

**LEGEND**

- ★ CAPITAL
- ▲ MEGASITES
- ⋯ INTERSTATE HIGHWAYS
- NORTH CAROLINA RAILROAD
- CSX
- NORFOLK SOUTHERN
- ⋯ FUTURE I-73/74 CORRIDOR
- ✈ INTERNATIONAL AIRPORTS
- ✈ REGIONAL AIRPORTS WITH PASSENGER SERVICE
- ⚓ PORTS

**FOCUS ON: INDUSTRIAL PARKS**

# MEGASITES, MEGA IMPACT

Excellent infrastructure and competitive costs of doing business make these shovel-ready sites ideal for advanced manufacturers.

Whether it's the 1,000-plus acre sites in central North Carolina now known as Carolina Core or a Person County site where ambitious planners see potential for major growth, the region is ready to serve as a hub for advanced manufacturing.

North Carolina offers several shovel-ready megasites of more than 1,000 acres each, all suitable for large-scale manufacturing. So when a large manufacturer is looking for a place to land, "they can easily find what they're looking for here in North Carolina," says Chris Chung, chief executive officer of the Economic Development Partnership of North Carolina.

Chung says the type of manufacturer attracted to a megasite can have a huge impact on a community. "These are transformative companies," Chung says. "That can have positive ripple effects for years to come."

One major push to attract advanced manufacturing to the state is N.C. Carolina Core, an effort unveiled last year to market megasites and other industrial development from Winston-Salem to Fayetteville.

The megasites of Carolina Core cover a total of 7,200 acres, offering plenty of room for advanced manufacturers to grow, according to the N.C. Carolina Core. The Carolina Core includes the PTI Aerospace megasite at Piedmont Triad International Airport; Greensboro-Randolph Megasite; Chatham-Siler City Advanced Manufacturing Megasite; and the Moncure Megasite.

But they aren't the only such sites in the state. The Person County Mega Park boasts two nearby power plants and access to a highly educated workforce ideally suited for advanced manufacturing such as semiconductors and pharmaceuticals, says Joe Magno, project manager for the development of the marketing and workforce-development plans for the site.

The Person County site includes about 1,300 acres. "It's a perfect site for advanced manufacturing," Magno says.

The Kingsboro CSX Select Megasite in Edgecombe County was the first to land a major tenant when Triangle Tyre, a China-based manufacturer, announced it would build its first U.S. plant there.

Each site listed includes access to four-lane roads, rail and international airports, and has proximity to major ports including the Port of Wilmington, which is undergoing \$150 million in infrastructure upgrades. They join megasites in Brunswick County and dozens of smaller industrial sites across the state that boast highway access and other infrastructure.

## 1 CHATHAM-SILER CITY ADVANCED MANUFACTURING MEGASITE

✈ Two international airports, Piedmont Triad International in Greensboro and Raleigh-Durham International, are less than an hour's drive.

🚆 Direct access to Norfolk Southern rail line

📍 A proposed interchange on U.S. 421 and a 1.1-mile connector road will provide truck access from the four-lane divided highway to the site.

The 1,802-acre Chatham-Siler City site includes a 1,214-acre megasite and 588-acre feeder park. Total buildable area is 1,606 acres at the site, which has two owners. Port of Wilmington is 160 miles away, while three other ports are within five hours. A Duke Energy transmission line that crosses the

property can be configured to serve a large industrial customer. Less than 20 miles east of the site is Chatham Park, a 7,000-acre planned community that is in the initial stages of development. When fully built, Chatham Park is expected to have 22,000 homes.

## 2 GREENSBORO-RANDOLPH MEGASITE

✈ All three of the state's major airports are within 100 miles; Piedmont Triad International in Greensboro is the closest at 30 miles away.

🚆 The site is adjacent to a Norfolk Southern rail line.

📍 Interstate 85 is less than 10 miles away via U.S. 421.

The 1,825-acre site offers convenient access to 11 universities and nine community colleges. It is 25 miles from the Greensboro intermodal yard, providing access to Interstates 40, 85 and 73 and the Port of Virginia in Norfolk. The CSX intermodal yard in Charlotte, located about 100 miles from the site, offers access to Interstates 85 and 77 and ports at Charleston, S.C., Savannah, Ga., and Jacksonville, Fla. Port of Wilmington is 210 miles away. All utilities to the site can be constructed within approximately 12 months of a project announcement. In 2018, the Greensboro-Randolph site was the runner-up for a \$1.6 billion Toyota-Mazda auto plant.

## 3 KINGSBORO CSX SELECT MEGASITE

✈ The site is located about 75 miles east of Raleigh-Durham International Airport and 30 miles from the Pitt-Greenville general-aviation airport.

🚆 CSX Transportation is adjacent to the site, and a new CSX intermodal facility — expected to be complete in 2020 — is 12 miles west.

## FOCUS ON: INDUSTRIAL PARKS

**4** The Kingsboro site is located 12 miles east of Interstate 95. An industrial access road that will connect parcels in the central part of the site is under construction and scheduled to be complete in the second quarter of 2019.

Planning for the Kingsboro site near Rocky Mount began more than 15 years ago. Triangle Tyre will occupy 400 of its 1,507 acres, and a new Corning Inc. distribution center will sit on 150 acres. An \$8.7 million utility infrastructure upgrade, including water and sewer, is under construction and scheduled to be complete in the third quarter of 2019. The site, which can accommodate water and wastewater needs for heavy manufacturing, was the first in the state to receive CSX Select Site designation. A 416-acre portion of the Mid-Atlantic Industrial Rail Park in Brunswick County near Wilmington also earned the designation.

### **4** MONCURE MEGASITE

**5** The site is located within a 45-minute drive of Raleigh-Durham International Airport and 5 miles from the Raleigh Executive Jetport in Lee County.

**6** The Moncure site is served by two rail lines, CSX and Norfolk Southern.

**7** Accessible by a four-lane road, the site is 10 miles from N.C. 540 and interstate access, U.S. 421 and U.S. 1. It is served by four complete interchanges.

The 2,500-acre site is the state's largest. Proximity to Raleigh, which is about 45 minutes away, provides convenient access to major universities, community colleges and Research Triangle Park. The Chatham County site is adjacent to Wake, Lee and Harnett counties and is 7 miles from the southern entrance to Chatham Park, a proposed 7,000-acre live-work-play development. Water is on-site, and sewer is under construction with an expected completion date of 2020. This single-owner site is about 20 miles from Fort Bragg, providing access to thousands of soldiers transitioning back to civilian life.

### **5** PTI AEROSPACE CENTER

**8** The site is at the Piedmont Triad International Airport.

**9** Immediate highway access is available.

The airport has 1,000 acres immediately available for development, including an 800-acre tract that can be developed as a whole or in parcels. The property is connected to the airport by a taxiway bridge and has received preliminary

approval from the EPA for development. The airport is already a major center for aerospace companies. Honda Aircraft Co., manufacturer of small jets, has its world headquarters and manufacturing facility at PTI. The Fed-Ex Mid-Atlantic Air Hub maintains a 500,000-square-foot facility with the capacity to sort 24,000 packages an hour. Cessna Aircraft Company runs a major servicing center for business aircraft at PTI.

### **6** PERSON COUNTY MEGA PARK

**10** The site is within a 60-minute drive of Raleigh-Durham International Airport and is minutes from Person County Airport.

**11** Rail access is approximately 2 miles from the site.

**12** The site is 4 miles from four-lane U.S. 501.

The 1,300-acre Mega Park is uniquely suited to advanced manufacturing, thanks in part to its access to abundant electricity. It was initially identified as a potential site for semiconductor manufacturing more than five years ago because its Roxboro location is situated between two Duke Energy power plants, with multiple 230kv transmission lines crossing the acreage. The Person County Mega Park is also ideally situated from a workforce standpoint. Within a 50-mile radius of the site are the Research Triangle area, the Piedmont Triad and Southside Virginia. The region is home to 1.2 million workers, numerous Tier 1 universities and community colleges.

### **7** BRUNSWICK MEGASITE

**13** Wilmington International Airport is about 25 minutes away.

**14** A CSX main rail line runs adjacent to the Mid-Atlantic Industrial Park, with direct access to the Port of Wilmington.

**15** The sites are adjacent to each other in Brunswick County, divided by U.S. 74/76 and accessible to Interstate 140.

The Brunswick Mid-Atlantic Industrial Rail Park and Brunswick Industrial Logistics Park are each a little more than 1,000 acres and are zoned for heavy industrial use. The Brunswick County sites are within 20 minutes of the Port of Wilmington, which can be accessed by rail or highway. Both are North Carolina certified sites and have access to utility services including electricity, gas, water and wastewater.

— Kent Bernhard is a writer based in Charlotte.



## Looking for a New Industrial Site? Check Out Our New Site.

#### FEATURES

##### SIZE

**700+ acres**  
**120 pad-ready acres**

##### TRAINING

**State-of-the-art training facility.**

##### UTILITIES

**All in. All ready for connection.**

##### TRANSPORTATION

**Road, rail, & air.**

**CommonwealthCrossing.com.** Commonwealth Crossing Business Centre, Martinsville-Henry County's newest industrial park, offers plenty of features—and opportunities—for a diverse range of industries. With features including a state-of-the-art training facility onsite, Commonwealth Crossing is strategically located on the Virginia-North Carolina border—and right in the middle of the future. Check out our new website to learn all about it. Then, contact **Mark Heath** at (276) 403.5944 or mheath@yesmartinsville.com to learn even more.

**Martinsville**  
HENRY COUNTY VIRGINIA

**Growing Your Business is Our Business.™**

# Person County, North Carolina, Person County Mega Park.

- ✓ Workforce availability
- ✓ Abundant infrastructure
- ✓ Strong industrial presence

## WORKFORCE

Within a 50-mile radius of this North Carolina Certified, 1,300+ acre megasite are all the amenities of the Research Triangle area, the Piedmont Triad area and Southside Virginia, including a workforce of 1.2 million employees and a plethora of Tier 1 universities, award-winning community colleges, industry-focused technical institutions, and strong, workforce-focused K-12 programs, ensuring a pipeline of skilled workers. To complement these resources, North Carolina is home to eight military and two Coast Guard bases and benefactor of a rapidly growing population, contributing thousands of skilled and disciplined veterans into the workforce each month, as well as employees migrating from other areas. North Carolina is a right-to-work state. (See map below for area colleges, universities and military bases.)



flights and counting, is an hour's drive away, and Person County Airport offers general aviation services, with a planned expansion to its already-existing 6,000-foot runway.

## INDUSTRY SUPPORT

There are 3,700 manufacturing/distribution companies with employment of 20 or more within a 100-mile radius of the **Person County Mega Park**, speaking to the vast network available for industry support, viability and collaboration.

## SITE DEVELOPMENT

With support from Duke Energy's Duke Site Readiness Program and Community Investment Fund, Phase I ESA and Geotech studies have been completed and Phase II Regulatory permitting is underway and expected to be complete in 2019. **Person County Mega Park** is zoned to allow industrial use by right, and the site is publicly-controlled. Person County is located in the central piedmont region of North Carolina, with a moderate climate and very low risk for natural disasters, such as earthquakes, wildfires and flooding.



## INCENTIVES

**Person County Mega Park** is located in a Federal Opportunity Zone as well as a Foreign Trade Zone. Our area boasts low construction costs, terrific and affordable quality of life, and the lowest Corporate Tax Rate in the country. Person County enjoys a Tier 2 county designation for the numerous grants and incentives programs offered by NC Commerce and also supports robust local incentives for projects bringing jobs and investment into the county.

## TARGET SECTORS

- |                        |                        |
|------------------------|------------------------|
| Advanced Manufacturing | Clean Energy           |
| Semiconductor          | Technology/Data Center |
| Aerospace/Defense      | AgTech                 |

# INDIGREEN SHELL BUILDING AND CORPORATE PARK

1245 Sugg Parkway, Greenville, NC 27834



PITT COUNTY  
DEVELOPMENT  
COMMISSION



## Shell Building Available Now!



- Indigreen Corporate Park Lot #5: +/- 16.76 Acres
- Shell Building is currently 51,000 sf, expandable to 200,000 sf
- 42-foot wide column spacing and 30-foot minimum ceiling height
- Structural steel frame, insulated precast concrete and metal wall panels
- Aluminum storefront framing with Low-E insulated glazing
- Stormwater Management Plan has been permitted for full build-out
- Additional lots available for industrial development



Indigreen is located in Greenville, NC, halfway between Raleigh and the Outer Banks. The Greenville, NC MSA is a growing metro area with a population of approximately 175,000.

The property lies less than 2 miles from US Highway 264, Future I-587, connecting Greenville to Raleigh, RDU Airport, I-95, and I-40. The park is also approximately 2 hours from the Port of Norfolk in Virginia as well as 2 hours or less from the two North Carolina Ports, Morehead City and Wilmington.

Home to notable companies such as Thermo Fisher Scientific, DSM Dyneema, DENSO, Grady White Boats, Hyster-Yale, and Mayne Pharma, the Greenville, NC MSA is one of **Forbes.com's 2018 Best Small Places for Business and Careers**. East Carolina University and Pitt Community College offer robust training and educational programs in industrial engineering, bioprocessing, medicine, dentistry, business, and many skilled trades. We are also the home of Vidant Medical Center, the third largest Level I Trauma Center in the nation.

Served with all utilities by Greenville Utilities Commission and with concierge permitting available through the City of Greenville, Indigreen Corporate Park and the Indigreen Shell Building are ready for business!

## For site location, EVERYTHING IS BETTER IN PERSON!

PERSON COUNTY ECONOMIC DEVELOPMENT  
304 S. MORGAN ST., ROOM 221  
ROXBORO, NC 27573  
336-597-1752  
WWW.PERSONCOUNTYEDC.COM  
"EVERYTHING IS BETTER IN PERSON!"  
@BETTERPERSONNC



Contact Kelly Andrews 252-902-2078 • kelly.andrews@pittcountync.gov • www.locateincarolina.com



WE CALL THEM



# [ SMART SITES. ]

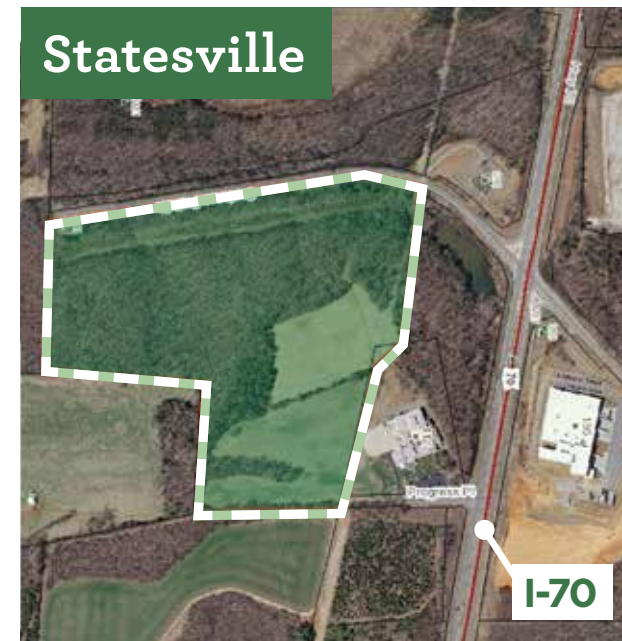
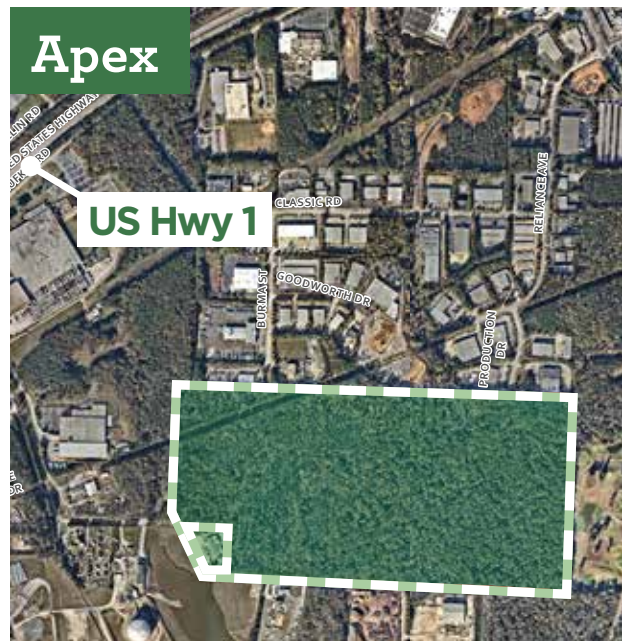
YOU'LL CALL THEM A NO-BRAINER



## WHAT ARE Smart Sites?

Smart Sites are a slam-dunk choice for companies that are ready to grow now. Faster construction, fewer uncertainties and less risk for companies and site selectors alike — that's the genius of the Smart Sites qualification program. But that's not all. Our many Smart Sites are located in some of the best places in America to live and do business.

-  **SHOVEL-READY** for development
-  **ON-SITE** municipal electric service
-  **WATER & SEWER** within 500 feet
-  **WITHIN 5 MILES** of Interstate or Interstate-quality highway
-  **REVIEWED AND QUALIFIED** by consultants and engineers



### APEX, BUSINESS PARK, CASH CORPORATE CENTER:

- ▶ 121.3 acres, Smart Sites qualified
- ▶ US 1 (2 mi); 540 (2 mi.)
- ▶ Sale price: \$55,000+ per acre, minimum of 10 acres req.

### HERTFORD, PERQUIMANS COMMERCE CENTER:

- ▶ 71 (Subdividable), Smart Sites qualified
- ▶ US Route 17 (0.69 mi)
- ▶ Lease price: Negotiable

### STATESVILLE, BUSINESS/ INDUSTRIAL PARK:

- ▶ 44.25 acres, Smart Sites qualified
- ▶ I-70 (0.41 mi)
- ▶ Sale price: \$27,500 per acre

### MORGANTON, BURKE BUSINESS PARK:

- ▶ 83 acres, Smart Sites qualified
- ▶ Interstate 40, exit 96/ Distance: 500 ft
- ▶ Potential for Rail: Unknown
- ▶ Sale price: \$40,000