



STRATEGIC CAPITAL
PARTNERS

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TWO NEW PROJECTS REFLECT MARKET GROWTH AND DEVELOPER'S STRENGTH

Strategic Capital Partners Announces Large Industrial Projects in Charlotte Region

INDIANAPOLIS, Indiana (October 19, 2022) -- Indianapolis-based [Strategic Capital Partners, LLC](#) ("SCP") is pleased to announce its continued development in the Charlotte market with two significant industrial projects: 77 Beltway, in Huntersville, NC, and 77 Commerce, in Rock Hill, SC.

77 Beltway is an assemblage of eight parcels and is in Huntersville between Alexandriana and Hambright Roads along I-77 just north of the I-485 and I-77 interchange. This excellent infill location has convenient access to the greater Charlotte area. SCP purchased the land, procured financing and started construction on two buildings totaling 821,260 square feet. The targeted completion date for these buildings is year-end 2023. An additional building will be developed at a future date and will bring the Park's total square feet to 1,062,260.

Richard Horn, CEO of Strategic Capital Partners, said, "The 77 Beltway project was a challenge to put together, but we think the potential reward is worth it. With multiple landowners and significant infrastructure issues it was a long process and is indicative of what it takes to tee up an infill location today. Given Charlotte's strong overall economic and population growth, this central location will be even stronger over time. We are delighted to be part of the Huntersville business community and look forward to completing the project."

In Rock Hill, SCP closed on most of a large land assemblage encompassing 286 acres along I-77 at the Porter Road exit. 77 Commerce will ultimately include over 3 million square feet of industrial buildings and the company hopes to start vertical construction of two buildings totaling 806,280 square feet sometime in 2023. Horn said, "We are pleased with our success at Rock Hill Commerce Center and view 77 Commerce as an extension of that project. Our relationship with the City of Rock Hill spans several years now and we hope to be part of that business community for years to come."

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The development team for both properties includes [Design & Construction Insight, LLC \(DCI\)](#) as construction manager, Charlotte-based Paul Woody as project architect and the Colliers Charlotte team, [Lawrence Shaw](#), [Rob Speir](#) and [Justin Smith](#), as leasing agent. [Carroll Daniel Construction's](#) Greenville office will serve as the general contractor for 77 Beltway and [Kimley-Horn](#) is providing project engineering. [Thomas & Hutton](#) is the project engineer for 77 Commerce.

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About Strategic Capital Partners, LLC

Strategic Capital Partners, LLC (SCP), headquartered in Indianapolis, Indiana, is a commercial real estate firm that develops, owns, operates and invests in properties strategically located in the top tier submarkets of Charlotte, Cincinnati, Indianapolis, Nashville, Northern Virginia and Raleigh/Durham. SCP is the general partner in more than 10 million square feet of properties valued at \$1.05 billion. While property types vary, SCP's primary focus is industrial development. The SCP team is rich with industry experience in private equity, development, acquisitions, banking, property management and brokerage. For more information, please visit www.strategiccappartners.com.