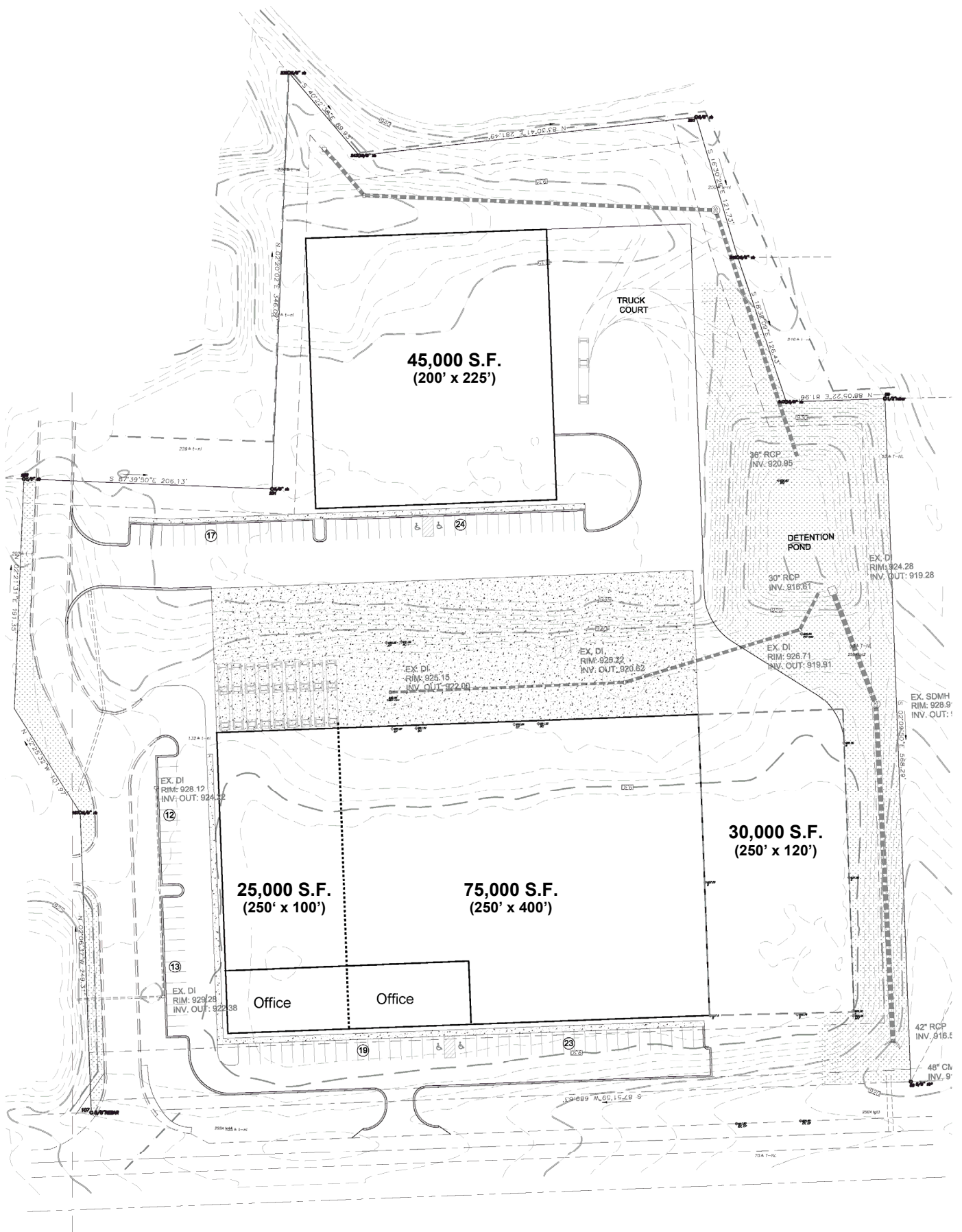


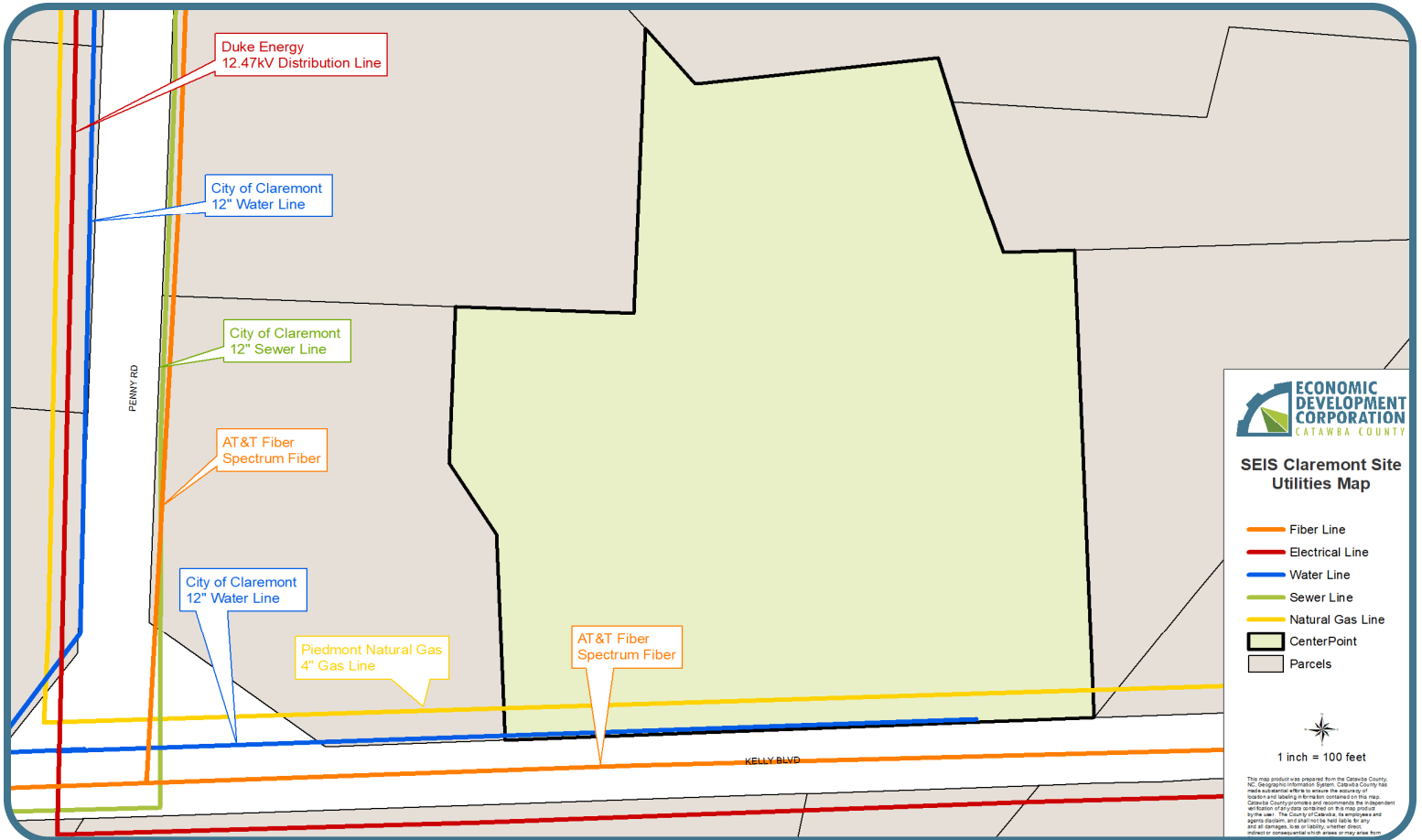


- **10.98-acre graded site** located in the Claremont International Business Park
- Site zoned **M-1 (Industrial)**
- **Build-to-suit opportunities** available ranging from **40,000 to 200,000—250,000 s.f.** depending upon layout
- **Current business park tenants include** Prysmian Group, Progressive Furniture, Sutter Street Manufacturing, DAE Enterprises, HSM Solutions, WestRock, Progressive Furniture, and GKN Driveline among others.
- Electricity provided by Duke with service **customized to tenant needs**; less than 1 mile to substation
- Water provided by the City of Claremont— **12" water line** adjacent to site
- Wastewater provided by the City of Claremont — **12" wastewater main** located 500 feet from site.
- Natural Gas provided by Piedmont Natural Gas — **4" gas line** adjacent to site
- **2 miles to I-40**; 20 miles to I-77; 37 miles to I-85
- **Fast track permitting** with maximum permitting time of 10 days
- **Low tax rate**—total rate of \$0.816/\$100 valuation
- **50 minutes** to Charlotte Douglas International
- Population of over 809,000 within a 45-minute drive time including a **labor force of over 402,000**
- **31% of the Metro Area workforce employed in manufacturing** (NC is 12% & the US is 10%)
- Over **425 manufacturers & 23,784 manufacturing employees** in Catawba County alone
- Metro Area ranked **#1 in the US for Cost of Doing Business** by Forbes (no lower than 6th since 2006)
- Metro Area ranked **#1 Most Affordable & Beautiful Place to Live in the US** by Travel & Leisure Magazine
- Metro Area has **\$2.49B in retail sales**—14th 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

Conceptual Site Plan

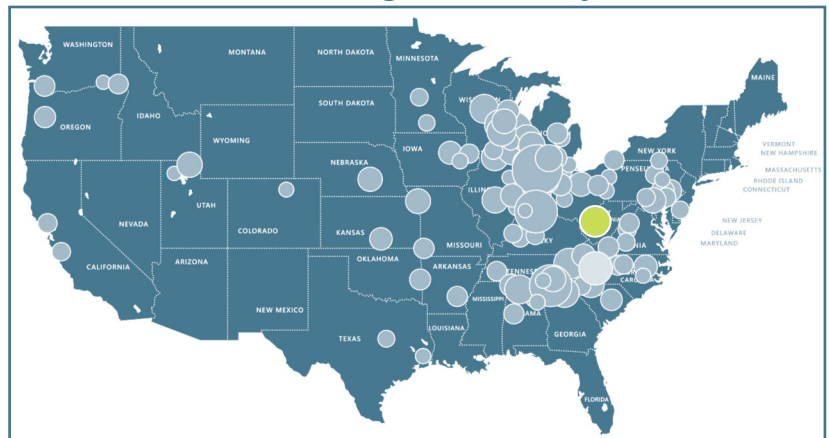


Utilities



Hickory MSA has the highest percentage of employees in the manufacturing sector in NC and SC; more than 3 times as specialized in manufacturing as the national average.

Manufacturing share of all jobs



- *Hickory Metro ranks **5th** in the nation for concentration of manufacturing—**425** manufacturers in Catawba County alone*
- ***31%** of the workforce is employed in manufacturing compared to the NC average of 12% and the national average of 10%*
- *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

