• 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, 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 $1.065/$100 valuation
• 50 minutes to Charlotte Douglas International Airport
• Population of over 797,000 within a 45-minute drive time including a labor force of over 386,000
• 28% of the Metro Area workforce employed in manufacturing compared to the NC average of 11% and the US average of 9%
• Over 425 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 $2.47B in retail sales—11th 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
Hickory MSA has the highest percentage of employees in the manufacturing sector in NC and SC; 3 times as specialized in manufacturing as the national average.

- Hickory Metro ranks 6th in the nation for concentration of manufacturing—425 manufacturers in Catawba County alone
- 28% of the workforce is employed in manufacturing compared to the NC average of 11% and the national average of 9%
- 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