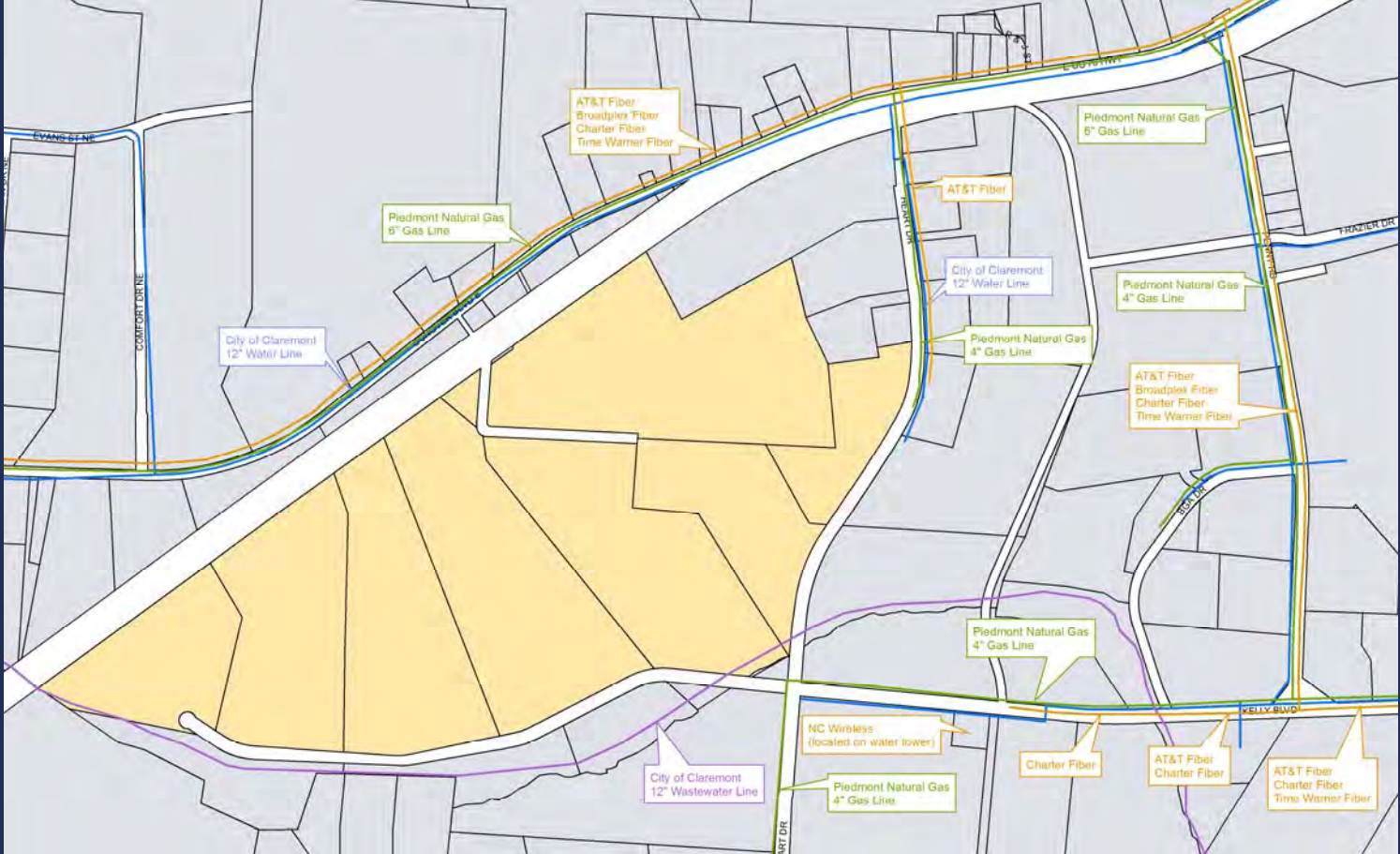




- ✓ 187-acre rail-served site
- ✓ Site zoned M-1 (industrial)
- ✓ Average price of \$35,000/acre
- ✓ Phase II of an established industrial park with a signalized entrance
- ✓ Other tenants in the manufacturing park include Prysmian, Poppelmann Plastics, WestRock, CertainTeed, Centro Rotational Molds, 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—12-inch main adjacent
- ✓ Natural Gas provided by Piedmont Natural Gas—4-inch line adjacent
- ✓ Multiple telecommunications providers including AT&T, Charter, Time Warner & Broadplex
- ✓ 50 minutes to Charlotte Douglas International Airport
- ✓ 2 miles to I-40; 20 miles to I-77; 37 miles to I-85
- ✓ Within one-day drive of 60% of the US population
- ✓ Low Tax Rate—combined \$1.065/\$100 valuation
- ✓ Population of over 779,000 within a 45-minute drive time including a labor force of over 395,000
- ✓ Metro Area ranked #4 in the US for lowest Cost of Doing Business by Forbes.com
- ✓ 83.1 cost of living index; compared to 100 in the US and 94.3 in Charlotte
- ✓ 78% of the US tax index for the manufacturing sector
- ✓ 4% NC corporate income tax rate—going to 3% by 2017
- ✓ 6.5 cents per kilowatt hour average industrial power rate



# All Utilities in Place





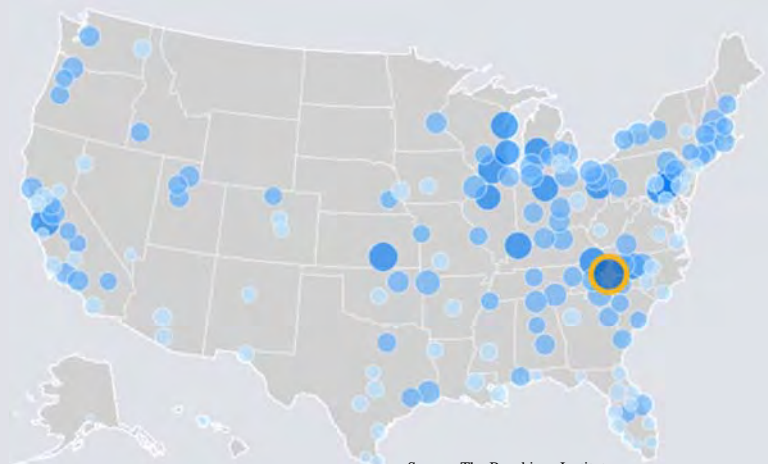
# 187 Rail-Served Acres



## Manufacturing Specialization

- ✓ 425 manufacturers in Catawba County
- ✓ 22,500 manufacturing employees in Catawba County
- ✓ 27% of workforce employed in the Manufacturing sector—NC average is 11% and US average is 10%
- ✓ 3 times as specialized in manufacturing as the US average
- ✓ 1<sup>st</sup> in NC and SC for highest concentration of manufacturing
- ✓ 8<sup>th</sup> in the US for highest concentration of manufacturing

Manufacturing Share of all jobs in 2010  
MSAs with population of 200,000 and above



Source: The Brookings Institute



