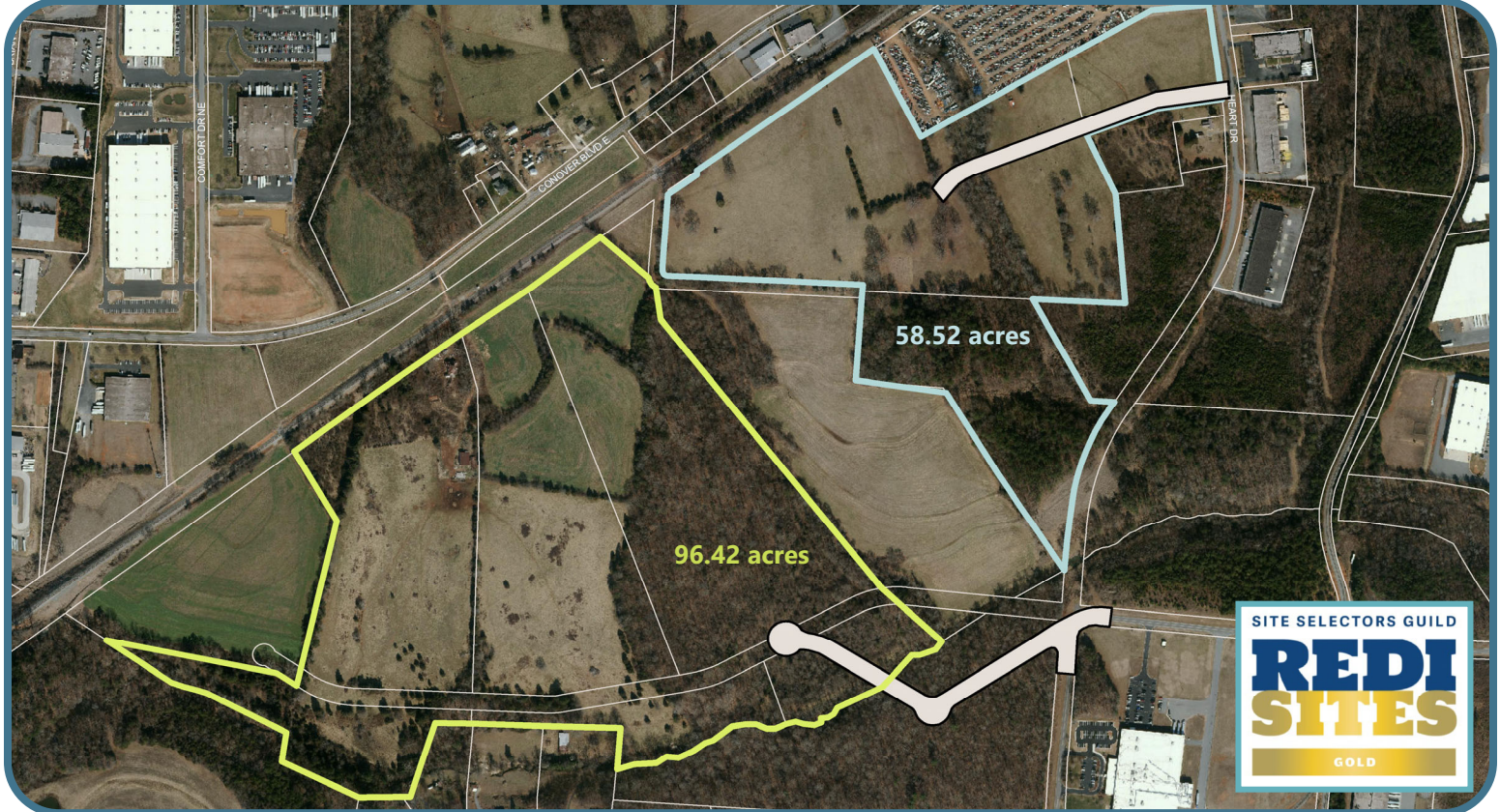
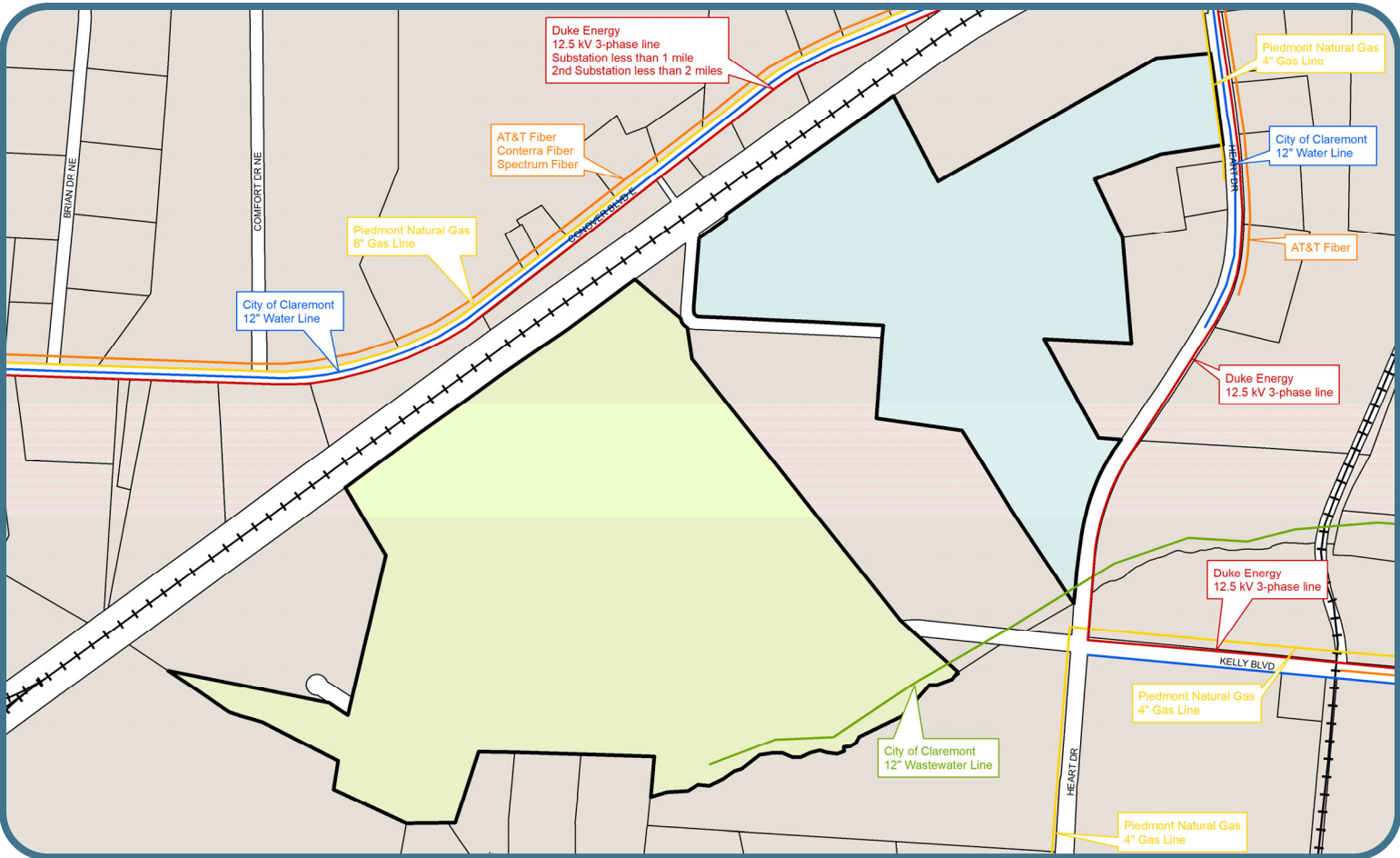


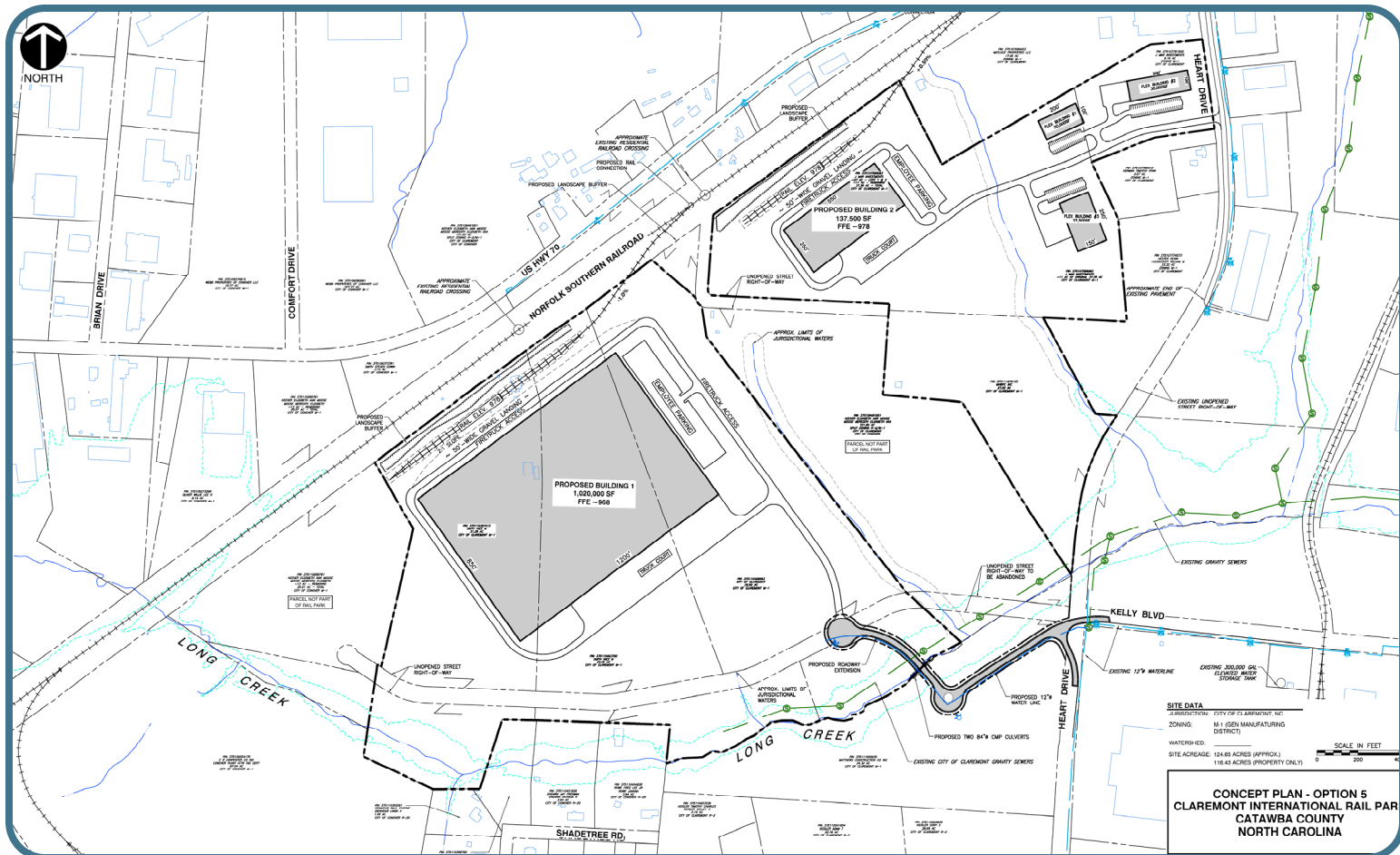


- **155-acre rail-served site; 58.5 acre & 96.4 acre lots**
- **REDI Sites Gold Certified**—1 of only 7 Gold sites in the US
- Site zoned M-1 (**Industrial**)
- Average price of **\$55,000/acre**
- Phase II of an **established industrial park** with a signalized entrance
- Other tenants in the **manufacturing park** include Prysmian, Poppelmann, WestRock, CertainTeed, Centro Rotational Molds, & Williams-Sonoma
- Electricity provided by Duke Energy, **less than 1 mile to substation**
- Water provided by City of Claremont—**12-inch main adjacent**
- Waste Water provided by City of Claremont—**12-inch main adjacent**
- Natural Gas provided by Piedmont Natural Gas—**4-inch line adjacent**
- **Multiple Telecommunications providers** including AT&T, Conterra & Spectrum
- **2 miles to I-40**; 20 miles to I-77; 37 miles to I-85
- **Fast track permitting** available to reduce maximum permitting time of 10 days to as little as 24 hours
- **Low tax rate**—total rate of \$0.816/\$100 valuation
- **50 minutes** to Charlotte Douglas International Airport
- Population of over 829,000 within a 45-minute drive time including a **labor force of over 417,000**
- **29.3% of the Metro Area workforce employed in manufacturing** compared to the NC average of 11.1% and the US average of 9.6%
- **412 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 **\$3.77B in retail sales**—14th 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**

All Utilities in Place

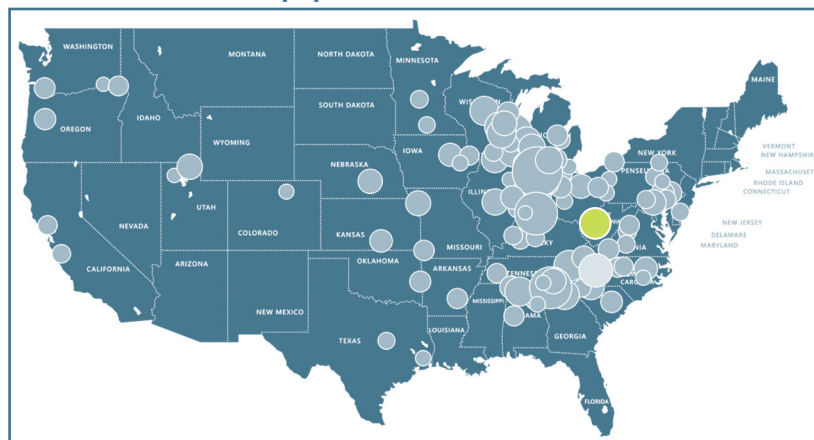


155 rail-served acres



Hickory MSA has the highest percentage of employees in the manufacturing sector in NC and SC; more than 3 times as specialized in manufacturing as the national average.

Manufacturing share of all jobs MSAs with population of 100,000 and above



- Hickory Metro ranks **5th** in the nation for concentration of manufacturing—**412** manufacturers in Catawba County alone
- 29.3%** of the workforce is employed in manufacturing compared to the NC average of 11.1% and the national average of 9.6%
- Average manufacturing wage in the Hickory Metro is **below the US average** wage for all jobs and below the national manufacturing wage

Neighboring Businesses



- 2 miles to I-40 (E/W)
- 20 miles to I-77 (N/S)
- 50 minutes to Charlotte-Douglas International Airport
- 50 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

