NEWTON CORPORATE CENTER - TRACT 1
Certified Development Site

- 68.8-acre tract (tract can be subdivided)
- All due diligence complete; zoned (Industrial)
- Site under option; $48,500/acre sales price; build-to-suit opportunities up to 900,000 sq. ft.
- Proximity to two different electrical providers; City of Newton has a substation directly across from the site on Highway 10; Duke Energy may also provide service from existing facilities.
- Water provided by City of Newton—12” main with 2,500 gpm and 6” line onsite with 1,942 gpm
- Waste Water provided by City of Newton—8” main with 275 gpm
- Natural Gas provided by Piedmont Natural Gas—6” steel main and 4” line with 60 psi
- Multiple Telecommunications providers including AT&T, Conterra, Spectrum
- Located at a signalized intersection less than 1 mile from US321, a four-lane interstate quality highway
- 7 miles to I-40; 28 miles to I-85; 36 miles to I-77
- Fast track permitting available to reduce maximum permitting time of 10 days to as little as 24 hours
- Low tax rate—total rate of $1.115/$100 valuation
- 45 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
Tract 1 - 98.8 acres

Due Diligence Completed and Available:

- Phase I Environmental Site Assessment Report
- Report of Preliminary Subsurface Exploration and Geotechnical Engineering Analysis
- Report of Wetlands Delineation
- Preliminary Threatened and Endangered Species
- Archaeological Review
- 7 miles to I-40 (E/W)
- 28 miles to I-85 (N/S)
- 45 minutes to Charlotte-Douglas International Airport
- 45 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