



Located at the epicenter of Greensboro's advanced technology hub, Gateway Research Park South is unique among all research and development/commercial parks in North Carolina. Situated on a 75-acre parcel that lies both in Greensboro City Council Impact Zone II and in a federally Qualified Opportunity Zone (Census Tract 128.03), the property is adjacent to the junction of two major Interstate Highway systems, Interstate 40 and Interstate 85, providing ready access to the Eastern and Midwest U.S. Centrally located with just a five-hour drive or one-hour flight from either Washington D.C or Atlanta no other site in North Carolina provides access to local and federal investment incentives and such close proximity to the Interstate System.

Gateway Research Park was first conceived in 2004 as a partnership of North Carolina A&T State University (NC A&T) and the University of North Carolina Greensboro (UNCG), and benefits from North Carolina's Millennial Campus legislation. The land where Gateway South is located was originally part of the North Carolina A&T State University "Aggie Farm" which still operates as our neighbor and acts as a buffer to our east. The Park is bordered on the south by a natural wetland and has frontage on East Gate City Boulevard that provides easy access to the Park's facilities.

With the first building occupied in 2008, Gateway South is a relatively young park that includes three buildings totaling over 200,000 square feet of laboratory, office, and manufacturing space. Additional buildings are planned that will provide several hundred thousand square feet of custom construction. Two of the existing buildings, Research Facilities Nos. 1 and 3, house commercial laboratories, offices, and manufacturing operations. The remaining building is home to an academic collaboration of NC A&T and UNCG. The Joint School of Nanoscience and Nanoengineering (JSNN) is a world-class graduate facility dedicated to a variety research and development areas and the unique application of these technologies. Several businesses based on discoveries at JSNN have been spun out and JSNN graduates are working to commercialize these technologies. These businesses as well as other Gateway South companies can make use of the JSNN instrumentation and laboratories. For a fee, Gateway South companies have access to over \$10M of analytical instruments including advanced microscopy, analytical equipment, and biological and electronic fabrication cleanrooms, thus deferring the capital costs of purchasing this equipment on their own.

Gateway Research Park was established to attract and retain educational, corporate and community service agencies that advance scientific and educational research and technology. Gateway fosters collaborations between world-class researchers and businesses – to move scientific discoveries from the lab to the marketplace benefitting the local community, region, and North Carolina by transforming cutting-edge intellectual property into thriving business ventures.

Gateway is home to 20 companies, educational centers, and government agencies that employ well over 300 FTE's engaged in advanced manufacturing, research, administration, and research services. And through two partnering programs, the Innovation Consortium and the Materials Test Center, Gateway and the JSNN have over 50 corporate partners from across the region.

Here's a brief presentation on the Gateway South facility and Opportunity Zone:
<https://vimeo.com/353646754>

GATEWAY RESEARCH PARK



Research Facility One



Joint School of Nanoscience & Nanoengineering



Research Facility Three



Leasing Opportunities
East Gate City Boulevard
Greensboro, North Carolina 27401

Gateway Research Park is a premier location for basic and applied research in Greensboro and the Carolina Core. Gateway is a collaboration between North Carolina A&T State University and UNC Greensboro. Gateway is developing state-of-the-art research facilities for work in areas of life and physical science, engineering and other applied sciences. Facilities feature highly specialized equipment to enhance ongoing University-based research and to attract companies seeking affordable access to this equipment in a collaborative research environment.

Multiple 25K± SF Shovel-Ready Pads
Infrastructure in Place
Ample Free Parking

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Research Facility One

Located at Gateway South, Research Facility One is two and one-half stories; 63,000 square feet. The building opened in 2008. Tenants include U.S. Department of Agriculture (Natural Resource Conservation Service and East National Technical Support Center), Kontoor, Gateway Materials Test Center, Triad Growth Partners, Gateway's administrative offices, and several small start-up companies.

Research Facility Two

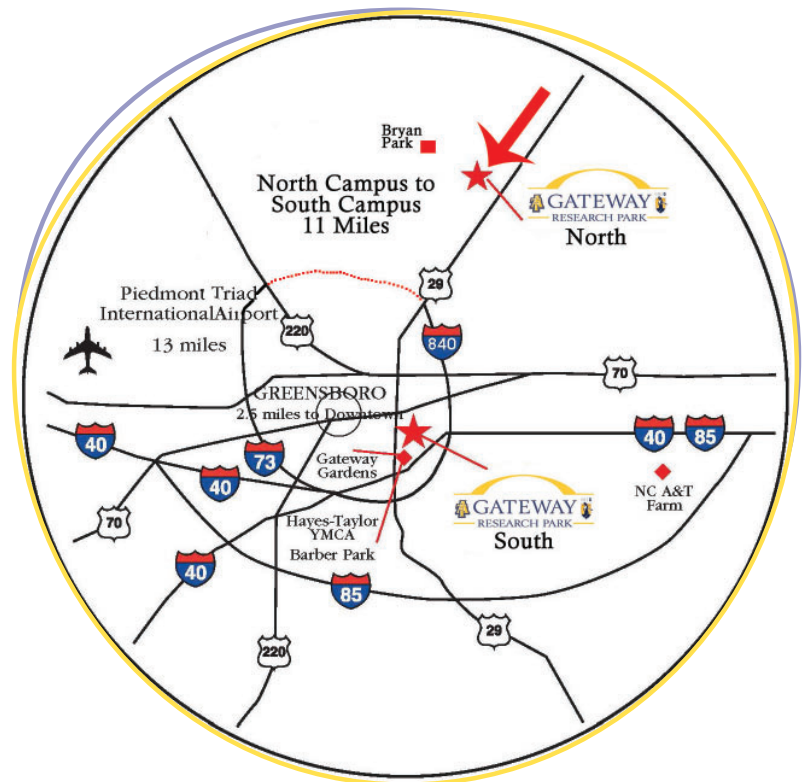
Also located at Gateway South is Research Facility Two, **home of the Joint School of Nanoscience and Nanoengineering ("JSNN")**. The building opened in December 2011 and is 105,000 SF interdisciplinary research facility dedicated to academic and industrial research and development activities. The JSNN contains specialized resources, such as a nanobioelectronics cleanroom, nanocharacterization labs, a computation and visualization facility and conventional science and engineering facilities.

Research Facility Three

Research Facility Three opened in October 2018 at Gateway South. Research Facility Three houses Core Technology Molding Corporation and the R&D facilities of Berkshire Corporation. The building offers an additional 39,500 square feet, which is ready to build-to-suit to your company's needs.

Prime Location

- Located *within one-half mile of the I-40 / I-85 corridor*, which runs from Washington, D.C. and Atlanta, and *2.8 miles to downtown Greensboro, NC*.
- Situated on 75 acres and master planned for 12 buildings, and 550,000 SF when fully built out. *Three facilities currently in operation.*
- Ideal location for companies from any industry.
- Tenant benefits include access to a *232-seat auditorium* and *meeting/training spaces*.
- Within minutes from North Carolina A&T State University and UNC Greensboro.
- Planned scenic landscaping, pedestrian friendly walkways, sculpture gardens, amphitheatre, auditorium, roof top garden and patio.
- Located across from *Greensboro's Barber Park complex, Gateway Gardens, and home of the Hayes Taylor Memorial YMCA.*



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