

Lot 9 - 24.95 acres

TRIVIUM CORPORATE CENTER, Lot 9

25 acres, publicly-owned

24.95
acres in Lot 9

IND-CZ
light industrial zoning

\$55,000
per acre

0.8585%
property tax rate



Duke Energy
12.47 kV line adjacent
<1 mile to substation



Piedmont Natural Gas
service available
1400' from site



City of Hickory
12" water line
adjacent



City of Hickory
16" wastewater
line adjacent



Multiple Providers
AT&T, Brightspeed,
Conterra, Segra
& Spectrum

829,838
45 minute drive time
population
Source JobsEQ

417,986
45 minute drive time
civilian labor force
Source JobsEQ

14,690
net commuters each day;
only county in the Charlotte
region that is net positive
Source JobsEQ

29.3%
of the workforce
is employed by
412 manufacturers
US=9.6%; NC=11.1%



50 minutes to
Charlotte Douglas
International
Airport



Norfolk Southern
Rail Service
50 minutes to
Charlotte Terminal



~4 hours to 3 Ports
Wilmington, NC
Morehead City, NC
Charleston, SC



2 miles
to I-40



27 miles
to I-77



30 miles
to I-85



4.5 miles
to US
Hwy 321



6.4 miles
to NC
Hwy 16

Aerial Map



TRIVIUM
CORPORATE CENTER

Current
Tenants



CATALER



CORNING



Fuji Seal



Gusmer
Enterprises, Inc.®

Topo Map



TRIVIUM
CORPORATE CENTER

**Lot 9
Topo Map**

- Contour Line
- Structures
- Creeks
- Floodzone AE
- Floodzone AEFW
- Lot 9 - 24.95 acres
- Trivium
- Parcels





**ECONOMIC
DEVELOPMENT
CORPORATION**
CATAWBA COUNTY

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Utilities Map

AT&T & Spectrum Fiber Lines
Conterra, Segra & Brightspeed
can also serve the site from nearby
lines located outside of the map view.

12" Water Line

12.47 kV
Overhead
Distribution Line

1 1/4" Natural Gas Line

20" Wastewater Line

4" Natural Gas Line

16" Wastewater Line

6" Natural Gas Line

20" Wastewater Line

16" Wastewater Line

Site Plan

Proposed
200,200 s.f.
Building

TRUCK DOCK

COCHRAN ST

ROBINWOOD RD

BECK ST

LAZENBY ST

HILMAN ST

LUTHERUM CIR

TRIVIM PKWY

PROPERTY LINE (TYP.)

INTERSECTION ELEVATION - 899'

INTERSECTION ELEVATION - 905'

612.15

0.14 ACRES FOR ANTHONY MARTIN PROPERTY ADDITION

MARTIN, H. ANTHONY
PID: 372005092886
ZONING: R-20
0.82 AC

PROPOSED CLOSURE OF EXISTING STREET RW - 0.8 ACRES TO ANTHONY MARTIN PROPERTY

PROPOSED CLOSURE OF EXISTING STREET RW - 0.8 ACRES TO SHARON GOSS PROPERTY

SHARON, H. GOSS
PID: 372005093387
ZONING: R-20
0.73 AC

0.11 ACRES RETAINED BY SHARON GOSS

ZAVALLA, JOSE
FARHAN ADAME
PID: 372005093221
ZONING: R-20
1.37 AC

DELINGER LINK
PATRICK
PID: 372005094032
ZONING: R-20
0.24 AC

GOSSE, SHARON H.
PID: 372005098142
ZONING: R-20
11.76 AC

TRIVIM CORPORATE CENTER INC
PID: 372117105489
ZONING: RD-C2
39.34 AC

TRIVIM CORPORATE CENTER INC
PID: 372005091786
ZONING: RD-C2
32.92 AC

SFC TRIVIM LOT 10 LLC
ATTN: GENERAL COO
PID: 372117205935
ZONING: RD-C2
30.42 AC

N/F
TRIVIM CORPORATE CENTER INC
PID: 372005098115
ZONING: RD-C2
14.42 AC

N/F
AMERICAN FUEL SEAL INC
PID: 372117075213
ZONING: RD-C2
25.30 AC

89%

Cost of Living Index
Charlotte=99
NC=91
US=100

Source: JobsEQ

2.25%

NC corporate
income tax rate
Dropping to
0% in 2030
Most competitive in the US

1st

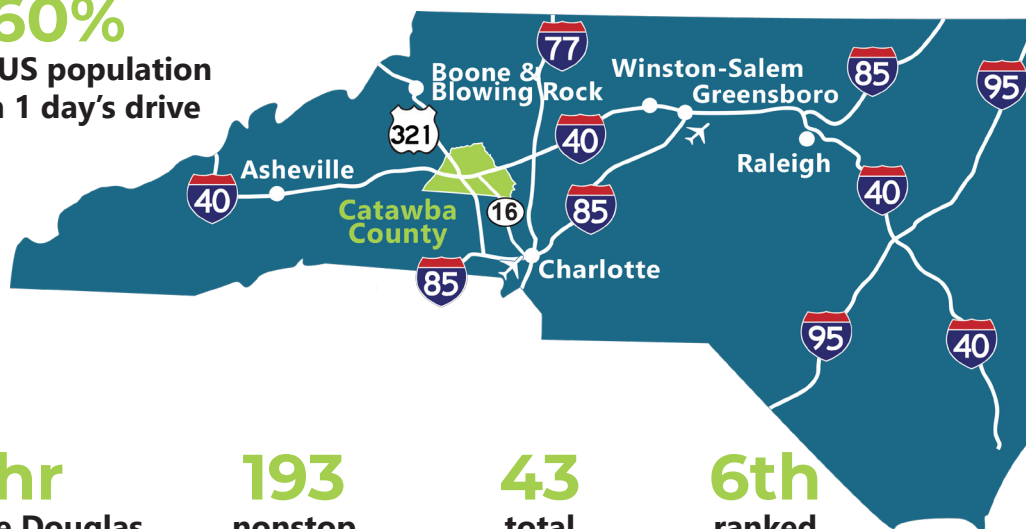
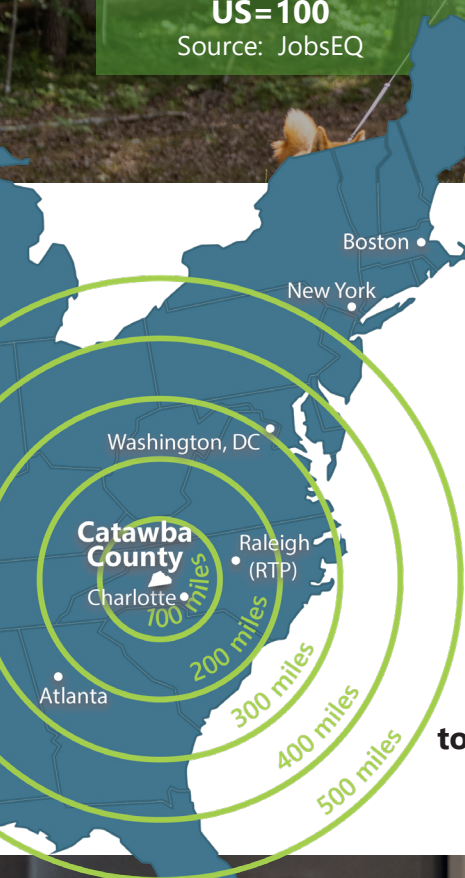
Most Affordable
and Beautiful
Place to Live
in the US
Travel & Leisure Magazine

1st

Most
Affordable Place
to Live
in the US
US News & World Report

60%

of the US population
within 1 day's drive



<1 hr

to Charlotte Douglas
International
Airport

193

nonstop
destinations
around the globe

43

total
international
destinations

6th

ranked
busiest airport
in the world

5th

in the US for
concentration of
manufacturing

Source: BLS

29.3%

of workers
employed in
manufacturing

Source: BLS

23,353

employed by
Catawba County
manufacturers

Source: BLS

412

manufacturers
in Catawba
County

Source: JobsEQ



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