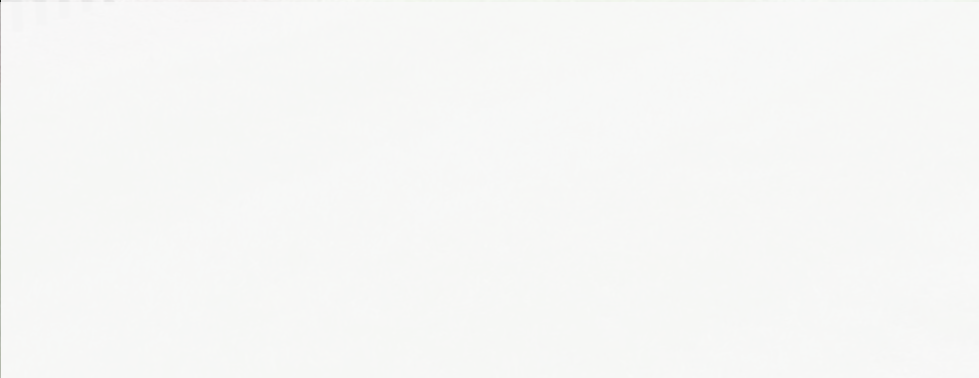
The campus has been well maintained. Since 2008 Syngenta has invested over \$9,000,000 in capital improvements, building system upgrades, and renovations to the buildings, with the majority of this invested in the laboratory and greenhouse buildings.







## PROPERTY OVERVIEW



## IMPROVEMENTS

### LABORATORY

- The labs are primarily biological and analytical
- Significant plant growth chambers, environmental chambers and areas used for freezer storage
- House services to most lab bench tops include the following:
  - RO Water (separate systems in Building 1 and Building 2)
  - Vacuum
  - Air
- Additional gases provided via cylinder within specific labs include high purity nitrogen, oxygen, helium, argon and carbon dioxide. Liquid nitrogen provided to some areas
- Approximately fifty percent of the lab areas have been renovated since the buildings were originally constructed

### OFFICE

- Two-story 25,000 square feet structure built in 2000 features a mixture of hard wall, open and shared space. This building also features the main lobby entry and security desk.

### GREENHOUSE

#### PHASE I

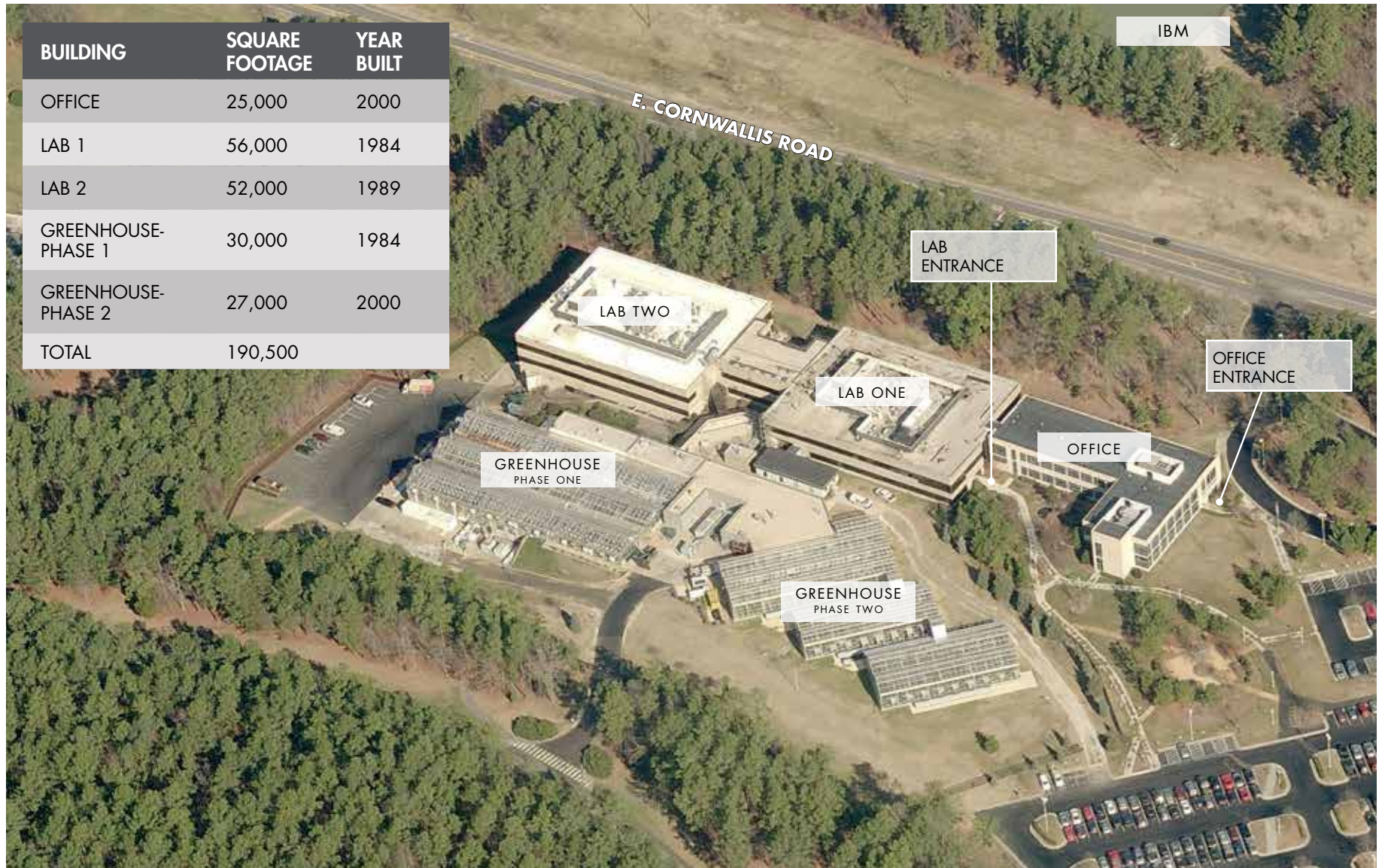
- Approximately 30,000 square feet
- Built in 1984
- Range 1-3 feature evaporative cooling
- Cubes 1-12 are air-conditioned
- Lower level is conditioned and heavily improved with growth chambers and seed storage units.

#### PHASE 2

- Approximately 27,000 square feet of greenhouse and headhouse space
- Built in 2000
- Range 4 is air conditioned
- Range 5 and Range 6 feature evaporative cooling

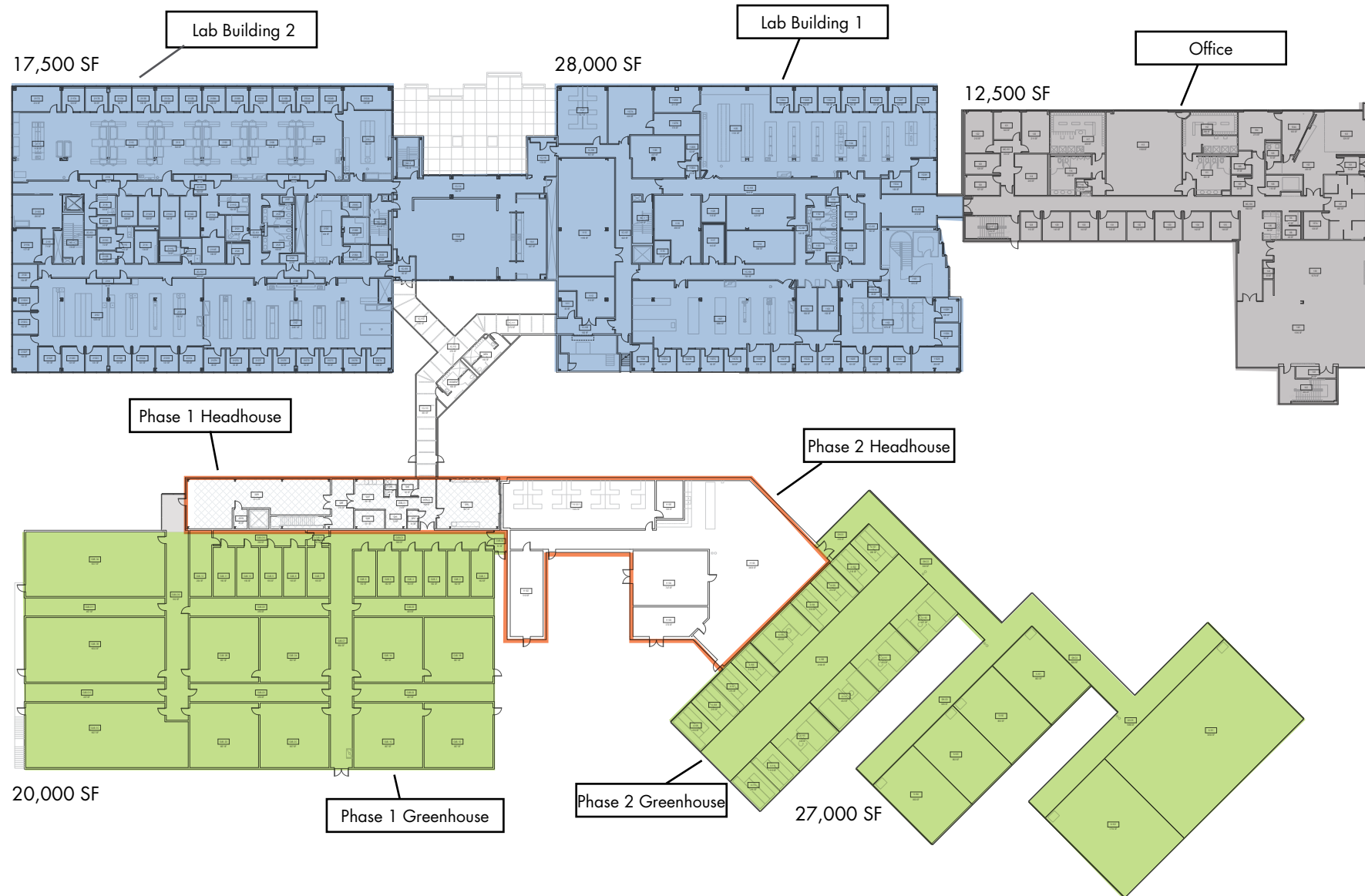


PROPERTY OVERVIEW

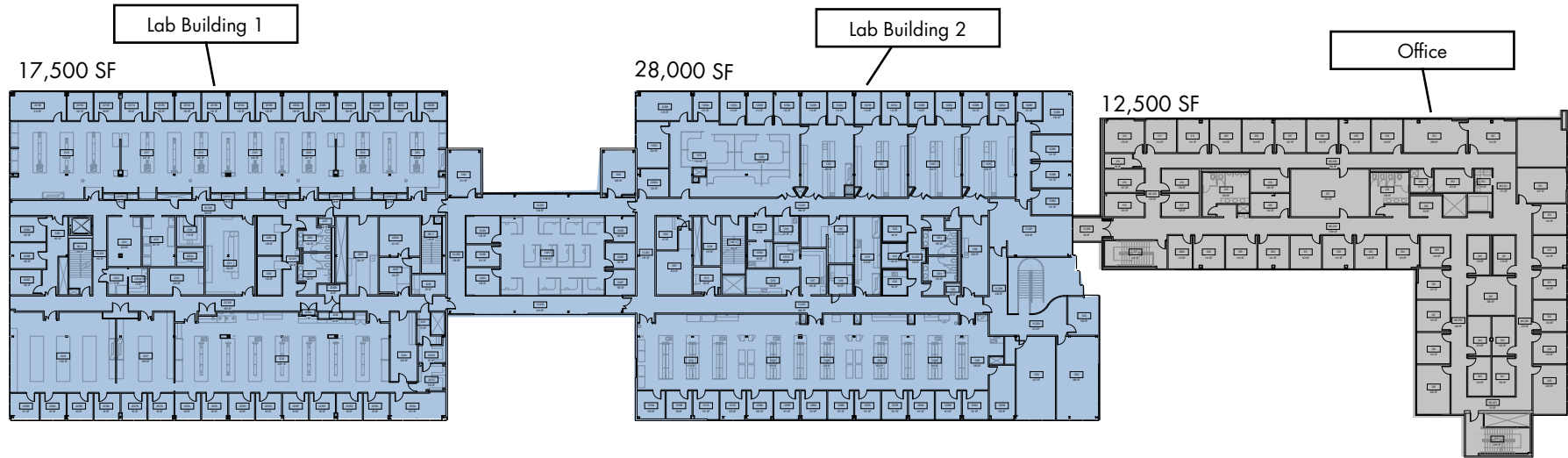


PROPERTY PROFILE	
ADDRESS	3054 E Cornwallis Road   Durham, NC
ACREAGE	Approximately 20.14 acres (fully developed)
ADDITIONAL ACREAGE	Adjacent site of 7.6 acres is also available for purchase
ACCESS	The campus has its main entrance along East Cornwallis Road with excellent accessibility to the Durham Freeway, I-40 via Cornwallis Road, Miami Boulevard, and Davis Drive. Shipping and receiving and employee entrances also available off Laboratory Drive which borders the site to the south.
PARKING	Approximately 318 surface parking spaces
ZONING AND MUNICIPALITY	The property is located within the Durham County portion of Research Triangle Park, North Carolina and is zoned Scientific Research Park. Research Triangle Park acts as its own municipality within Durham county. One of the key advantages of being in RTP proper is there are no city taxes resulting in tax bill, being approximately 30-35% lower in RTP proper as compared to similar properties in the city of Durham.
WATER AND SEWER	Municipal water and sewer is provided by Durham
GAS	Provided by Public Service of North Carolina
ELECTRICITY	Duke Energy provides electricity service to the campus. Services are split between laboratory, office and greenhouse buildings as follows: <ul style="list-style-type: none"> <li>• Service A (3000 amps)- lab 2</li> <li>• Service B (3000 amps)- lab 1 and office building</li> <li>• Service C (2000 amps)- phase 1 greenhouse</li> <li>• Service D (4000 amps) - phase 2 greenhouse</li> </ul>
HEATING AND COOLING	<p>LAB</p> <p>Heating is provided boiler systems and air handling units. Air conditioning is provided by chilled water.</p> <p>OFFICE</p> <p>The office building has two independent roof mounted carrier cooling units providing air conditioning. Heat is provided by electric heat strips.</p> <p>GREENHOUSE</p> <p>Heat is provided by boiler systems. A small portion of the original greenhouse and approximately 35% of the new greenhouse is air conditioned and is served by chilled water systems. The remainder of the greenhouse has evaporative cooling systems.</p>
CONSTRUCTION	Lab and office buildings are steel frame constructed with masonry exterior and thermal windows in aluminum frame.

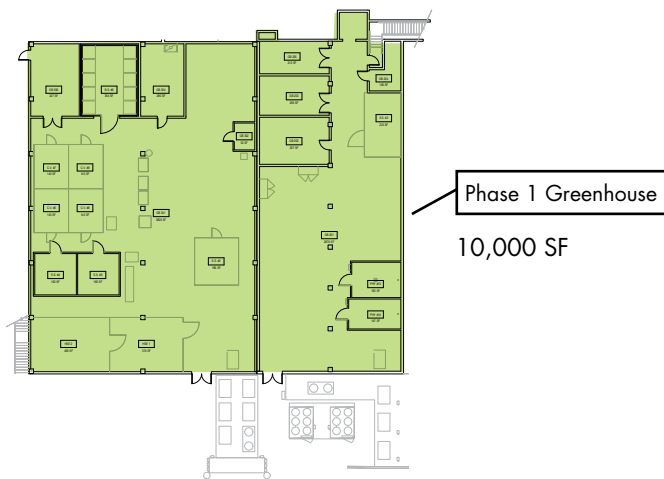
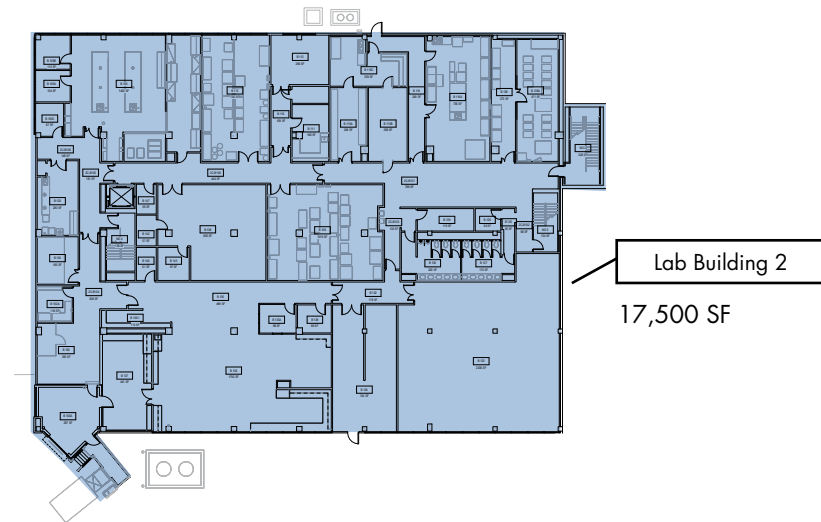
FIRST FLOOR PLAN



SECOND FLOOR PLAN



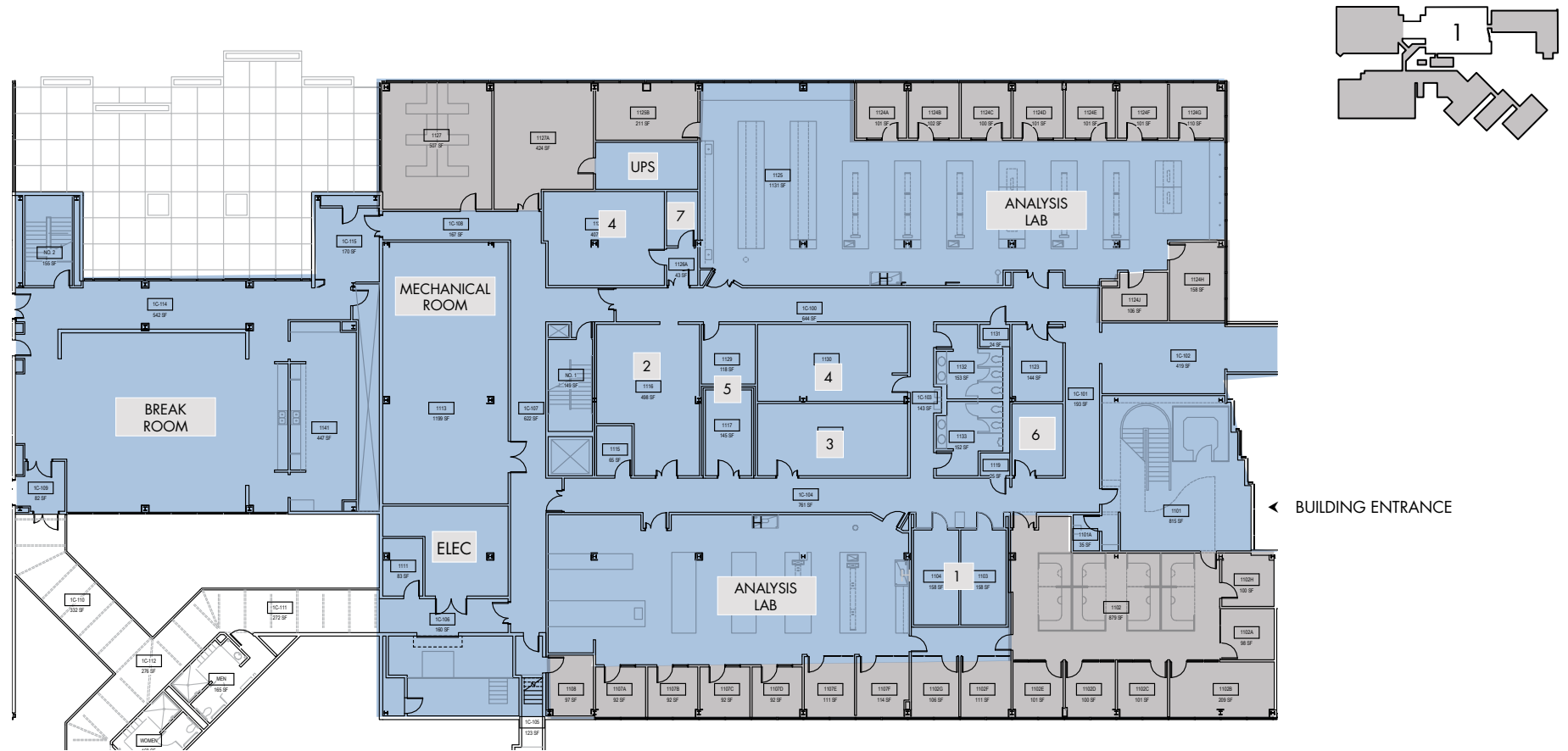
LOWER LEVEL FLOOR PLAN





LABORATORY &  
GREENHOUSE FLOOR PLANS

LABORATORY FLOOR PLANS



No.

- |   |                      |   |              |
|---|----------------------|---|--------------|
| 1 | LIGHT GROWTH CHAMBER | 5 | FILE STORAGE |
| 2 | SAMPLE STORAGE       | 6 | SECURITY     |
| 3 | CONFERENCE ROOM      | 7 | DARK ROOM    |
| 4 | LIGHT RACKS          |   |              |

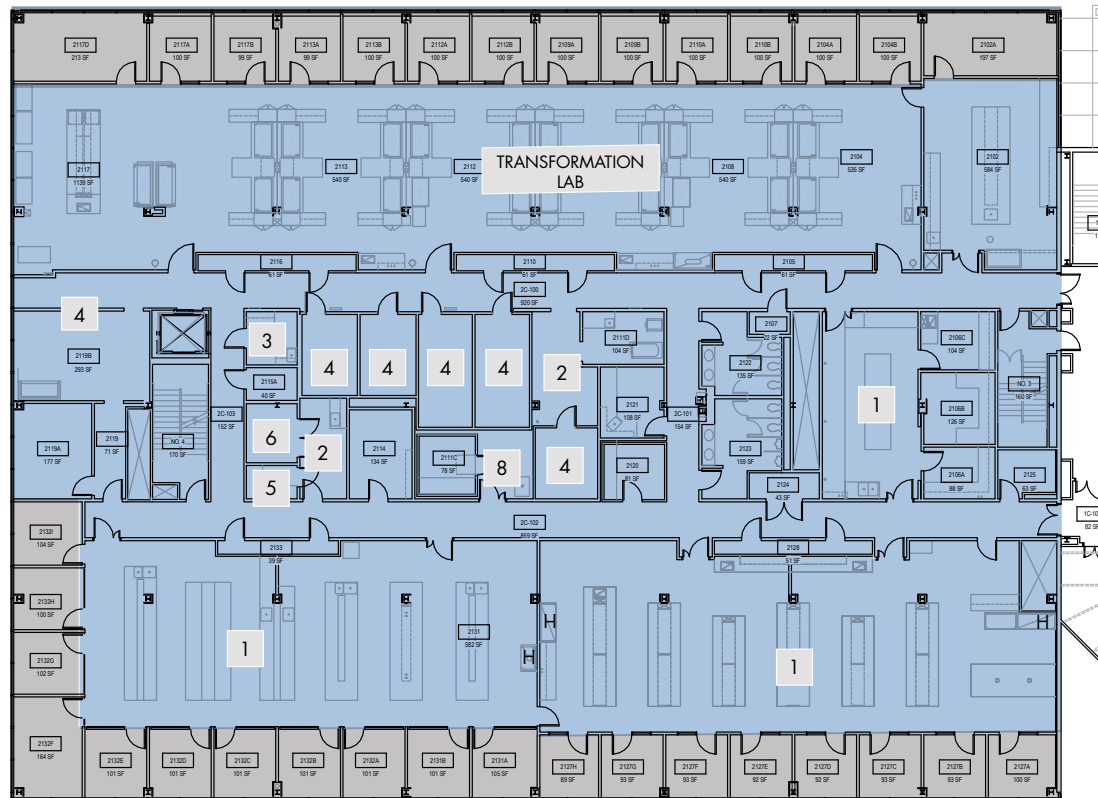
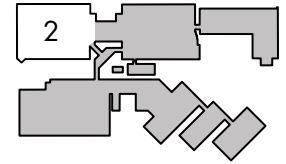
**BUILDING 1 - SECOND FLOOR**



No.

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1 CORE LAB</li> <li>2 ENVIRONMENTAL CHAMBERS</li> <li>3 CONVIRON</li> <li>4 RADIOISOTOPE LAB</li> </ul> | <ul style="list-style-type: none"> <li>5 STORAGE</li> <li>6 MAINTENANCE</li> <li>7 IT</li> </ul> |
|--|--|

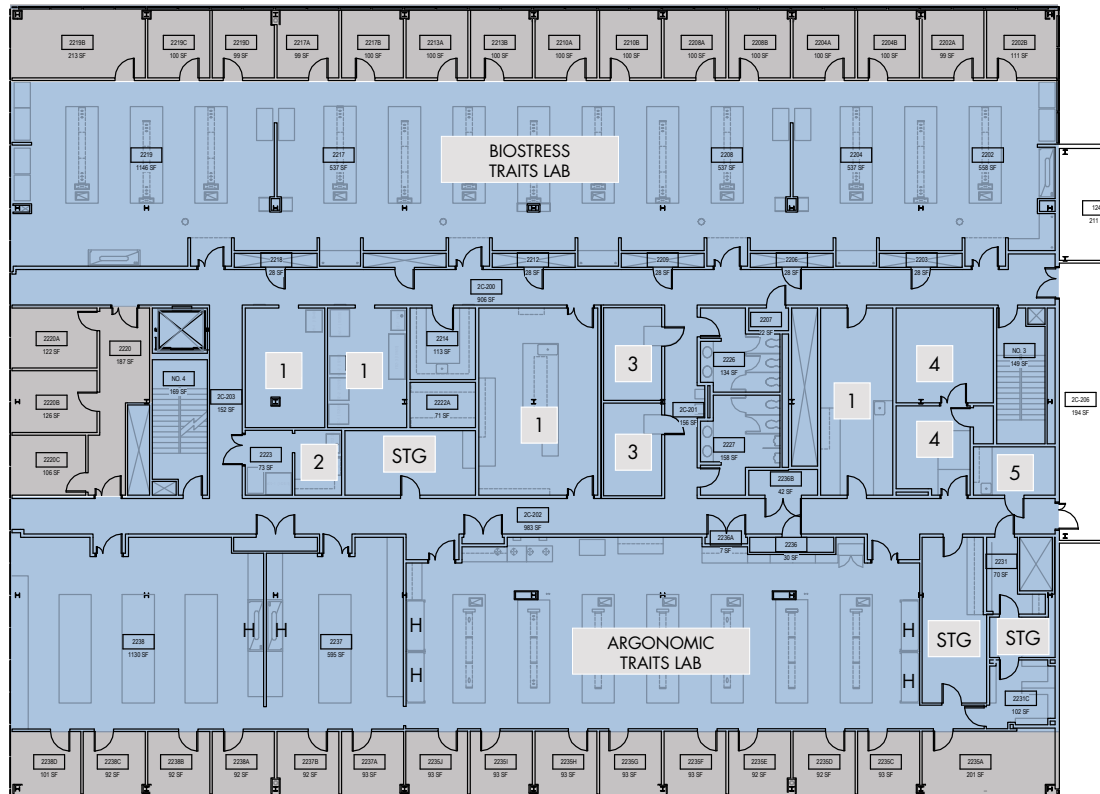
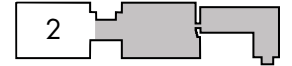
**BUILDING 2 - FIRST FLOOR**



No.

- |   |                                      |   |               |   |                                      |
|---|--------------------------------------|---|---------------|---|--------------------------------------|
| 1 | PLANT ANALYSIS                       | 4 | CONVIRON      | 7 | TRANSGENIC SEED STORAGE AND GRINDING |
| 2 | CORE LABS                            | 5 | DRY DARK ROOM | 8 | ROBOTICS LAB                         |
| 3 | NON-TRANSGENIC SEED STORAGE/GRINDING |   |               |   |                                      |

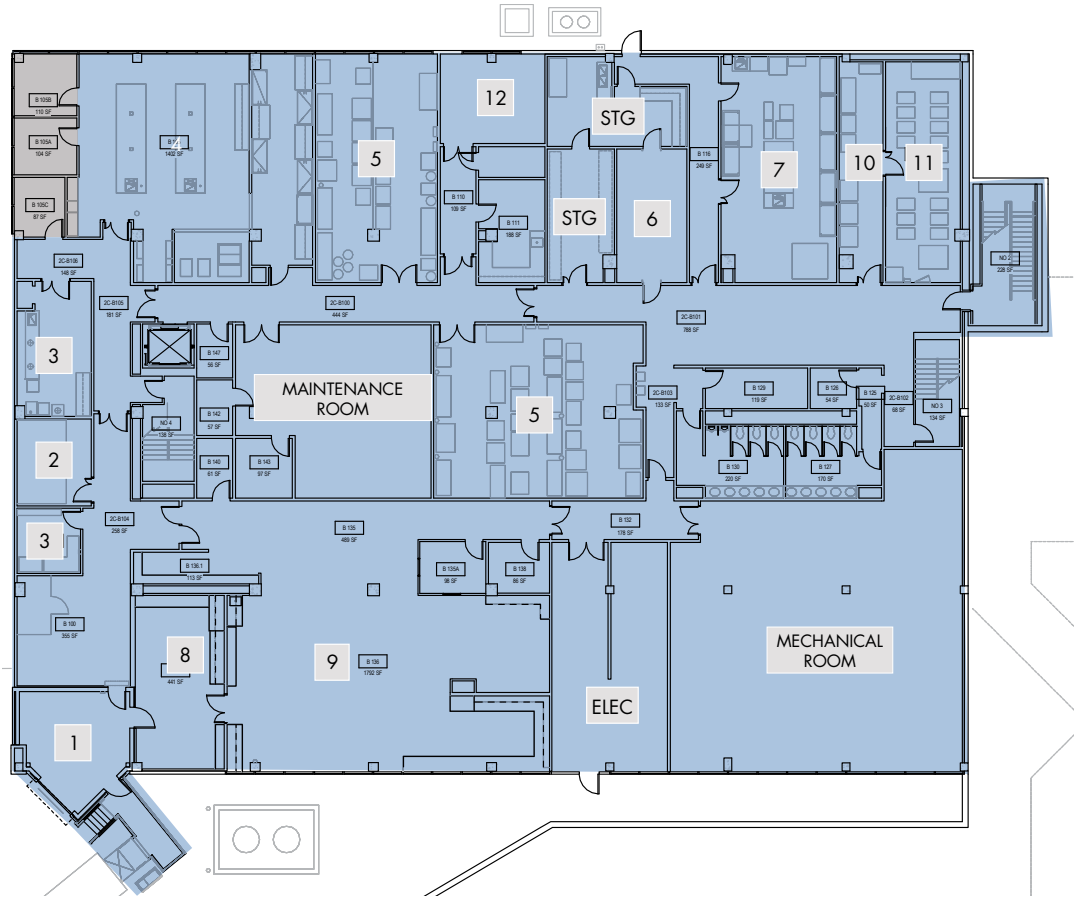
**BUILDING 2 - SECOND FLOOR**



No.

- |   |                       |   |     |
|---|-----------------------|---|-----|
| 1 | CORE LABS             | 4 | IT  |
| 2 | WET DARK LAB          | 5 | LAB |
| 3 | ENVIRONMENTAL CHAMBER |   |     |

**BUILDING 2 - LOWER LEVEL**



No.

- |   |                        |   |                   |   |                               |    |                           |
|---|------------------------|---|-------------------|---|-------------------------------|----|---------------------------|
| 1 | SHIPPING AND RECEIVING | 4 | MEDIA PREPARATION | 7 | REGULATORY SCIENCE PROCESSING | 10 | SAMPLE STORAGE (FREEZERS) |
| 2 | STORAGE                | 5 | SAMPLE STORAGE    | 8 | AUTOCLAVES                    | 11 | DATA CENTER               |
| 3 | MILLING ROOM           | 6 | CONVIRON          | 9 | GLASSWARE                     | 12 | RO WATER SYSTEMS          |

**PHASE 1 GREENHOUSE/HEADHOUSE**

20,000 SF

**PHASE 2 GREENHOUSE/HEADHOUSE**

27,000 SF



**GREENHOUSE - LOWER LEVEL**



No.

- 1 PERCIVAL ENVIRONMENTAL STORAGE UNITS
- 2 SEED STORAGE
- 3 GROWTH CHAMBERS



# TRIANGLE REGION & RTP OVERVIEW

## THE RESEARCH TRIANGLE - ECONOMIC ENGINE OF NORTH CAROLINA

The Raleigh-Durham CSA, also known as the Research Triangle or the "Triangle," is home to over two million residents and is one of the fastest growing population centers in the country. The region, generally bounded by the Triangle formed by Raleigh, Durham, and Chapel Hill, boasts a diversified, innovation-based economy that is anchored by world-class universities, well-managed state and local governments, and many of the nation's largest corporations.

The Triangle continually ranks among the nation's best economies year after year due to an inviting business climate, superior workforce development, established infrastructure and an outstanding quality of life. The area features a well balanced economy that includes a flourishing high technology community, represented by such companies as Syngenta, Lenovo, BASF, Bayer CropScience, IBM, Cisco Systems, SAS, Red Hat, Network Appliance, and EMC. Highly regarded for offering a remarkable quality of life to its residents, the Triangle features many cultural and recreational amenities and is also home to world-class medical centers such as UNC Hospitals and Duke University Medical Center. As a result, the region continuously attracts a steady stream of new residents from all over the world, particularly highly-educated migrants, driving economic and population growth that will continue to rank among the highest of all US cities.

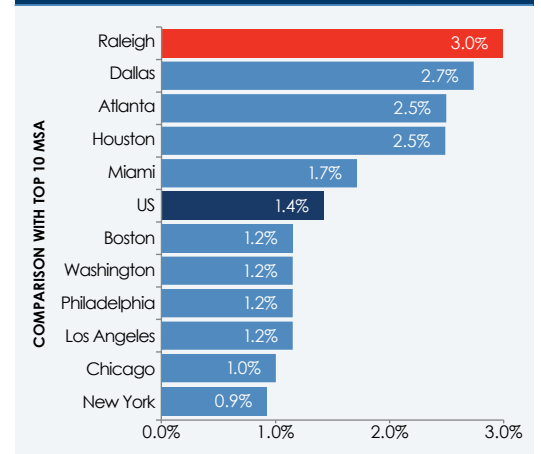
### DIVERSIFIED, HIGH-GROWTH ECONOMY

- Ideally-balanced mix of leading technology firms, financial services companies, agricultural biotech companies, pharmaceutical companies, state government, world-class universities, and medical centers
- Ranked among the best locations in the nation for the lowest cost of doing business
- 4.9% unemployment rate in the region, as compared to 5.5% in the nation
- Over the past ten years, the region has added the fourth most jobs nationally and is expected to add over 40,000 jobs in the next two years

### A CHOICE RELOCATION & EXPANSION MARKET

- Recent major relocation and expansion announcements include: Syngenta, Bayer CropScience, Cisco Systems, Citrix Systems, Deutsche Bank, GE Aviation, Lenovo, MetLife, and Red Hat.
- Collectively, the region has added nearly 80,000 net new jobs since the beginning of 2011
- Over \$1 billion of capital investment as a result of relocations and expanded local operations since 2011
- Decisions to relocate to the Triangle not only highlight the market's position as a headquarters destination, but is continued evidence of the region's ideal combination of low costs, business-friendly environment, quality of life, and talented labor force

### PROJECTED 2015-2019 AVERAGE ANNUAL EMPLOYMENT GROWTH FORECAST



Source: Moody's Analytics Forecast

### RECENT MAJOR NEW ANNOUNCEMENTS

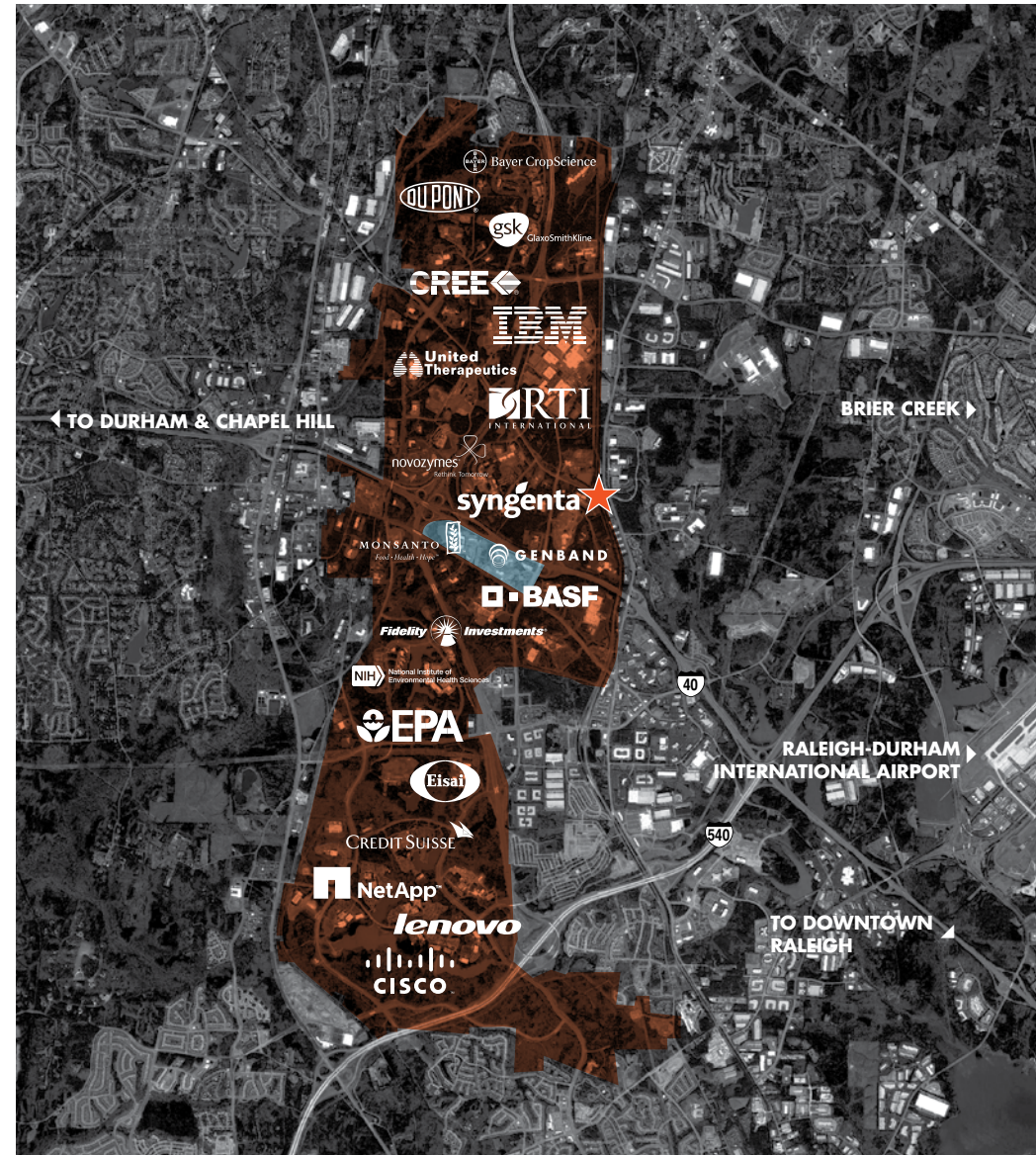


## RESEARCH TRIANGLE PARK - THE EPICENTER OF INNOVATION, THE HEART OF THE TRIANGLE ECONOMY

Research Triangle Park (RTP) is a global epicenter of technological innovation and the largest dedicated scientific research park in the nation. As such, it is another major economic differentiator that serves as the primary economic engine of the Raleigh-Durham area. Founded in 1959, this long-term synergy between private industry and government has resulted in a unique environment. It is home to winners of the Nobel and Pulitzer prizes, as well as recipients of the US Presidential Award and National Science Foundation Awards. Some of the most profound discoveries of the past 50 years have been influenced by scientists and researchers working in RTP, including the invention of the Universal Product Code (UPC) and 3D ultrasound technology.

### RTP HIGHLIGHTS

- A globally-prominent, scientific and high-technology research and development center that serves as an economic driver for the region
- 7,000 acres containing 23 MSF of user-owned and third-party office space
- Home to over 200 companies, including Fortune 100 multi-national research & development operations and a number of US federal agencies
- Employment center with over 40,000 full-time workers
- Virtual “Who’s Who” of Fortune 500 firms, such as Syngenta, Bayer, Cisco Systems, Credit Suisse, DuPont, Fidelity Investments, GlaxoSmithKline, IBM, and Lenovo
- Host to many US Government agencies, including the Environmental Protection Agency, the National Institute of Environmental Health Sciences, and the National Institute of Statistical Sciences
- Has been and continues to be a model for innovation, education, and economic development applied around the world

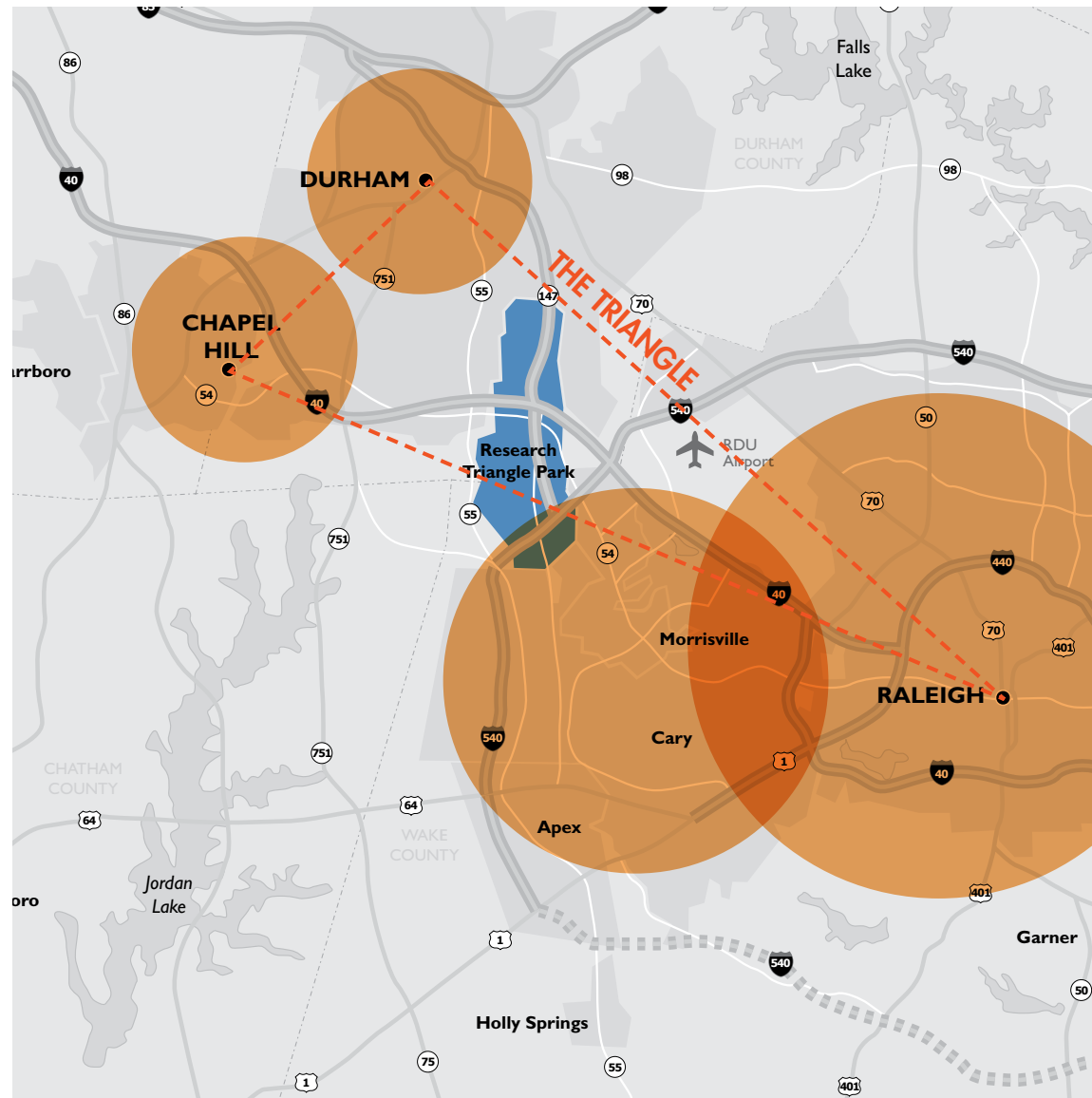


## FLOURISHING LIFE SCIENCES AND AGRICULTURAL BIOTECHNOLOGY CENTER

The Research Triangle region continues to be one of the fastest growing technology and life sciences hotspots in the United States. A combination of multiple factors such as the high quality of life, access to a highly educated labor pool, and access to cutting edge research institutions has prompted the region to be recently ranked the No. 5 Emerging Tech Hotspot in the World, the No. 3 Best Metro for STEM Professionals, and the No. 1 Hotspot for Tech Startups outside of Silicon Valley. The region's propensity of innovation is fueled by a well-educated labor force and substantial public-private R&D partnerships, providing companies with a dynamic ecosystem to accelerate discovery and commercialization of their products. One of the fastest growing segments of the Triangle's economy, the Science, Mathematics, Engineering and Technology ("STEM") employment base grew by 17.9% between 2001 and 2012, and expanded 6.2% between 2012 and 2014 alone.

## AGRICULTURAL BIOTECHNOLOGY

A well-established hub for the Biotechnology sector, the RTP Region has grown to become the leading Ag-Biotech research region in the Country. RTP proper is home to major R&D facilities for four of the top five industry stalwarts including Syngenta, Bayer CropScience, BASF and Monsanto. The presence of these market leaders who have grown and thrived in the region over the past several decades has helped drive interest from other Ag-Biotech groups creating a synergy and cluster of new and expanding firms such as AgBiome, Chemnova, Medicago, Maverick Synfuels, Novozymes, Metabolon and Zoetis to name just a few.



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