

NEWTON CORPORATE CENTER - TRACT 1

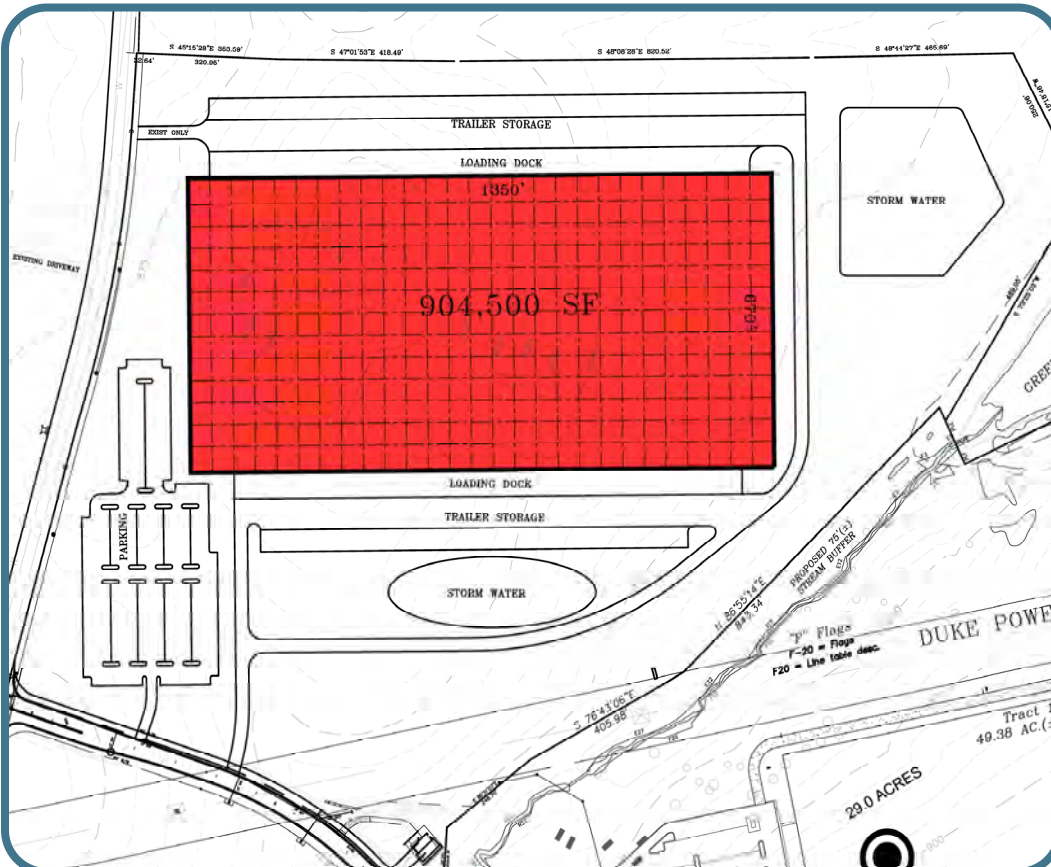
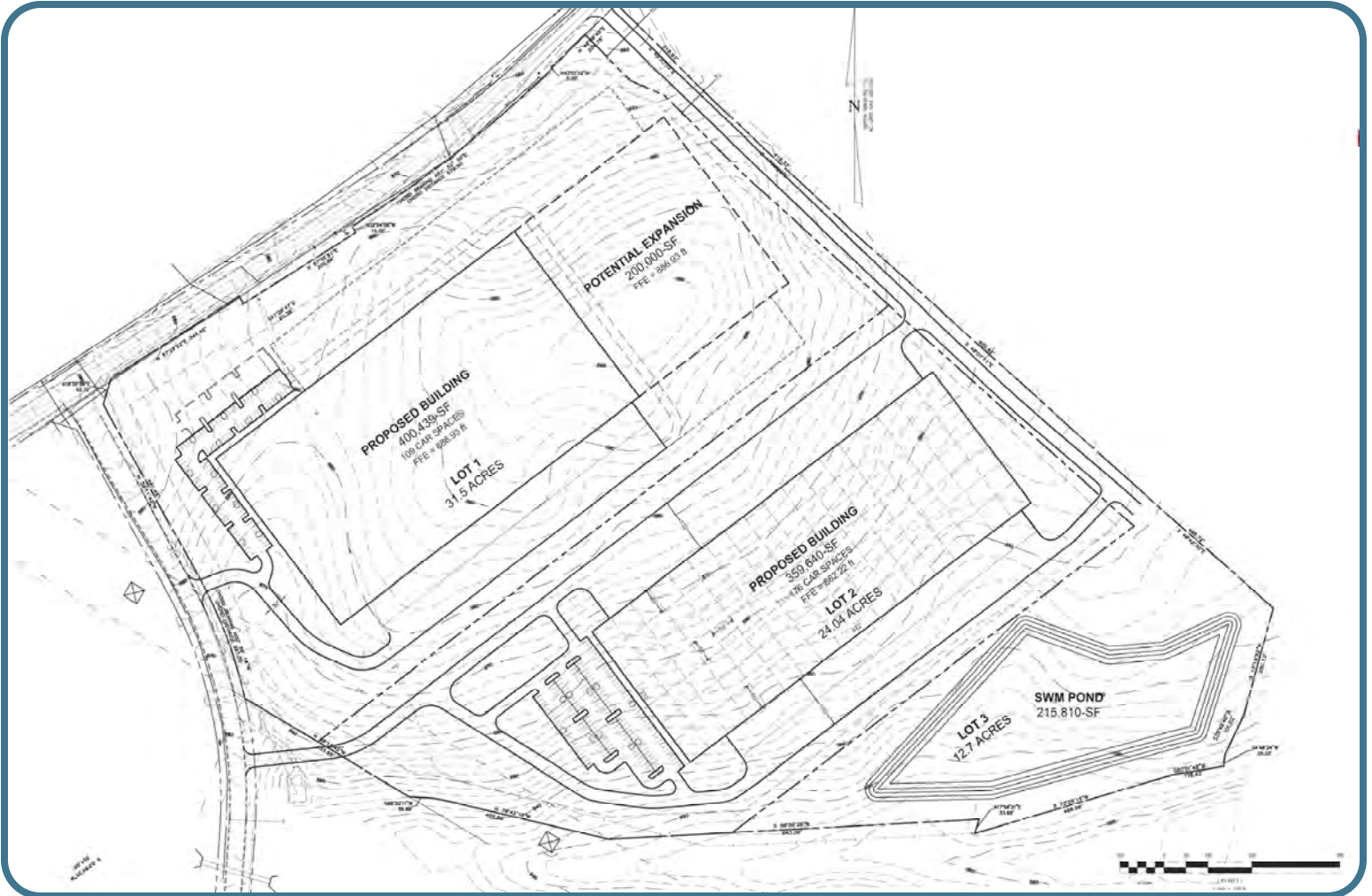
Certified Development Site



- **68.8-acre** tract (tract can be subdivided)
- **All due diligence complete**; zoned (Industrial)
- **Site under option**; build-to-suit opportunities up to 900,000 sq. ft.
- Proximity to two different electrical providers; City of Newton has a **substation directly across from the site** on Highway 10; Duke Energy may also provide service from existing facilities.
- Water provided by City of Newton—**12" main with 2,500 gpm** and 6" line onsite with 1,942 gpm
- Waste Water provided by City of Newton—**8" main with 275 gpm**
- Natural Gas provided by Piedmont Natural Gas—**6" steel main and 4" line with 60 psi**
- **Multiple Telecommunications providers** including AT&T, Conterra, Spectrum
- Located at a **signalized intersection** less than 1 mile from US321, a four-lane interstate quality highway
- **7 miles to I-40**; 28 miles to I-85; 36 miles to I-77
- **Fast track permitting** available to reduce maximum permitting time of 10 days to as little as 24 hours
- **Low tax rate**—total rate of \$1.115/\$100 valuation
- **45 minutes** to Charlotte Douglas International Airport
- Population of over 797,000 within a 45-minute drive time including a **labor force of over 386,000**
- **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** 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 **\$2.47B in retail sales**—11th 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**

US Highway 10, Newton, NC 28658

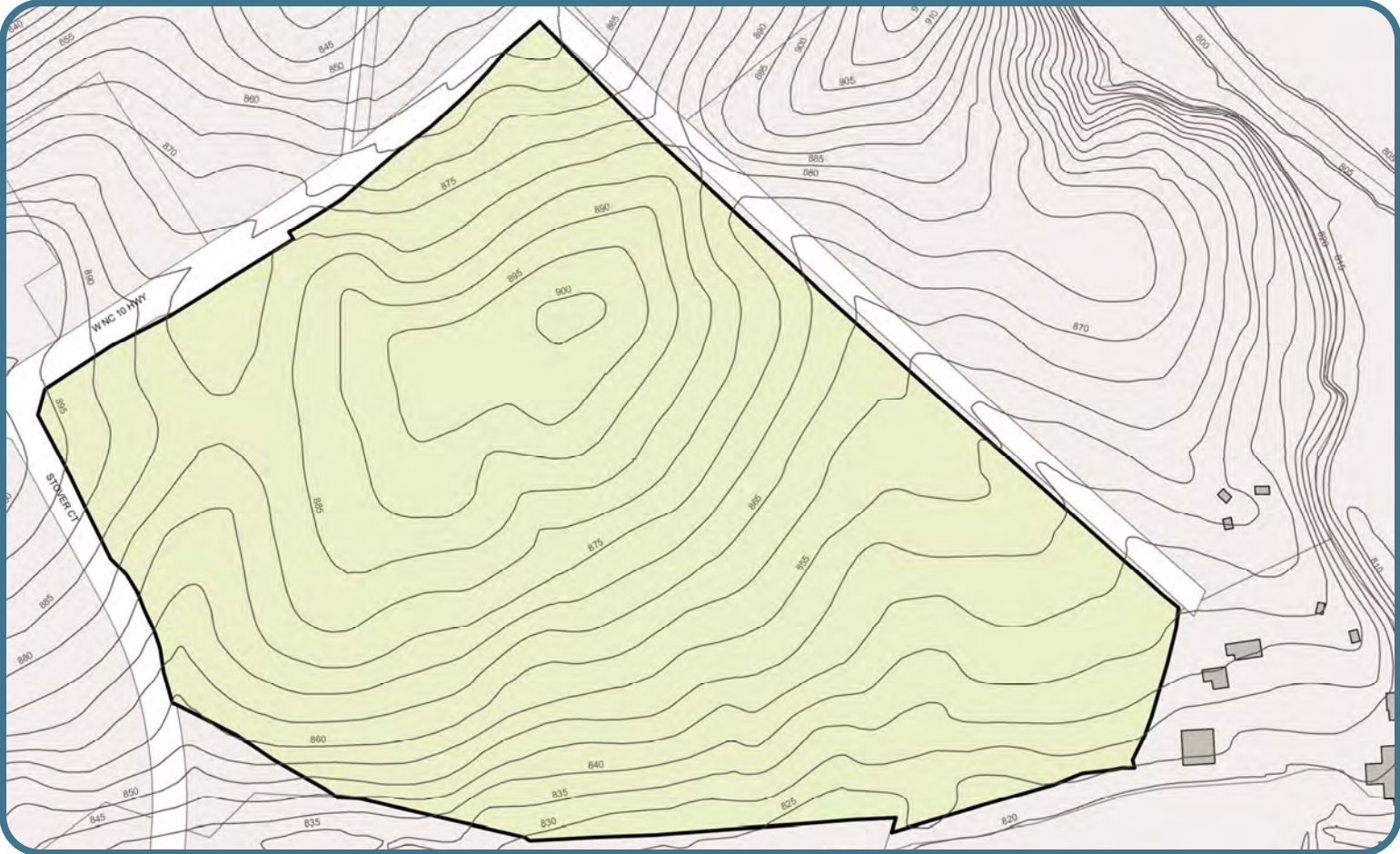
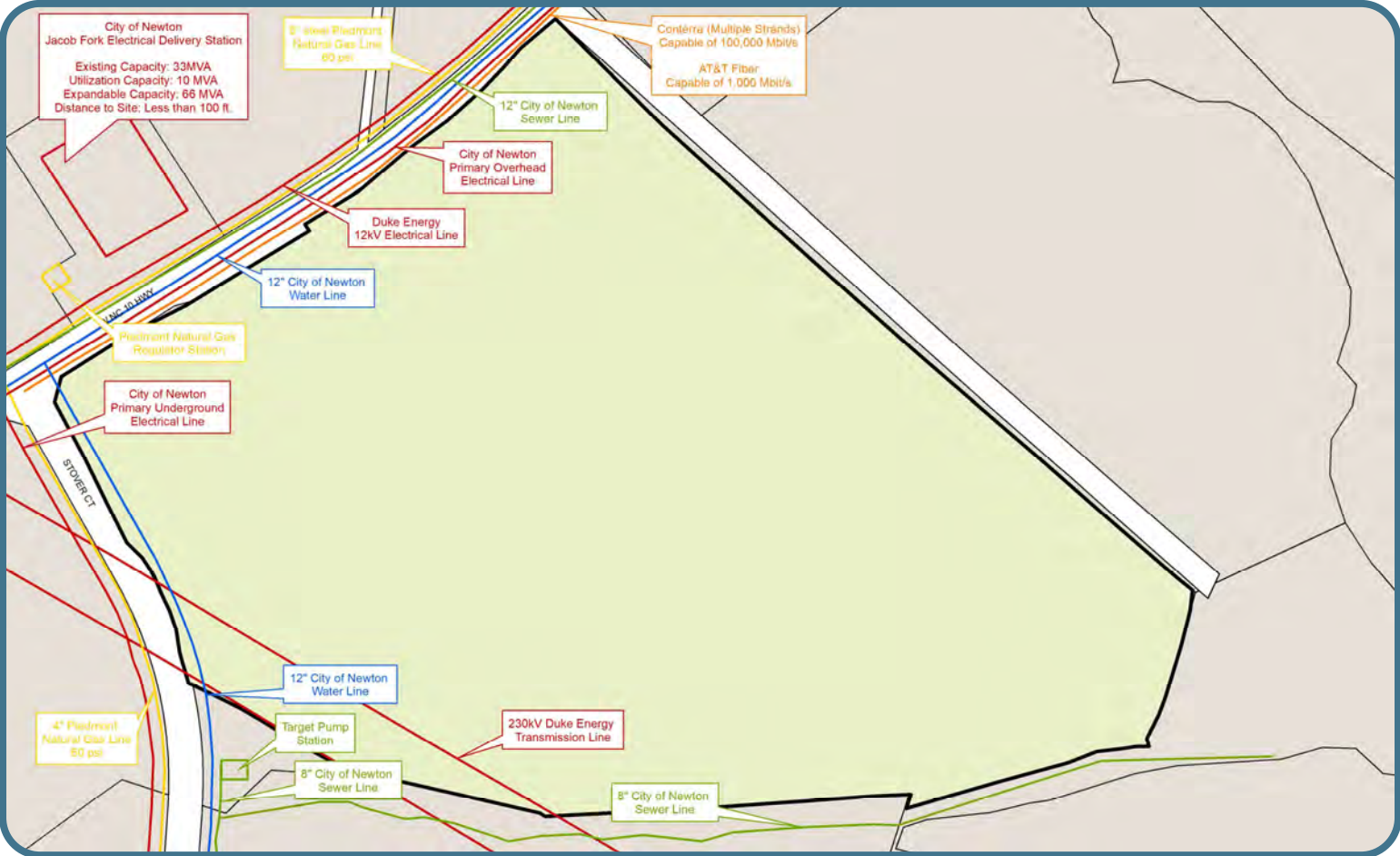
Tract 1 - 68.8 acres



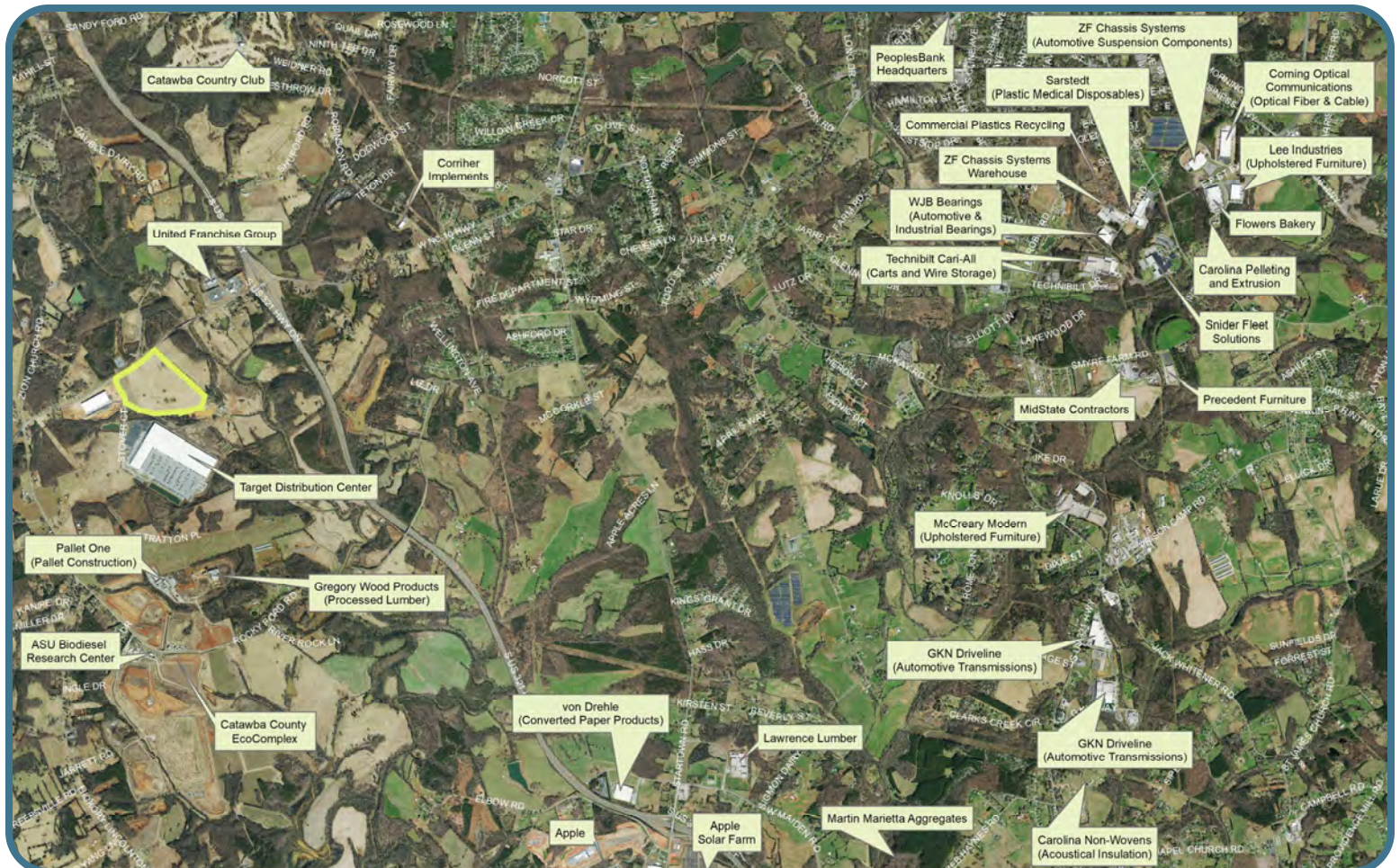
Due Diligence Completed and Available:

- *Phase I Environmental Site Assessment Report*
- *Report of Preliminary Subsurface Exploration and Geotechnical Engineering Analysis*
- *Report of Wetlands Delineation*
- *Preliminary Threatened and Endangered Species*
- *Archaeological Review*

All Utilities in Place



Neighboring Businesses



- 7 miles to I-40 (E/W)
- 28 miles to I-85 (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

