



← ± 93 BUILDABLE ACRES →

US 220 CANDOR, NORTH CAROLINA



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LEASE RATE:	Call for Pricing
SALES PRICE:	Call for Pricing
ZONING	General Industrial
SITE AREA	±93 buildable acres
BUILDING SIZE	±400,000 SF (2 buildings)
OFFICE	5 - 10%
DRIVE IN DOORS	12' x 14'
OVERHEAD DOORS	20 - 10 knockouts up
CEILING HEIGHT	32' Clear (minimum)
SLAB THICKNESS	6 - 7" or 4000 PSI
UTILITIES	Water, Sewer
POWER	480 - 227 volt, 3 phase
SPRINKLER	ESFR
PARKING	112 Spaces (expandable)
RAIL	Aberdeen Carolina Western Railway served
STRUCTURE	Tilt Up Construction





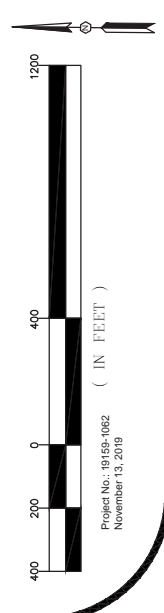
Legend

	Proposed Building
	Proposed Pavement
	Proposed Gravel Lay Down Area
	Proposed Stormwater Basin
	Wetlands
	Wetland Buffer
	Proposed Rail Spur
	Existing AC&WRC Rail
	Existing Overhead Electric

TOTAL PARKING SPOTS:
 CARS: 273
 TRUCKS: 60

UTILITY PROVIDERS:
 ELECTRIC: DUKE ENERGY
 TELECOMM: CENTURYLINK
 NATURAL GAS: PIEDMONT NATURAL GAS
 WATER: MONTGOMERY CO. PUBLIC UTILITIES
 WASTEWATER: MONTGOMERY CO. PUBLIC UTILITIES

Open space to be utilized to meet buffer, landscape, and/or stormwater requirements per ordinances of State and Local Agencies at time of development.



Conceptual Site Plan for Aberdeen Carolina & Western Railway
 on Approximately 29.7-Acres of the
95-Acre Industrial Rail Site at NC Highway 211 and US Highway 220 Alternate
 located in the Town of Candor and Unincorporated
 Montgomery County, North Carolina



PRELIMINARY

ALLIANCE
 CONSULTING ENGINEERS

Prepared by Alliance Consulting Engineers, Inc.

Project No.: 19155-1062
 November 13, 2019



LOCATION SUMMARY

I-73/74	±1 Miles
I-85	±50 Miles
I-40	±55 Miles
I-95	±60 Miles
Hwy 24/27	±25 Miles
Hwy 52	±25 Miles
Route 1	±25 Miles



RAIL

Rail system served by Aberdeen Carolina & Western Railway Company



POWER

Duke Energy Randolph Electric Membership Corporation



WATER CAPACITY

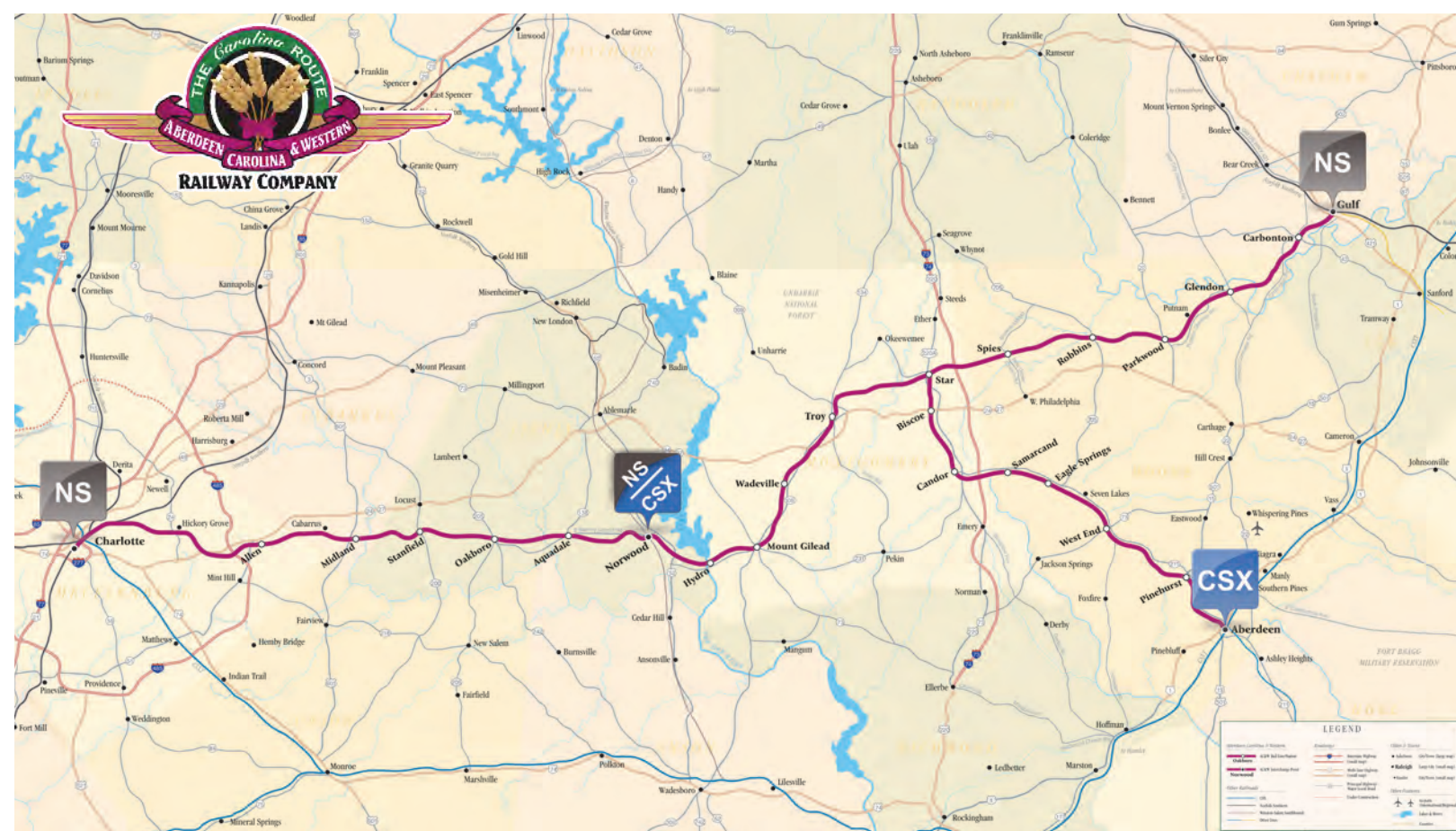
100,000 Gallons Per Day



ZONING

General Industrial Zoning





THE ABERDEEN CAROLINA & WESTERN RAILWAY

The Aberdeen Carolina & Western Railway is the largest privately held shortline or regional freight railroad in North Carolina that connects with both CSX and Norfolk Southern, hauling 16,000 carloads per year. With lines running from Charlotte towards Raleigh, and extending south towards Pinehurst, the ACWR is logistically situated between all major metropolitan areas in NC.

In 2020, the ACWR announced \$27 million grant awards of Federal and State assistance through both the Consolidated Rail Infrastructure and Safety Improvements (CRISI) program and SIAP (Short-Line Infrastructure Assistance Program). The projects will rehabilitate three bridges, construct two new sidings, install approximately 83,500 new cross-ties, replace rail along approximately six miles of track, and construct two new storage and switching yards. By 2025, the ACWR will operate five transload yards along with approximately 600 carspots for rail to truck transfer.

ADDITIONAL BENEFITS OF THE ACWR INCLUDE:

- A 90,000 SF locomotive and railcar shop that performs maintenance, repair, overhaul of freight cars, passenger cars and locomotives for external customers.
- Two in house track maintenance crews and two in house Certified Track Inspectors to allow for immediate response to infrastructure issues that prevent customer delays or shutdowns.
- 24/7 servicing of freight customers to maintain high service levels.

EXISTING CLIENTS

Fuels/Chemicals



Steel & Metals



Aggregate & Sands



Plastics



MONTGOMERY COUNTY

Manufacturing jobs accounts for almost 1/3 of the workforce in Montgomery County. Montgomery County High School and Montgomery County Community College offer an impressive range of programs and coursework designed to prepare the workforce for the future needs of industry through the Joint Career Technical Education Center. New and expanding companies may be eligible for free customized training programs that will prepare residents for the specific processes on a particular company.

The Career Technical Education Center Initiative includes programs such as:

- Air Conditioning & Heating
- Automotive Systems Technology
- Culinary Arts
- Facility Maintenance Technology
- Electrical Systems Technology
- Computer Aided Machining
- Mechatronics
- Sustainable Agriculture
- Welding

LARGEST EMPLOYERS

MONTGOMERY COUNTY SCHOOLS	FIRST BANK
MPG	FIRSTHEALTH MONTGOMERY MEM.
JORDAN LUMBER & SUPPLY, INC.	TROY LUMBER COMPANY
SOUTHERN CORRECTIONAL CENTER	MOUNTAIRE FARMS
REALISTIC FURNITURE, INC.	LANCER
McRAE INDUSTRIES	AUTUMN CARE OF BISCOE
MONTGOMERY COUNTY	SANDY RIDGE ASSISTED LIVING
MOHAWK	PRECISION TEXTILES
WAL-MART	LONGWORTH INDUSTRIES
WRIGHT FOODS	PRO - PALLET
CAPEL, INC.	SELECT-FRAME SHOP INC

DEMOGRAPHICS



AVG. PRIVATE SECTOR WAGE



COMMUTE TIME



POPULATION



