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; 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
- **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
- **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

US Highway 10, Newton, NC 28658
Tract 1 - 68.8 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
All Utilities in Place
• 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