SOUTHEASTERN INDUSTRIAL SOLUTIONS

FAIRGROVE INDUSTRIAL PARK SPEC

40,000 s.f., expandable to100,000 s.f.

40,000
square feet

IND
industrial zoning

28'
ceiling height

$9.75
NNN lease rate, as is

0.8585%
property tax rate

Duke Energy
Adjacent 12.47 kV line
& 500VA Transformer

Piedmont Natural Gas
4" service line
500' from site

City of Hickory
8" water line
adjacent

City of Hickory
6" wastewater
line adjacent

Multiple Providers
AT&T, Spectrum,
Metronet

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%

55 minutes to
Charlotte Douglas
International
Airport

Norfolk Southern
Rail Service
55 minutes to
Charlotte Terminal

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

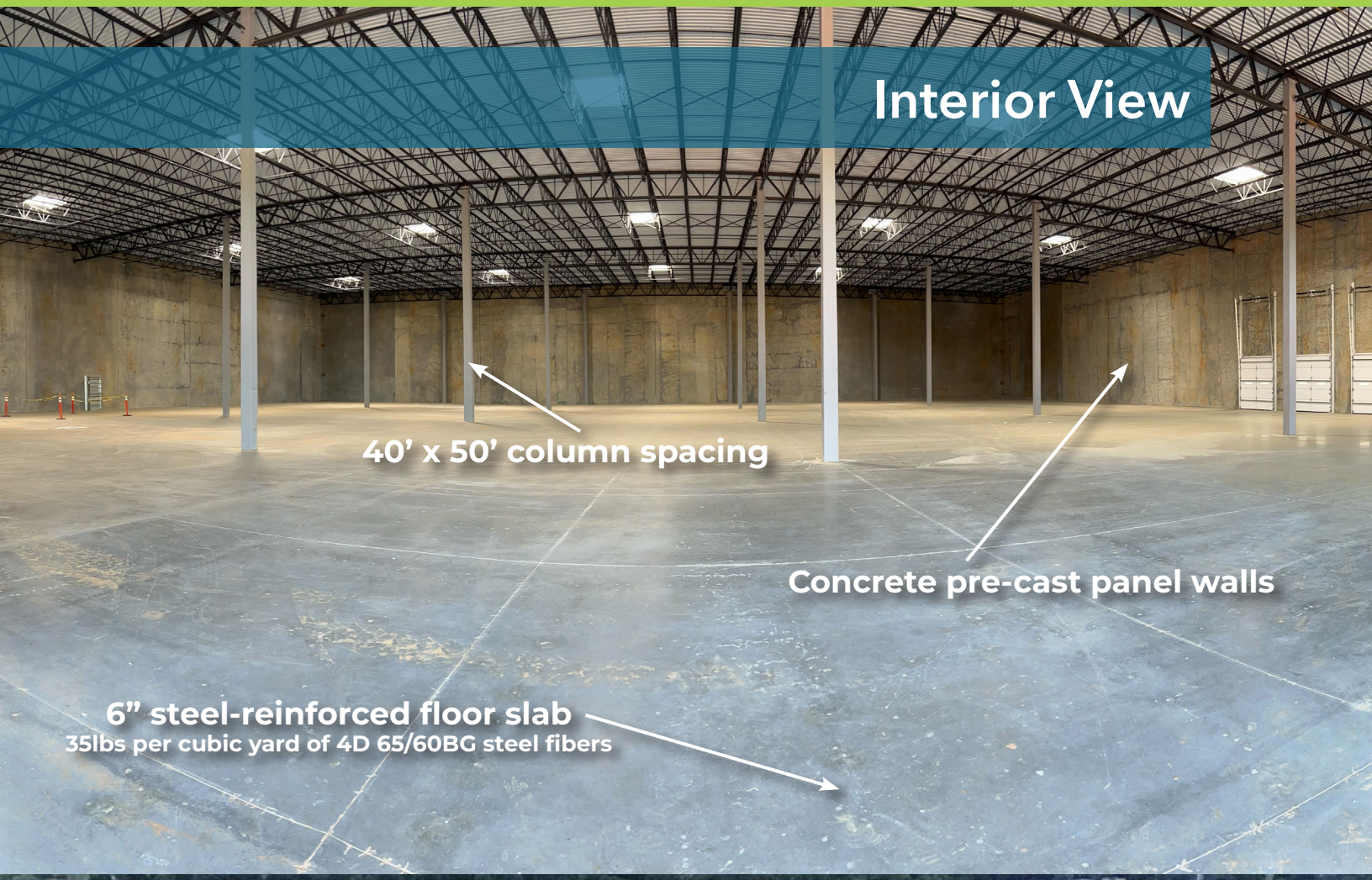
1 mile
to I-40

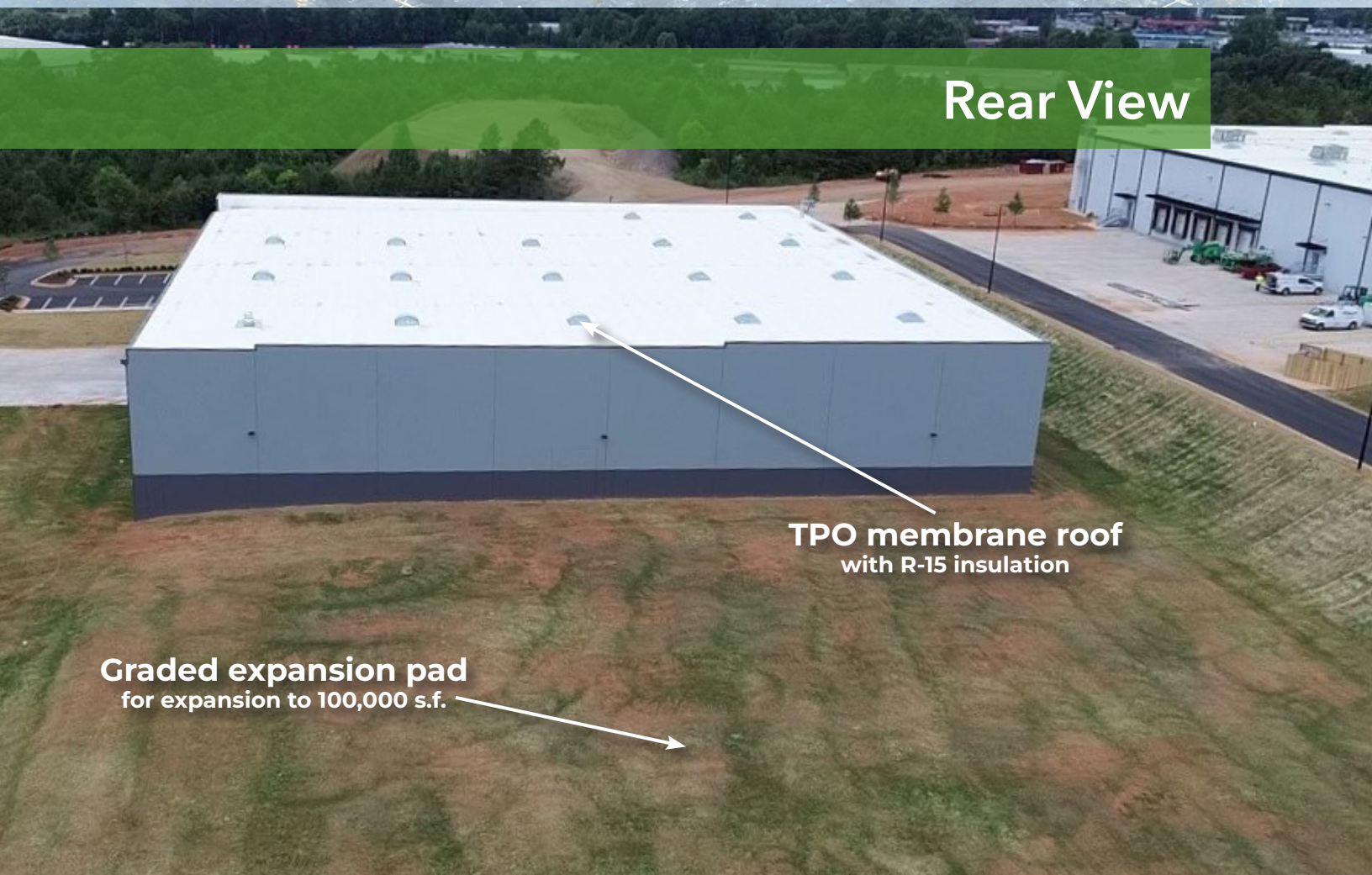
26 miles
to I-77

0.5 mile
to US
Hwy 70

7 miles
to US
Hwy 321

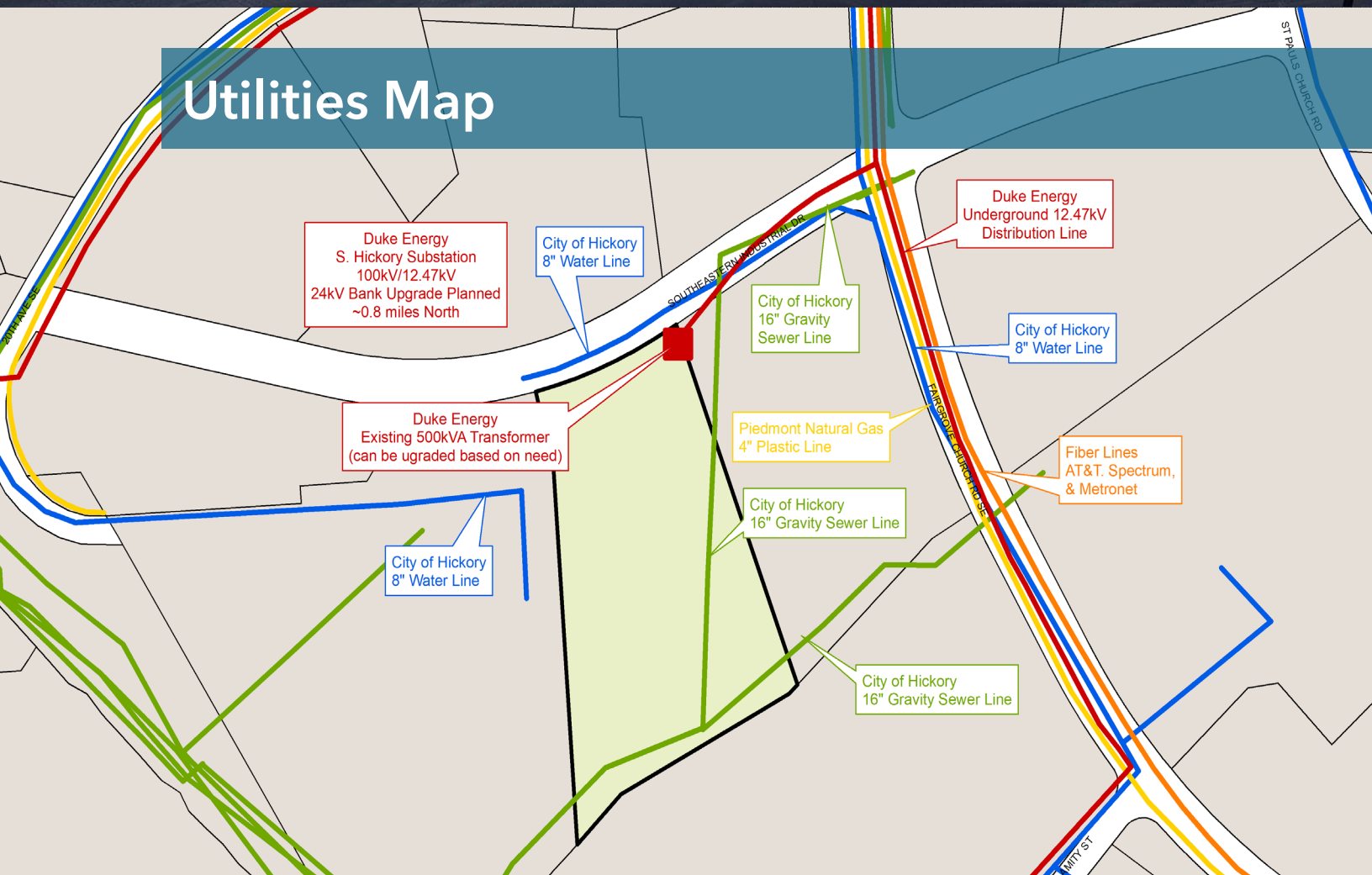
4 miles
to NC
Hwy 16


Interior View
40’ x 50’ column spacing
Concrete pre-cast panel walls
6” steel-reinforced floor slab
35lbs per cubic yard of 4D 65/60BG steel fibers


Rear View
TPO membrane roof
with R-15 insulation
Graded expansion pad
for expansion to 100,000 s.f.

Right Side View

Utilities Map

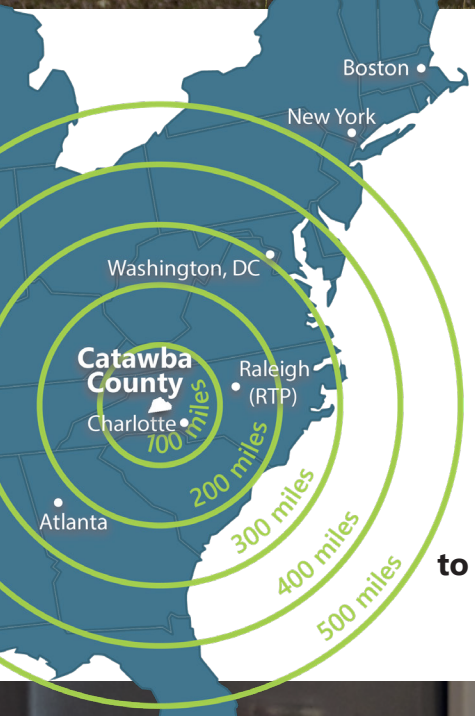


89%
Cost of Living Index
Charlotte=99
NC=91
US=100
Source: JobsEQ

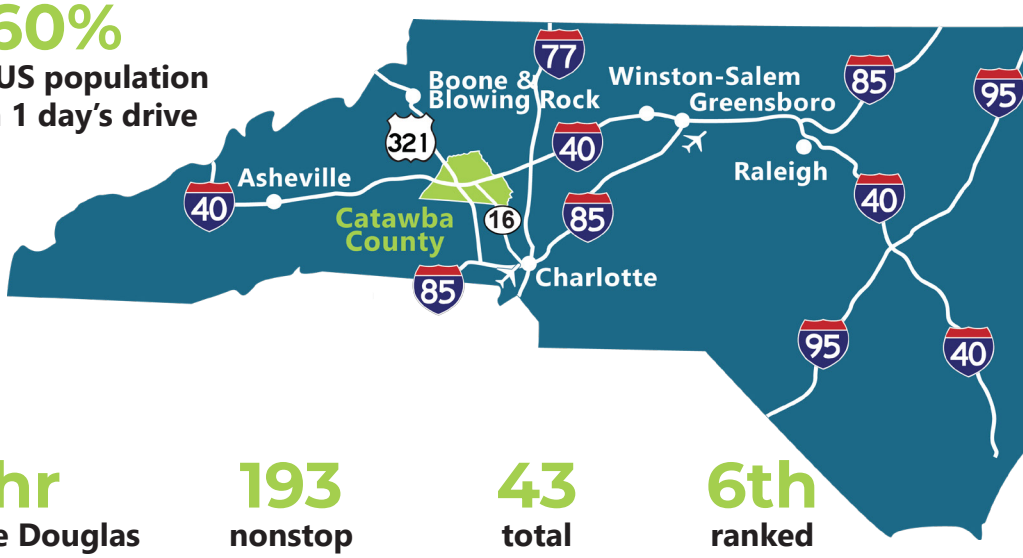
2.25%
NC corporate income tax rate Dropping to 0% in 2030
Most competitive in the US

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

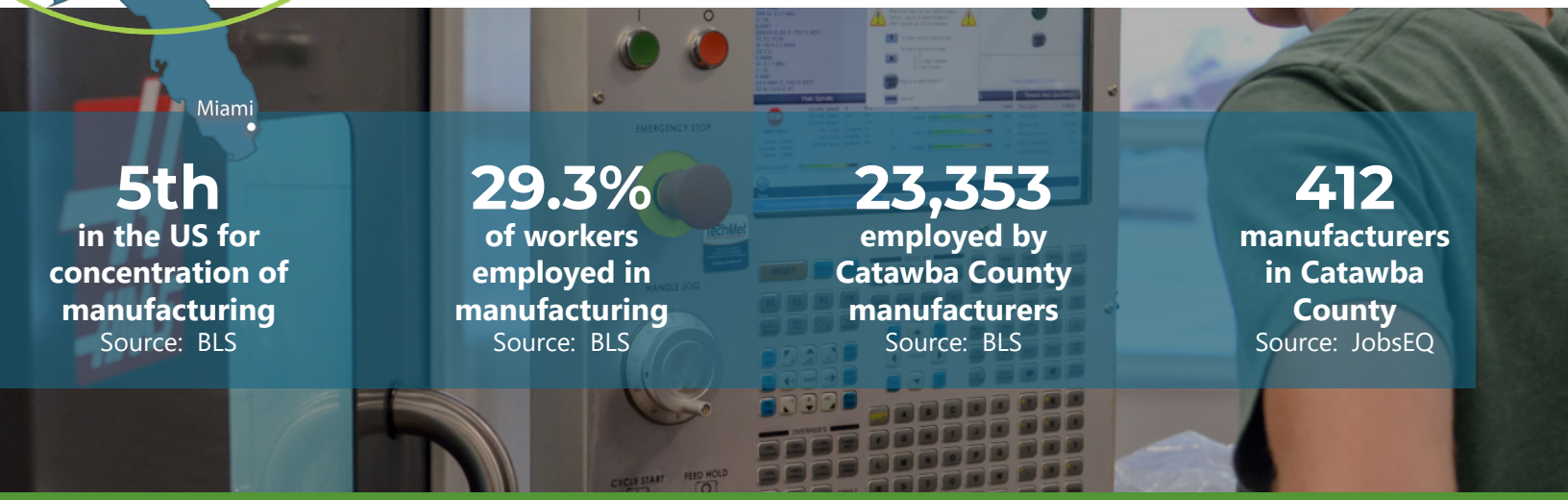


<1 hr
to Charlotte Douglas International Airport

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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ECONOMIC DEVELOPMENT CORPORATION
CATAWBA COUNTY