

- **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 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 807,000** within a 45-minute drive time including a **labor force of over 391,000**
- **28% of the Metro Area workforce employed in manufacturing** compared to the NC average of 11% and the US average of 9%
- **Over 425 manufacturers** in Catawba County employing nearly **25,000 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



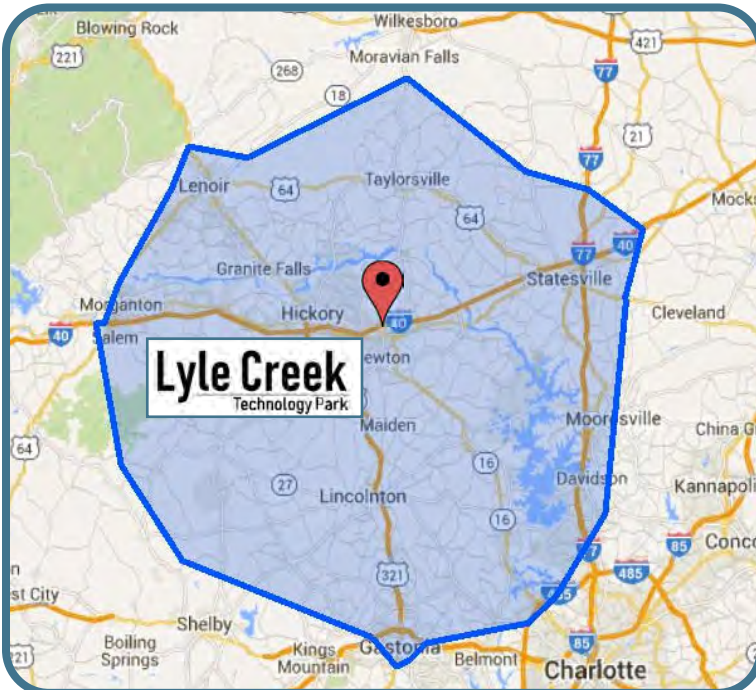
Conceptual Site Plan #1

# Conceptual Site Plan #2



Conceptual Site Plan #2

## 45-Minute Drive Time



**807,414**  
population

**391,189**  
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

