



# TRIVIUM

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## CORPORATE CENTER EAST

Hickory's Class A Business Park  
Startown Road, Hickory, NC 28602

108-acre Phase II of  
378-acre Master-planned Class A business park

Zoned for HQ, Office, Data Center, R&D,  
Life Sciences & Advanced Manufacturing



- 2 miles to I-40; 30 miles to I-85; 27 miles to I-77
- 1.5 miles to hotels, restaurants & shopping
- Less than 1 mile to Catawba Valley Community College & Workforce Solutions Complex
- 50 minutes to the Charlotte-Douglas International Airport
- Within one-day drive of 60% of the US population
- City of Hickory 12" water line main & 20" wastewater main
- Piedmont Natural Gas—4" line on Startown Road
- Telecommunications—CenturyLink, Spectrum, & Conterra
- Low-cost, reliable electricity provided by Duke Energy—Service customized to meet client needs
- Phase 1, Geotech Report, ALTA Survey completed, Preliminary Ecological Investigation including Wetlands Determination & Threatened and Endangered Species Investigation
- Price: \$59,000/acre unimproved
- Extensive workforce training available from the NC Community College Systems including BioWork certification, robotics, mechatronics, computer integrated machining; NSA Certification and Certified Network Engineer programs
- Low Tax Rate—Combined \$0.8535/\$100 valuation
- Low Cost of Living—Cost of Living Index is 91, compared to the US at 100, Charlotte at 99, and NC at 94
- North Carolina & local incentives available
- Fast-track soil and erosion control & building construction permitting available
- Metro Area ranked **#1** Most Affordable & Beautiful Place to Live in the US by *Travel & Leisure Magazine*
- *US News & World Report* rated the Hickory MSA **#1** in the US for Most Affordable Places to Live.