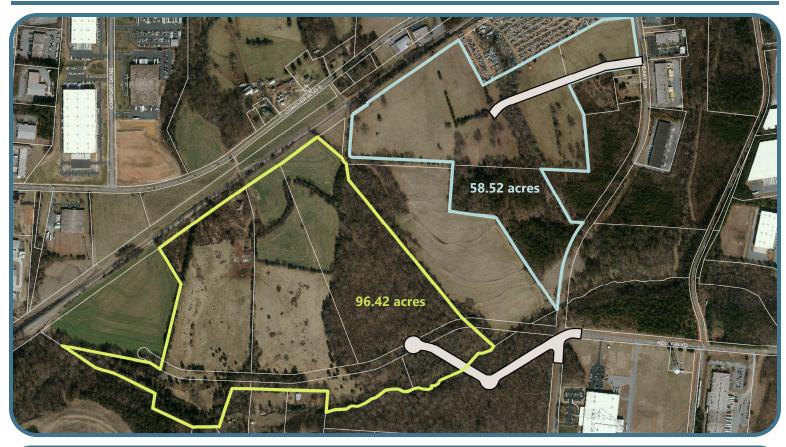


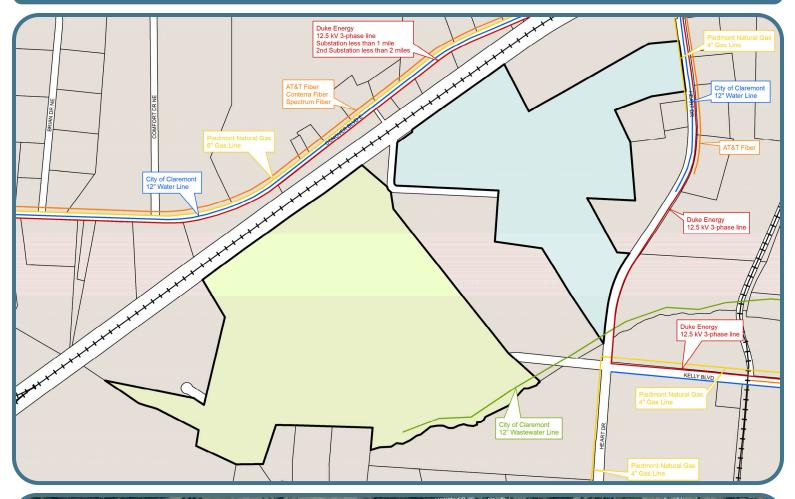
CLAREMONT INTERNATIONAL RAIL PARK 155 Rail-Served Acres



- 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—4inch 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

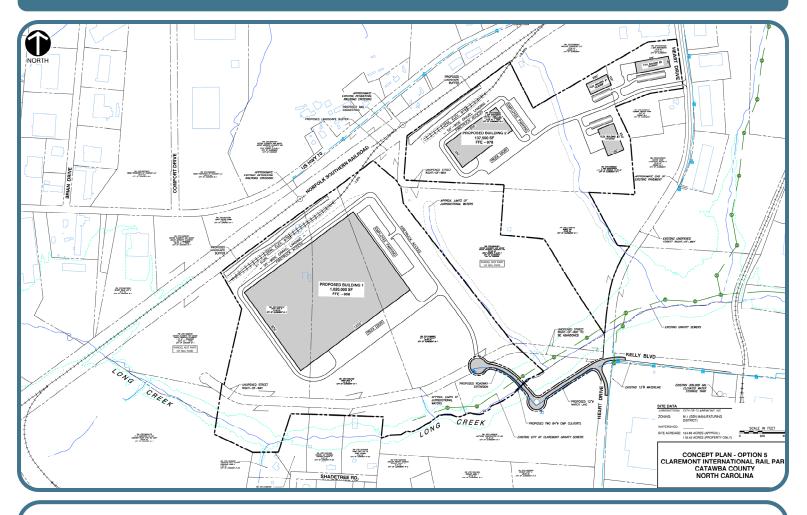
- **Fast track permitting** available to reduce maximum permitting time of 10 days to as little as 24 hours
- Low tax rate—total rate of \$0.816/\$100 valuation
- **50 minutes** to Charlotte Douglas International Airport
- Population of over 822,000 within a 45-minute drive time including a labor force 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



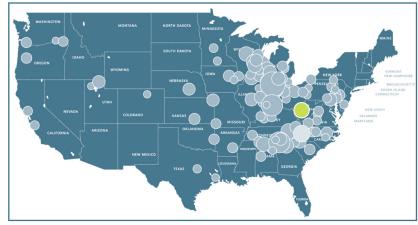


155 rail-served acres



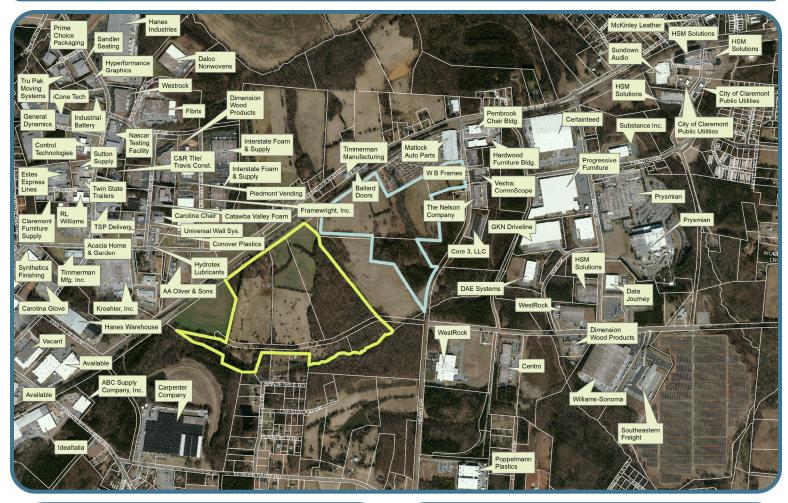
Hickory MSA has the highest percentage of employees in the manufacturing sector in NC and SC; more than3 times as specialized in manufacturing as the national average.

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

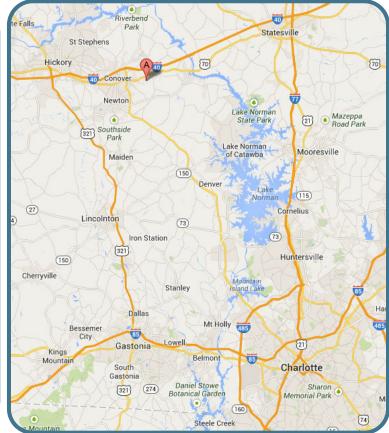


- Hickory Metro ranks 5th in the nation for concentration of manufacturing—
 421 manufacturers in Catawba County alone
- **30.4%** of the workforce is employed in manufacturing compared to the NC average of 11.3% and the national average of 9.8%
- Average manufacturing wage in the Hickory Metro is **below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

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



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