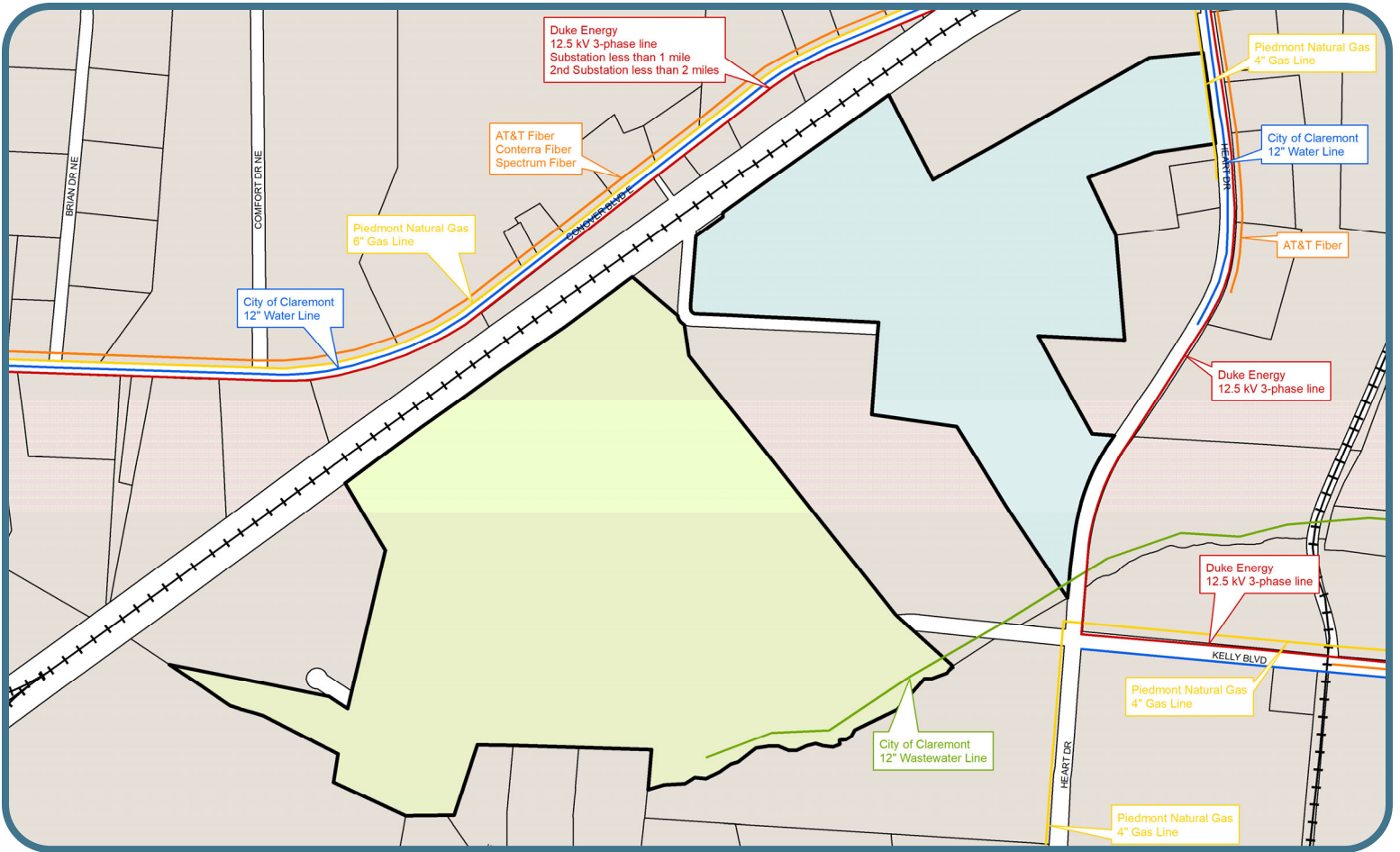
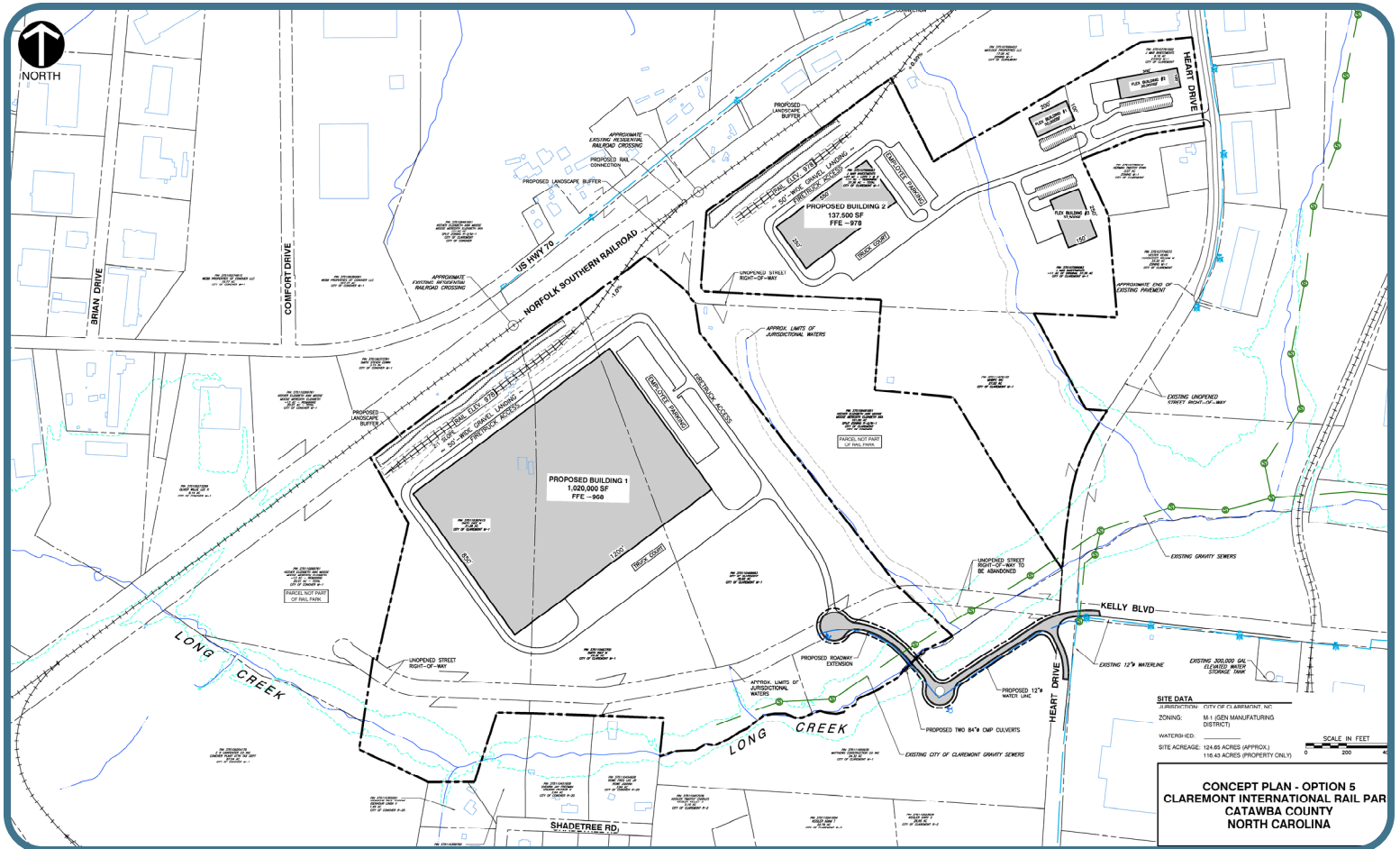


- **155-acre rail-served site; 58.5 acre & 96.4 acre lots**
- Site zoned **M-1 (Industrial)**
- Average price of **\$55,000/acre**
- Phase II of an **established industrial park** with a signalized entrance
- Other tenants in the **manufacturing park** include Prysmian, Poppelmann Plastics, WestRock, 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 \$0.816/\$100 valuation
- **50 minutes** to Charlotte Douglas International Airport
- Population of over 822,000 within a 45-minute drive time including a **labor force of over 413,000**
- **30.4% of the Metro Area workforce employed in manufacturing** compared to the NC average of 11.3% and the US average of 9.8%
- **421 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 **\$3.58B in retail sales**—14th 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

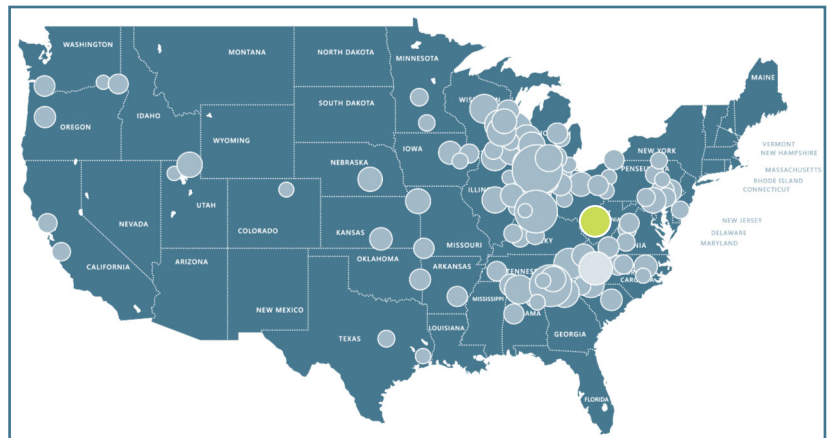


155 rail-served acres



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.

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



- Hickory Metro ranks **5th** in the nation for concentration of manufacturing—**421** manufacturers in Catawba County alone
- **30.4%** of the workforce is employed in manufacturing compared to the NC average of 11.3% and the national average of 9.8%
- Average manufacturing wage in the Hickory Metro is **below the US average wage** for all jobs and below the national manufacturing wage

