

LYLE CREEK TECHNOLOGY PARK

Three 16-22 acre graded sites



- 55 acres; **publicly owned**
- Duke Energy **100kV dual circuit and 44 kV single circuit** lines adjacent to site; **Substation on-site**; additional 100 / 12.5 kV substation within 2.2 miles
- City of Conover **12" looped 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** located along NC Hwy 16
- **Dual Service Fiber Optics available** at the site by multiple providers (AT&T/Century Link/Spectrum/Conterra)
- Designated as an **AT&T Fiber Ready** site
- **0.75 miles to I-40**; 22 miles to I-77; 34 miles to I-85
- **45 minutes** to the Charlotte Douglas International Airport
- **All due diligence completed**; Phase I, Geotechnical Report, Archaeological Assessment, Endangered Species Report, Wetland Delineation
- **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** alone
- 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**

Hwy 16 & I-40 (Exit 132), Conover, NC 28613

45-Minute Drive Time



808,003
population

396,868
civilian labor force

Aerial Map



- 0.75 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

