



← ± 50 BUILDABLE ACRES →

On-Site Facility
Not For Sale or
Lease

967 NC HIGHWAY 211 EAST
CANDOR, NORTH CAROLINA 27229



BOB LEWIS, CCIM SIOR
SHAREHOLDER & BROKER
blewis@naipt.com | 336.214.1799



HAL JOHNSON
CHIEF DEVELOPMENT OFFICER
hjohnson@naiready.com | 864.907.6000

LEASE RATE:	Call for Pricing
SALES PRICE:	Call for Pricing
ZONING	General Industrial
SITE AREA	±50 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





REFERENCE

1. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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PRELIMINARY SITE LAYOUT

CANDOR SITE

MONTGOMERY COUNTY

PREPARED FOR:
NAI - ACWR

PREPARED BY:



THOMAS HUTTON

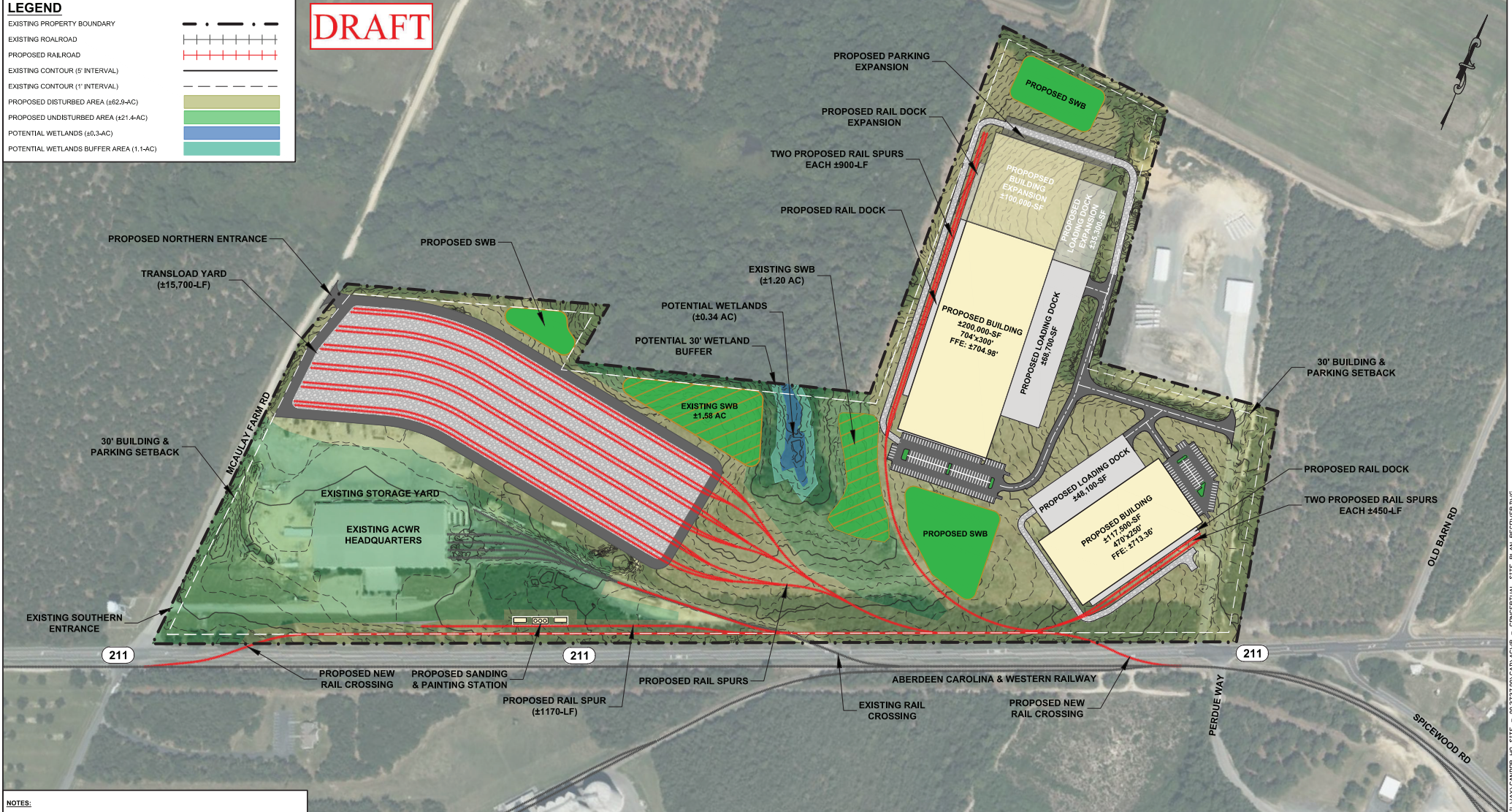
1300 East 8th Avenue
Chapel Hill, NC 27517 • 919.978.2000
www.thomashutton.com

FILE NO:	202003	DATE:	12/27/20
SCALE:	AS SHOWN	SCALE:	AS SHOWN
DESIGNER:	JHM	DRAWN:	EST/B

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ROADROAD
- PROPOSED RAILROAD
- EXISTING CONTOUR (5' INTERVAL)
- EXISTING CONTOUR (1' INTERVAL)
- PROPOSED DISTURBED AREA (±62.8-AC)
- PROPOSED UNDISTURBED AREA (±21.4-AC)
- POTENTIAL WETLANDS (±0.3-AC)
- POTENTIAL WETLANDS BUFFER AREA (1.1-AC)

DRAFT



- NOTES:**
1. ALL LOCATIONS ARE APPROXIMATE.
 2. BOUNDARIES AND DIMENSIONS BASED ON INFORMATION OBTAINED FROM PITT COUNTY GIS DEPARTMENT ON MARCH 18, 2021.
 3. TOPOGRAPHY BASED ON LIDAR DATA OBTAINED FROM THE NORTH CAROLINA SPATIAL DATA DOWNLOAD ON MARCH 18, 2021.
 4. PARKING LOT FOR 200,000-SF INDUSTRIAL BUILDING APPROXIMATELY SIZED FOR 144 LIGHT-DUTY PARKING SPACES. PARKING LOT FOR 117,500-SF INDUSTRIAL BUILDING APPROXIMATELY SIZED FOR 71 LIGHT-DUTY PARKING SPACES.
 5. A TOTAL OF 229,000-LF OF NEW RAIL IS PROPOSED.
 6. AERIAL IMAGERY OBTAINED FROM BING MAPS ON JULY 7, 2021.
 7. DRAWING HAS BEEN SET WITH A PROJECTION OF NORTH CAROLINA STATE PLANE EPSG: 2264 (NAD83).



PAUL HOBEN
 DIRECTOR OF BUSINESS DEVELOPMENT
 ABERDEEN CAROLINA & WESTERN RAILWAY
 967 NC HIGHWAY 211
 CANDOR, NORTH CAROLINA 27229
 PHOBEN@ACWR.COM
 PHONE 910-974-4219



CIVIL ENGINEER:
 DANIEL S. WARRICK, P.E. (NC)
 DWARRICK@SYNTERRACORP.COM
 10430 HARRIS OAKS BOULEVARD, SUITE H
 CHARLOTTE, NORTH CAROLINA 28209
 PHONE 980-312-5999
 www.synTerraCorp.com

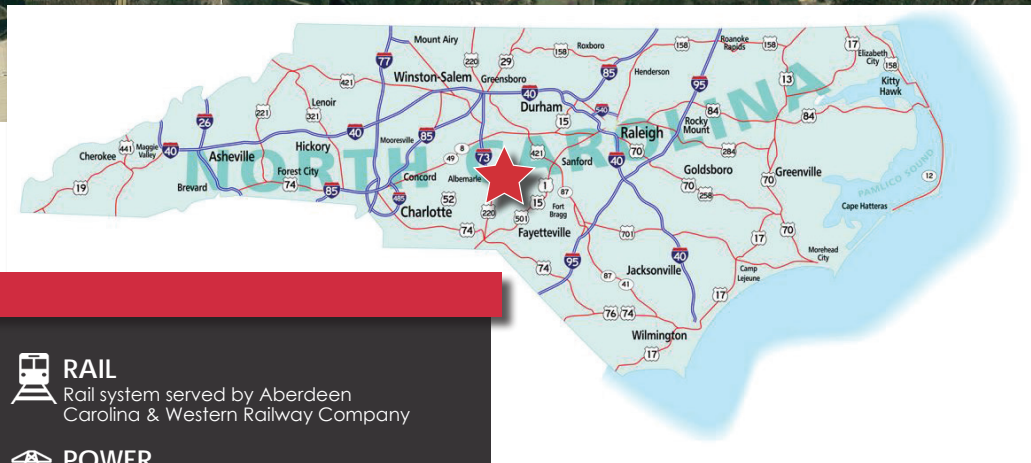
DRAWN BY: A. SMITH
 CHECKED BY: S. DENEALE
 PROJECT MANAGER: D. WARRICK
 LAYOUT: CONCEPTUAL SITE PLAN

DATE: 07/19/2021







**CONCEPTUAL MASTER PLAN FOR THE ±86-ACRE
 ACWR HEADQUARTERS SITE
 LOCATED AT 967 NC HIGHWAY 211
 MONTGOMERY COUNTY, NORTH CAROLINA
 PARCEL ID#: 7586 00 65 7848**

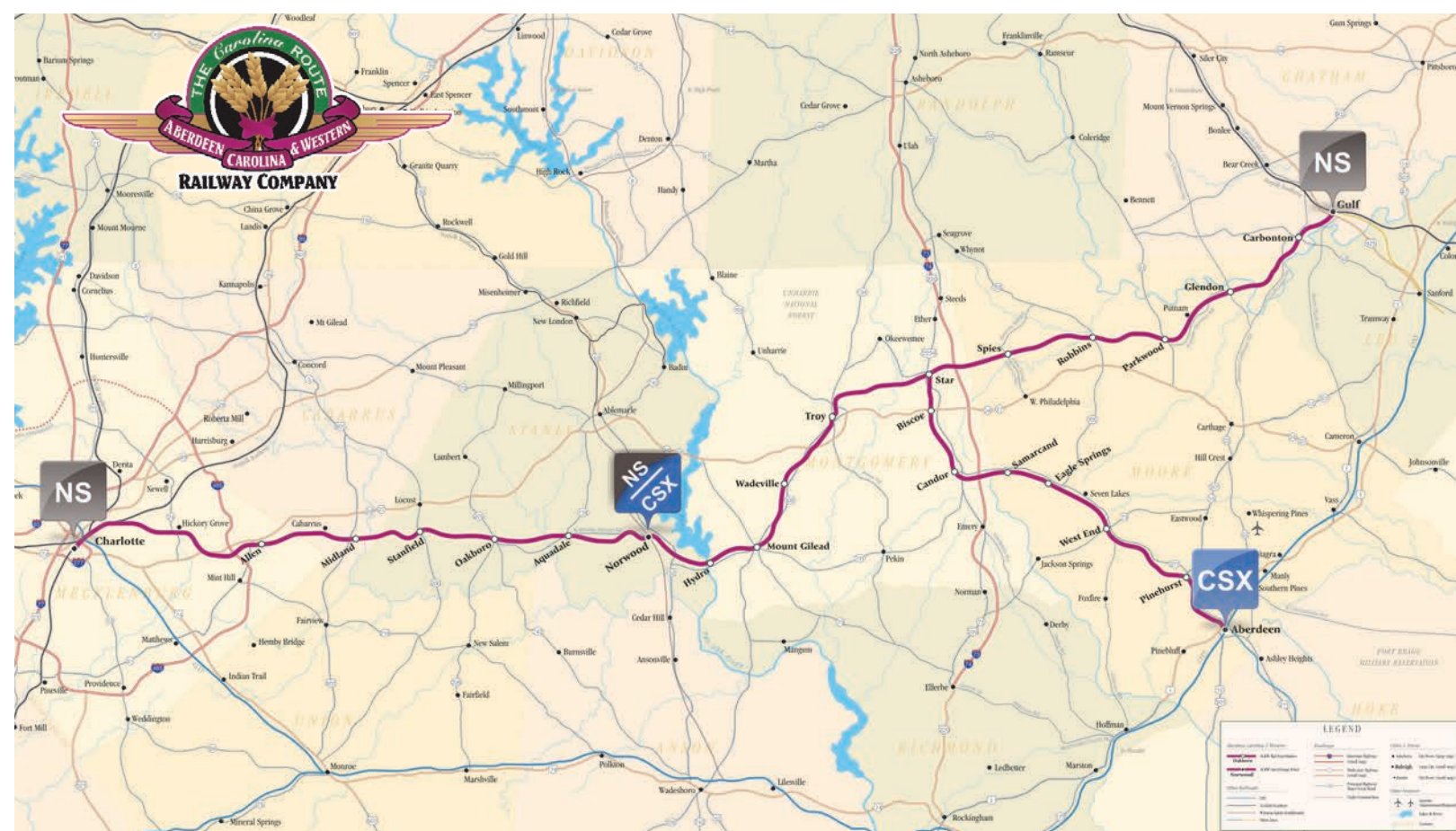
P:\ABERDEEN_CAROLINA & WESTERN_RAILWAY\CANDOR_HQ_SITE - 03/27/2021\CAD\ACWR - CONCEPTUAL SITE PLAN_RECEIVER.DWG



LOCATION SUMMARY

I-73/74	±1 Miles	 RAIL Rail system served by Aberdeen Carolina & Western Railway Company
I-85	±50 Miles	 POWER Duke Energy Randolph Electric Membership Corporation
I-40	±55 Miles	 WATER CAPACITY 100,000 Gallons Per Day
I-95	±60 Miles	 ZONING General Industrial Zoning
Hwy 24/27	±25 Miles	
Hwy 52	±25 Miles	
Route 1	±25 Miles	





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 2022, the ACWR will operate five transload yards along with approximately 450 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



