

Claremont International Business Park, Phase II



- ✓ 197-acre rail-served site; M-1 (industrial); avg. price of \$35,000/acre
- ✓ Phase II of an established industrial park with such tenants as Draka, Bed Bath & Beyond, Poppelmann Plastics, Rock-Tenn, CertainTeed, Centro Rotational Molds, Southeastern Freight & 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—16-inch main adjacent
- ✓ Natural Gas provided by Piedmont Natural Gas—4-inch line adjacent
- ✓ Telecommunications service by AT&T
- ✓ Within 45 minutes of Charlotte Douglas International Airport
- ✓ Metro population of over 360,000 with a workforce of 250,000 and an additional 25,000 underemployed

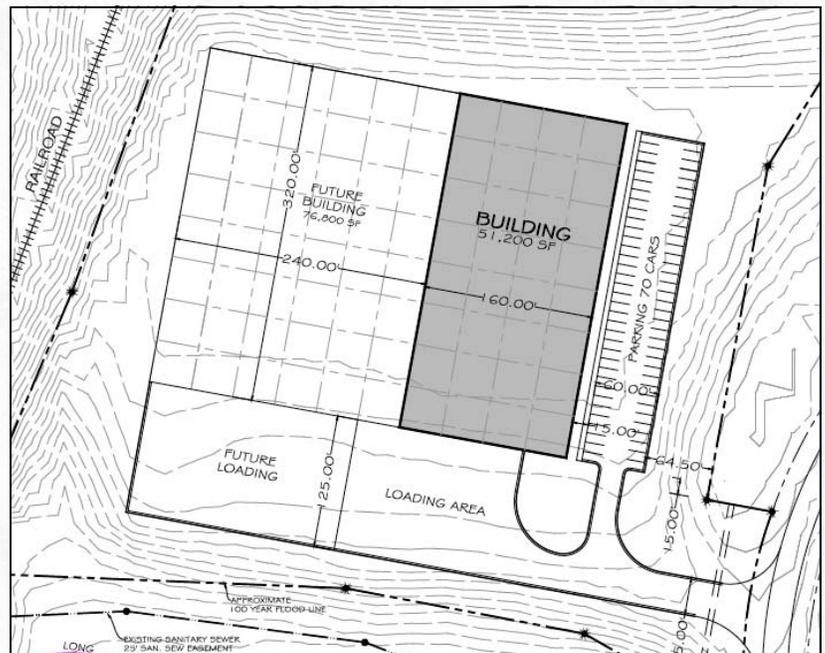


Claremont Spec Building

51,200 s.f. (expandable)



- ✓ 51,200 s.f. manufacturing space with 28'-32' ceilings throughout; expandable to 128,000 s.f.
- ✓ 4 dock doors—8' x 9'; 1 drive-in door—12' x 14'; 70 paved parking spaces
- ✓ Located in an established industrial park equidistant from Florida and New York via Interstates 40 and 85; I-26, I-77, I-20, and I-95 in relatively close proximity
- ✓ Electric service provided by Duke Energy—200A, 120/240, single phase 3W service panel
- ✓ Water and Waste Water Treatment provided by the City of Claremont
- ✓ Natural Gas provided by Piedmont Natural Gas; Telecommunications provided by AT&T
- ✓ 9.31 acres zone M-1 (Industrial); Fast track local permitting available
- ✓ Less than 2 miles from Interstate 40 (E/W) and 20 miles from Interstate 77 (N/S)
- ✓ Within 45 minutes of the Charlotte Douglas International Airport
- ✓ Metro population of over 360,000 with a workforce of 250,000 and an additional 25,000 underemployed workers
- ✓ 1 Hour to Charlotte Panthers, Greensboro/Winston-Salem Piedmont Triad Airport, Asheville, Boone and the Blue Ridge Parkway
- ✓ Southern Business and Development ranked the Metro the top mid-market in NC in their "Top 250 Best Places in the South to Locate Your Company."



CenterPoint Shovel-Ready Sites



- ✓ 3 pre-graded, shovel ready sites available for immediate construction; suitable for a range of building sizes.
- ✓ Electricity provided by Duke Energy with two 100/12.5kV physically distinct power company substations in close proximity
- ✓ Natural Gas provided by Piedmont Natural Gas—4-inch high capacity line

- ✓ Water and Waste Water provided by City of Claremont—12-inch main; Water service from public main in Penny Lane (site road frontage). Secondary service available from Kelly Blvd. to the south.
- ✓ Fiber provided by AT&T on-site and Duke Net is accessible to site; Two separate and distinct paths onto the site and into the building; Less than 4800 feet from AT&T Central Office
- ✓ Insulated from natural or manmade disasters; No major seismic issue, sufficiently inland to minimize coastal hurricane threats, not in the FEMA 500 year flood plain, minimal tornado probability; Sufficient distance from major highways, military bases, and aircraft takeoff and landing paths. No adjacent rail lines.
- ✓ Located in an established Industrial park with such tenants as Bed Bath & Beyond, Draka, Certainteed, Williams-Sonoma, Poppelmann Plastics, Rock Tenn, Centro Rotational Molds and Southeastern Freight
- ✓ Within 45 minutes of the Charlotte Douglas International Airport
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Matthews Properties & BGA Properties



NC Center for Engineering Technologies



The North Carolina Center for Engineering Technologies provides facilities for applied research in engineering

related fields and serves as a conduit to baccalaureate education delivered by the University of North Carolina system schools.

The NC Center for Engineering offers Bachelor degree programs in Building Sciences through Appalachian State University and Engineering Technology through Western Carolina University.

A Master of Science in Technology is also offered through Western Carolina University. A number of degrees are offered on-line through partnerships with the University of North Carolina-Charlotte, Eastern Carolina University and North Carolina State University.

Non-credit training in a variety of engineering topics is offered periodically. To learn more, visit www.nccet.appstate.edu.

Manufacturing Solutions Center at CVCC



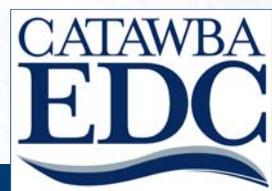
The Manufacturing Solutions Center (MSC) is a new undertaking at Catawba Valley Community College. The Manufacturing Solutions Center is a facility where innovative concepts may be put through the design or the research and development processes. Products and prototypes are tested, manufacturing processes are fine-tuned and accurate cost and product studies are performed. All of these services are available to manufacturers to help them stay at the forefront of their industry. To learn more, visit www.manufacturingsolutionscenter.org.



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Forbes

Greater Hickory Metro, NC
ranked
Top 6 in the US for
Cost of Doing Business



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