



- **157.2 acres**, sub-dividable; zoned for **industrial** use
- Sites available that can accommodate anywhere from **150,000 sf** up to **625,000 sf**.
- **Duke Energy 100kV dual circuit and 44 kV single circuit** lines adjacent to site; **100/12.5 kV substation** within 1.5 miles
- **City of Conover 12" water line** adjacent to site with average flow of 1000 gpm; Municipal water system with 3.0 mgd capacity; **excess capacity of 1.3 mgd**
- **City of Conover 24" sewer line adjacent to site;** Municipal wastewater system with **1.5 mgd current capacity**; 1 mile to treatment plant
- **Piedmont Natural Gas 4", 60psi line** adjacent to site
- **Dual Service Fiber Optics available** by multiple providers (AT&T/Century Link/Spectrum/Conterra)
- **0.5 miles to I-40**; 22 miles to I-77; 34 miles to I-85
- **45 minutes** to the Charlotte Douglas International Airport
- **Phase I Environmental Report, Geotech Report & Preliminary Stream/Wetland Assessment** completed
- **Fast track permitting** available to reduce maximum permitting time of 10 days to as little as 24 hours
- **Low tax rate**—total rate of \$1.075/\$100 valuation
- **Population of over 808,000** within a 45-minute drive time including a **labor force of over 396,000**
- **31% of the Metro Area workforce employed in manufacturing** compared to the NC average of 12% and the US average of 10%
- **Over 425 manufacturers** in Catawba County employing nearly **23,000 workers**
- **Metro Area ranked #1 in the US for Cost of Doing Business** by Forbes.com (no lower than 6th since 2006)
- **Within one-day drive of 60% of the US population**
- **1 Hour to Charlotte, Greensboro/Winston-Salem, Piedmont Triad Airport, Asheville**
- **Extensive training available from the NC Community College Systems including robotics, mechatronics, & computer integrated machining**

Conceptual Site Plan #1

Conceptual Site Plan #1



POY BOLE W LANS TRACT
PIN: 174207680215
DR: 9817 PG 18.88

WHITLEY ANITA DARLENE &
WHITLEY DENNIS FRANKLIN
PIN: 374206788260
DR: 3662 PG 0131

STARBUCKS LAINA A &
STARBUCKS TIM H
PIN: 3742077793
DR: 3579 PG 0852

STARBUCKS MICHAEL ALLEN &
STARBUCKS JANCE SMITH
PIN: 37420677793
DR: 2318 PG 1250

STARBUCKS MICHAEL ALLEN &
STARBUCKS JANCE SMITH
PIN: 37420677793
DR: 3530 PG 1145

SPENCER SLICE S
PIN: 374207678690
DR: 0898 PG 0618

HUFFMAN DA
HUFFMAN CA
PIN: 37420772801
DR: 32

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DR: 314E PG 0038

ISOMOUR DAM D
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DR: 2541 PG 0003

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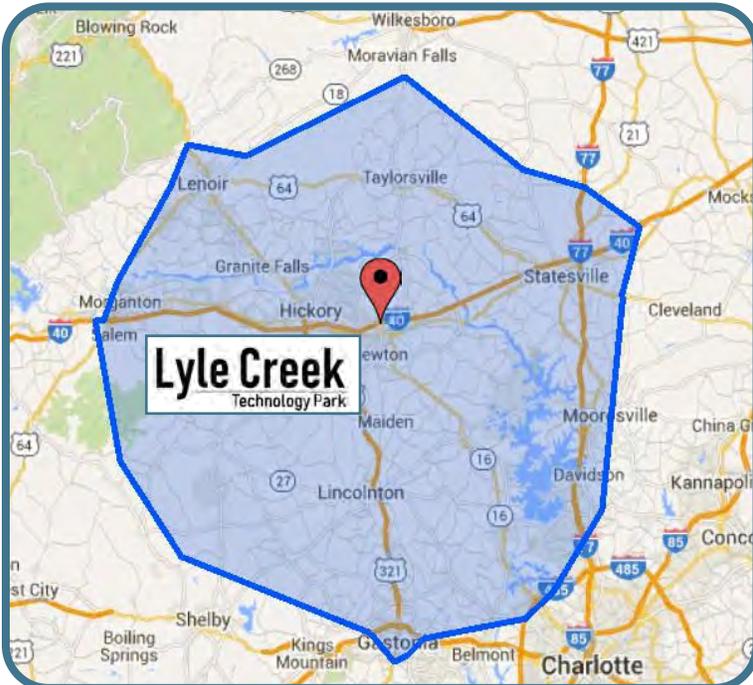
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Conceptual Site Plan #2



Conceptual Site Plan #2

45-Minute Drive Time



808,003
population

396,868
civilian labor force

Transportation Network

- 0.5 miles to I-40 (E/W)
- 22 miles to I-77 (N/S)
- 45 minutes to Charlotte-Douglas International Airport
- 45 minutes to Norfolk Southern Intermodal Rail Facility
- Less than 4 hours to the Port of Charleston, SC
- 4 hours, 15 minutes to the Port of Wilmington, NC
- Less than one-day drive time to 60% of the US population:
 - 1.5 hours to Spartanburg, SC
 - 3.5 hours to Charleston, SC
 - 3.5 hours to Atlanta, GA
 - 5 hours to Chattanooga, TN
 - 6 hours to Washington, DC
 - 6.5 hours to Cincinnati, OH
 - 9.5 hours to Detroit, MI
 - 9.5 hours to New York, NY
 - 11 hours to Chicago, IL
 - 12 hours to Miami, FL

Utilities

