



Trivium Corporate Center in Catawba County is a 270-acre industrial park that has attracted three major employers.

NORTH CAROLINA INDUSTRIAL PARKS

WHERE WORK AND PLAY COLLIDE

Business and industry parks are tailored to fit the landscape of their communities.

Across North Carolina, industrial, commerce and research parks are becoming magnets for clusters of businesses seeking the perfect environment to locate and expand.

Whether designed as live, work and play environments; branded as busi-

ness and commerce parks to reflect the shift from the manufacturing facilities of old to the high-tech environment today; or developed as smaller sites in search of companies seeking a perfect fit, modern industrial parks have fashioned their own unique amenities and are marketing to potential clients.

PENDER COMMERCE PARK

Pender Commerce Park was created through a two-part land purchase from the chemical company BASF. Pender County bought the first tract

of 380 acres in 2006 for \$4 million and acquired the second tract of 396 acres in 2010 for about \$1.6 million. BASF shuttered the facility in 2009, according to Scott Satterfield, CEO of Wilmington Business Development, a nonprofit that leads business-development initiatives for New Hanover and Pender counties and Wilmington.

Of the nearly 800 acres, about 450 are suitable for development. The other acreage is wetlands.

"BASF left behind a fantastic site," Satterfield says. "It's in close proximity

to Wilmington and the state port and accessible by U.S. Route 421, a four-lane highway.”

Growth has been swift at Pender Commerce Park, starting with the Brooklyn, N.Y.-based Acme Smoked Fish, which moved to the park in 2012 and operates a \$30 million production site with 138 employees.

Since 2012, Coastal Beverage, Empire Distributors, FedEx and Polyhose India have joined Acme in the commerce park, occupying more than 600,000 square feet of building space and investing \$100 million.

BURTON BUSINESS AND INDUSTRIAL PARK

About 30 miles north of Pender County, the Burton Business and Industrial Park in Onslow County is also thriving, according to Sheila Knight, Jacksonville Onslow Economic Development project director. The 735-acre park was established two decades ago as a cornerstone project in Onslow County’s effort to attract world-class companies.

In 2010, the park opened a 50,000-square-foot shell building. The investment paid off with American Builders & Contractors Supply occupying the site since 2014.

The park recently completed construction of a 30,000-square-foot shell building with 30-foot ceilings and accommodations to double in size if needed, according to Knight. The economic-development officials have their focus on light manufacturing and small to midsize local businesses looking to expand, Knight says.

“We are not a megasite,” she says. “We are branding this park as a business park rather than an industrial park to place emphasis on 21st-century companies that focus on advanced manufacturing and clean, high-tech processes.”

PARK EAST INDUSTRIAL PARK

The Park East Industrial Park in Goldsboro, which occupies 150 acres in the eastern part of the city, touts easy

access to major highways and ports.

Economic-development officials are eyeing entrepreneurs, distribution companies, warehousing, logistics and light manufacturing as ideal prospects for the site.

Currently, seven companies have taken up residence. Among them are suppliers of goods and services for the aviation sector, food-distribution centers and a home-furnishings outlet. Atlantic Casualty Insurance received a \$400,000 grant from the North Carolina Rural Infrastructure Authority to support a \$13 million, 30,000-square-foot expansion on the site.

“The economy is good. North Carolina has a favorable business environment,” says Mark Pope, president of the Wayne County Development Alliance. “And Wayne County is growing.”

INNOVATION QUARTER

The Innovation Quarter in Winston-Salem is becoming a gold standard for repurposing former industrial sites into a higher use.

In 2010, Reynolds American donated \$2 million and nearly 40 acres in downtown Winston-Salem to support the project, according to Graydon Pleasants, head of real estate development for the Innovation Quarter.

Over the last 10 years, Innovation Quarter has cultivated its technology ecosystem. Wake Forest Biotech Place opened in 2012 in renovated R.J. Reynolds Tobacco warehouses, and Inmar, a technology and data-analytics service provider, relocated 900 employees to a new team-support center and headquarters in two buildings.

Bailey Park, which opened in 2015, invites the greater community into its 1.6-acre green space, a haven for outdoor entertainment, relaxation and recreation. The old Reynolds Tobacco coal-fired power plant has been converted into a mixed-use space and houses Winston-Salem’s Venture Café, part of a global network that fosters innovation by connecting people and hosting programs that enable collaboration and offer resources.

“Winston-Salem is historically known for entrepreneurs who built the city,” Pleasants says. “I’m referring to companies like Piedmont Airlines, McLean Trucking, [R.J.] Reynolds Tobacco, Hanes Hosiery, Wachovia Bank and Krispy Kreme Doughnuts.” Innovation Quarter is a 21st-century iteration of the city’s pioneering spirit, he adds.

TRIVIUM CORPORATE CENTER

Trivium Corporate Center is a project jointly developed by the city of Hickory, Catawba County and the Catawba County Economic Development Corp. using \$4.5 million in proceeds from a \$40 million bond the county passed in 2014.

Trivium, an advanced-manufacturing park, means “the place where three roads meet,” according to Scott Millar, president of the economic-development group. The corporate center is located along the main connector between Interstate 40 and U.S. 70 and 321.

With 270 acres, Trivium has already attracted three major businesses.

Corning built a cable-manufacturing facility for its optical-communications business segment. Isotopen Technologiën München, a group of radiopharmaceutical companies in Germany, has selected Catawba County for its first North American manufacturing facility, and Cataler, a Japanese auto-parts manufacturer, is building its second manufacturing plant at the park. In total, the three companies are investing \$114 million and adding about 400 jobs.

Trivium represents a renaissance for Hickory, which was hit hard by the 2008 recession. By 2010, the city had lost approximately 25% of its residents aged 20 to 44. Over the last six years, the city has rebounded, Millar says.

“By far, this is a very exciting time,” Millar says. “Hickory is becoming cool again.”

— Teri Saylor is a freelance writer in Raleigh.

CENTRAL CAROLINA ENTERPRISE PARK

Sanford, North Carolina

- Available sites: 10 - 30 acres, NC Certified, Shovel-Ready infrastructure
- Adjacent to US 1 Freeway, 20 minutes to I-540
- Access to labor force from Research Triangle Region, and Ft. Bragg
- Award-winning Central Carolina Community College
- Within 45 minutes of Three Tier 1 Research Universities





#1

lowest business costs in the US
(Source: Forbes.com)

2.5%

NC Corporate Income Tax

6th

most affordable city in the US to start a business
(Source: Inc. Magazine)

88

US cost of living index
(Source: BestPlaces.net)



<1hr

from Charlotte Douglas International Airport

700+

daily departures with **36** international destinations with direct flights to Paris, Frankfurt, Munich, and London

60%

of the US population within a one-day drive

3

interstates immediately accessible (I-40, I-85, I-77)



28%

of the workforce employed in manufacturing

425

manufacturers in Catawba County alone with nearly **25,000** workers

395,000

person labor force within a 45-minute drive with total population of **779,000**

<1%

unionization rate



4

higher education institutions

#3

community college in the US, Catawba Valley Community College

\$23m

86,000 sf Workforce Solutions Complex housing robotics, mechatronics, computer-integrated machining, and more

23

colleges and universities within 50 miles



NC Data Center Corridor

home of Apple, Google, AT&T, Wipro, Boeing, ECM, Disney and others

Extensive Training from the NC Community College Systems including

IT Network and Cyber Security, Networking and Cyber Security Certification & more



Trivium Corporate Center

- 270-acre master-planned **class A business park, publicly owned**
- **Graded lots** from 9 to 33 acres
- **200,000 sf spec building**, expandable to 350,000 sf
- All **utilities on-site**
- All **due diligence completed**
- Zoned for **HQ, office, data center, R&D, technical & advanced manufacturing**
- **1.5 miles to hotels, restaurants, & shopping** in the commercial center of the Hickory-Lenoir-Morganton MSA
- Tenants include **Corning, ITM Medical Isotopes, & Cataler North America**



Newton Corporate Center

- **69-acre tract** (can be subdivided)
- Zoned for **industrial use**
- Designated as a **NC Certified Site**
- All **utilities on-site**
- All **due diligence completed**
- Build-to-suit opportunities available up to **900,000 sf**
- Located at a **signalized intersection**
- **Less than 1 mile from US321**, a four-lane interstate quality highway
- Tenants include **Target** distribution center and **Room & Board** distribution center



ncDataCampus

- 55 acres **publicly owned**; **3 graded sites** of 16-22 acres
- Zoned for **data center use**
- Duke Energy **100kV dual circuit** and **44kV single circuit** lines; **substation on-site**; additional 100/12.5kV substation in 1.5 miles
- **Dual service fiber optics available**, multiple providers
- Designated as an **AT&T Fiber Ready** site
- All **due diligence completed**
- **Additional acreage** available
- **Scenic property** ideal for corporate campus or single site

Apple Creek Corporate Center

The Apple Creek Corporate Center (ACCC) is a 330 acre business park located just under 2 miles from US Highway 321 and within 4.5 miles of Interstate 85. The Charlotte Douglas International Airport is 20 miles from the park. The ACCC is a park with restrictive covenants which provides for construction of tilt-wall or concrete panel type buildings. Developed and owned by Gaston County, the ACCC has environmental and geotechnical reports available upon request. The City of Gastonia provides the water service for sites within the ACCC from a 16-inch line. Sewer service is provided by a 30-inch outfall is also provided by the City of Gastonia. Looped natural gas system is provided by Dominion Energy. Rutherford Electric offers the potential for dual feed electric service to the ACCC.

Access to main highway transportation corridors

Utilities are available to meet capacity needs

Site plans available for remaining sites

Uniquely landscaped entrances

Zoned Industrial



Contact the Gaston County
Economic Development Commission
for more information

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HENRY COUNTY VA
MADE

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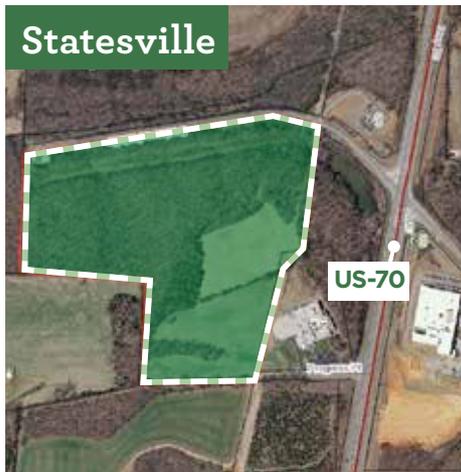
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-  **REVIEWED AND QUALIFIED** by consultants and engineers



STATESVILLE BUSINESS PARK:

- ▶ 44.25 acres, Smart Sites qualified
- ▶ US-70 (0.41 mi); I 77 (5.24 mi)
- ▶ Sale price: \$27,500 per acre

BURKE BUSINESS PARK:

- ▶ 83 acres, Smart Sites qualified
- ▶ I-40, exit 96 (500 ft)
- ▶ Sale price: \$40,000 per acre

SHELBY, WASHBURN SWITCH INDUSTRIAL PARK:

- ▶ 64 acres, Smart Sites qualified
- ▶ Future US 74 Bypass (0.4 mi); US 74 (1.25 mi)
- ▶ Sale price: \$20,000 per acre