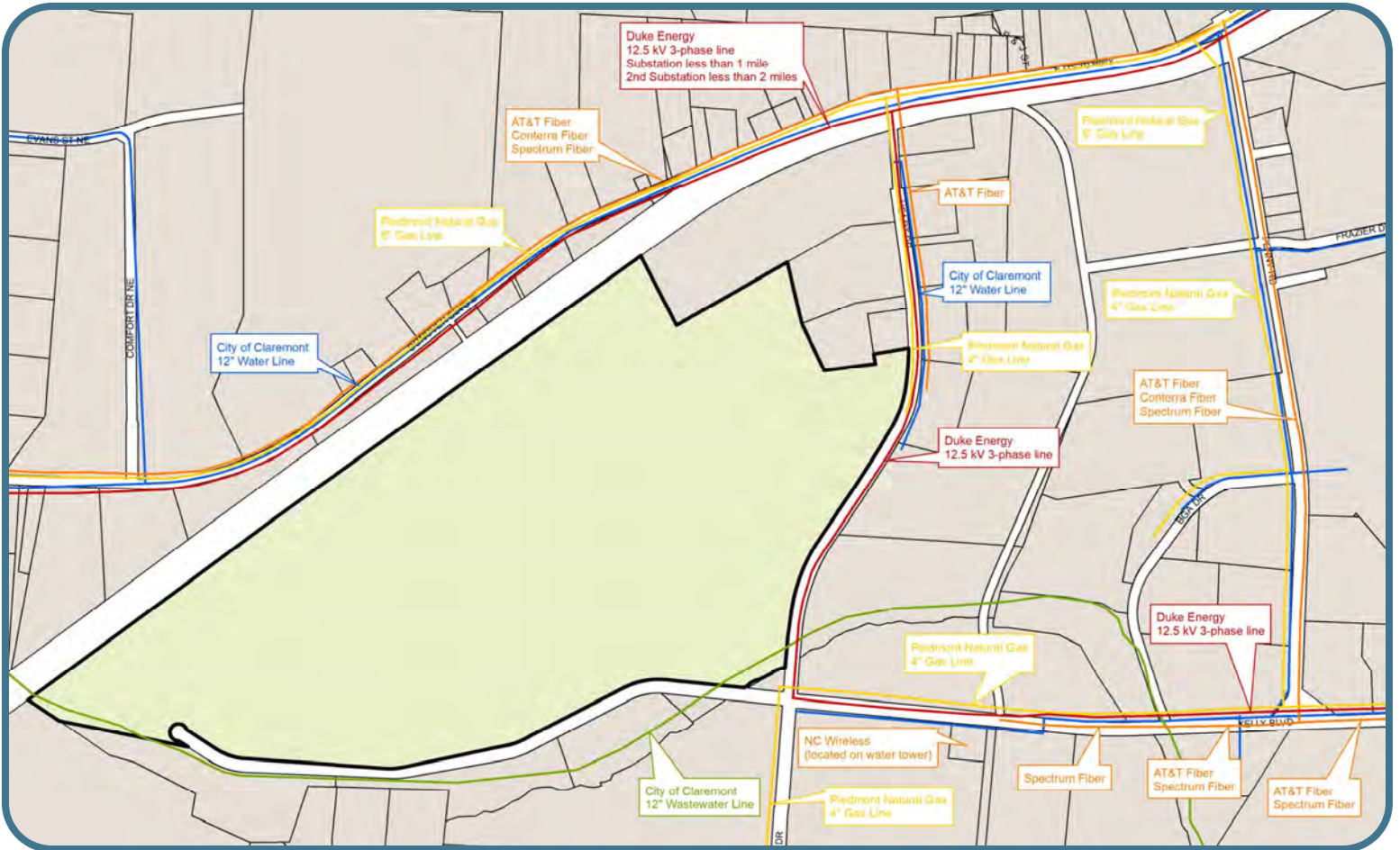




- **187-acre rail-served site**
- Site zoned **M-1 (Industrial)**
- Average price of **\$35,000/acre**
- Phase II of an **established industrial park** with a signalized entrance
- Other tenants in the **manufacturing park** include Prysmian, Poppelmann Plastics, WestRock, CertainTeed, Centro Rotational Molds, Southeastern Freight & Williams-Sonoma
- Electricity provided by Duke Energy, **less than 1 mile to substation**
- Water provided by City of Claremont—**12-inch main adjacent**
- Waste Water provided by City of Claremont—**12-inch main adjacent**
- Natural Gas provided by Piedmont Natural Gas—**4-inch line adjacent**
- **Multiple Telecommunications providers** including AT&T, Conterra, Spectrum
- **2 miles to I-40**; 20 miles to I-77; 37 miles to I-85
- **Fast track permitting** available to reduce maximum permitting time of 10 days to as little as 24 hours
- **Low tax rate**—total rate of \$1.065/\$100 valuation
- **50 minutes** to Charlotte Douglas International Airport
- 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** alone
- Metro Area ranked **#1 in the US for Cost of Doing Business** by Forbes.com (no lower than 6th since 2006)
- Metro Area has **\$2.89B in retail sales**—15th out of 100 NC counties
- Within **one-day drive of 60% of the US population**
- **1 Hour to Charlotte, Greensboro/Winston-Salem, Piedmont Triad Airport, Asheville**

All Utilities in Place



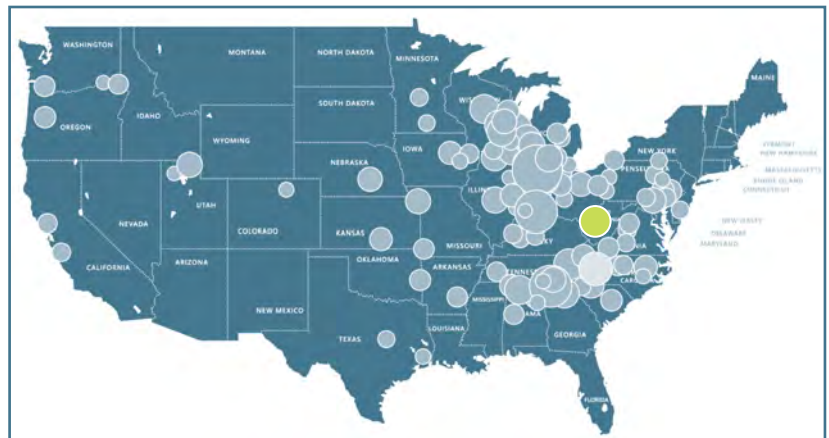
187 rail-served acres

Conceptual plan showing 1,955,000 sq. ft.



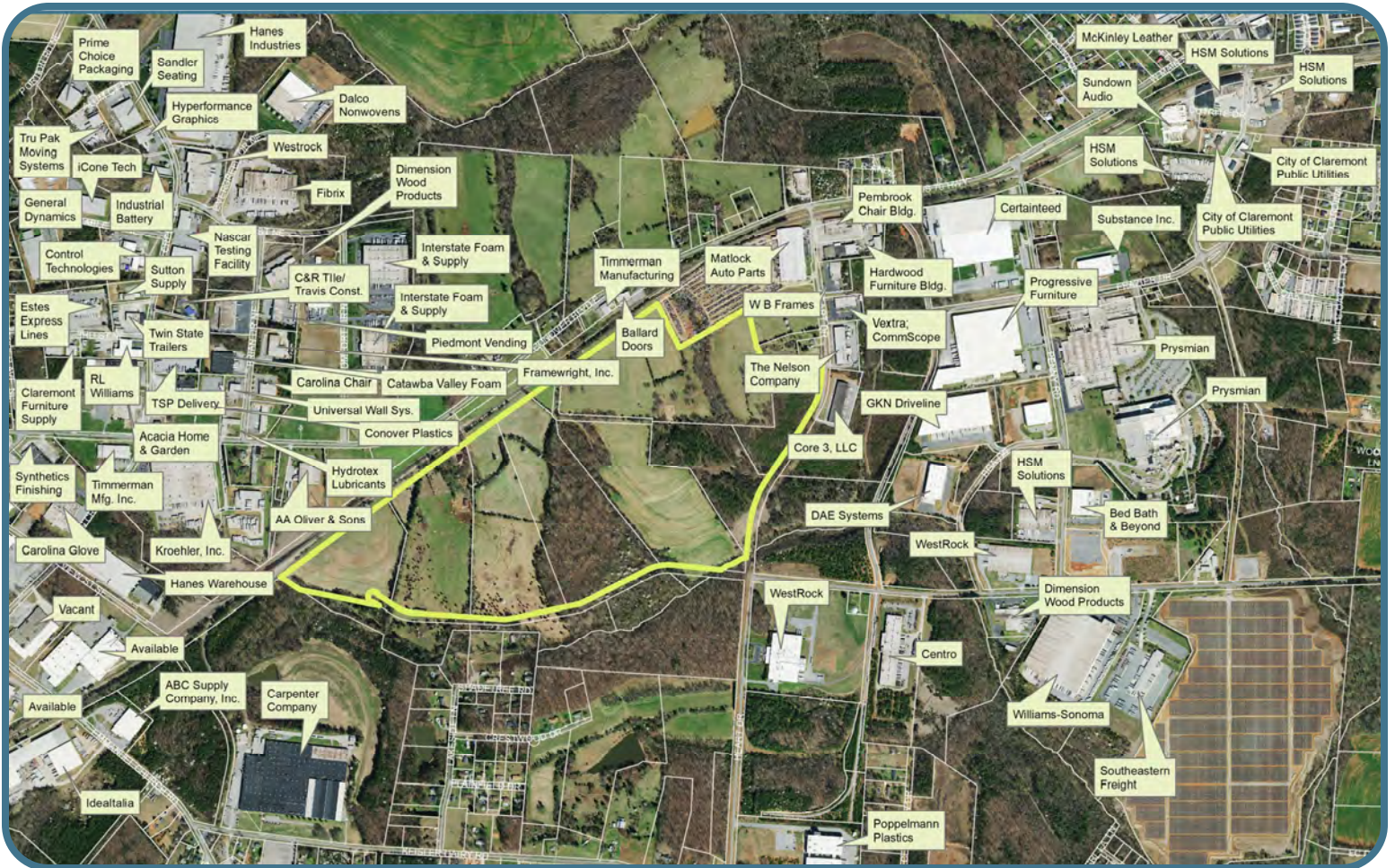
Manufacturing share of all jobs in 2019 MSAs with population of 100,000 and above

Hickory MSA has the highest percentage of employees in the manufacturing sector in NC and SC; more than 3 times as specialized in manufacturing as the national average.



- Hickory Metro ranks **6th** in the nation for concentration of manufacturing—**425** manufacturers in Catawba County alone
- **31%** of the workforce is employed in manufacturing compared to the NC average of 12% and the national average of 10%
- Average manufacturing wage in the Hickory Metro is **below the US average** wage for all jobs and below the national manufacturing wage

Neighboring Businesses



- *2 miles to I-40 (E/W)*
- *20 miles to I-77 (N/S)*
- *50 minutes to Charlotte-Douglas International Airport*
- *50 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*

