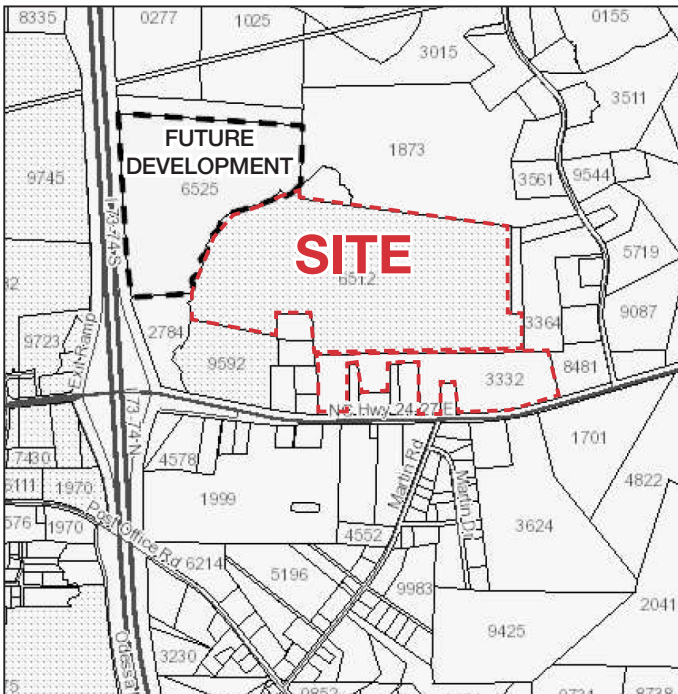


# FOR SALE | ±210 ACRES BUILD TO SUIT



## 3097 NC 24-27 BISCOE, NORTH CAROLINA 27209



### PROPERTY HIGHLIGHTS

- Prime Site for Automotive and Battery Related Projects with Proximity to NC and SC Megasites
- Future Industrial Growth Spanning an Additional 2,755 Acres!!!!!!
- Water, Sewer, and Electric Present On-Site
- Hwy 24-27 Planned Expansion to 4-Lanes
- Proximity to the Aberdeen Carolina & Western Railway Transload Yard in Candor
- Development Team with Extensive Automotive Experience
- Competitive Incentives Package Available from Montgomery County
- Site Listed by National Incentive Negotiation Consultants

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



**BOB LEWIS, CCIM, SIOR**  
BROKER  
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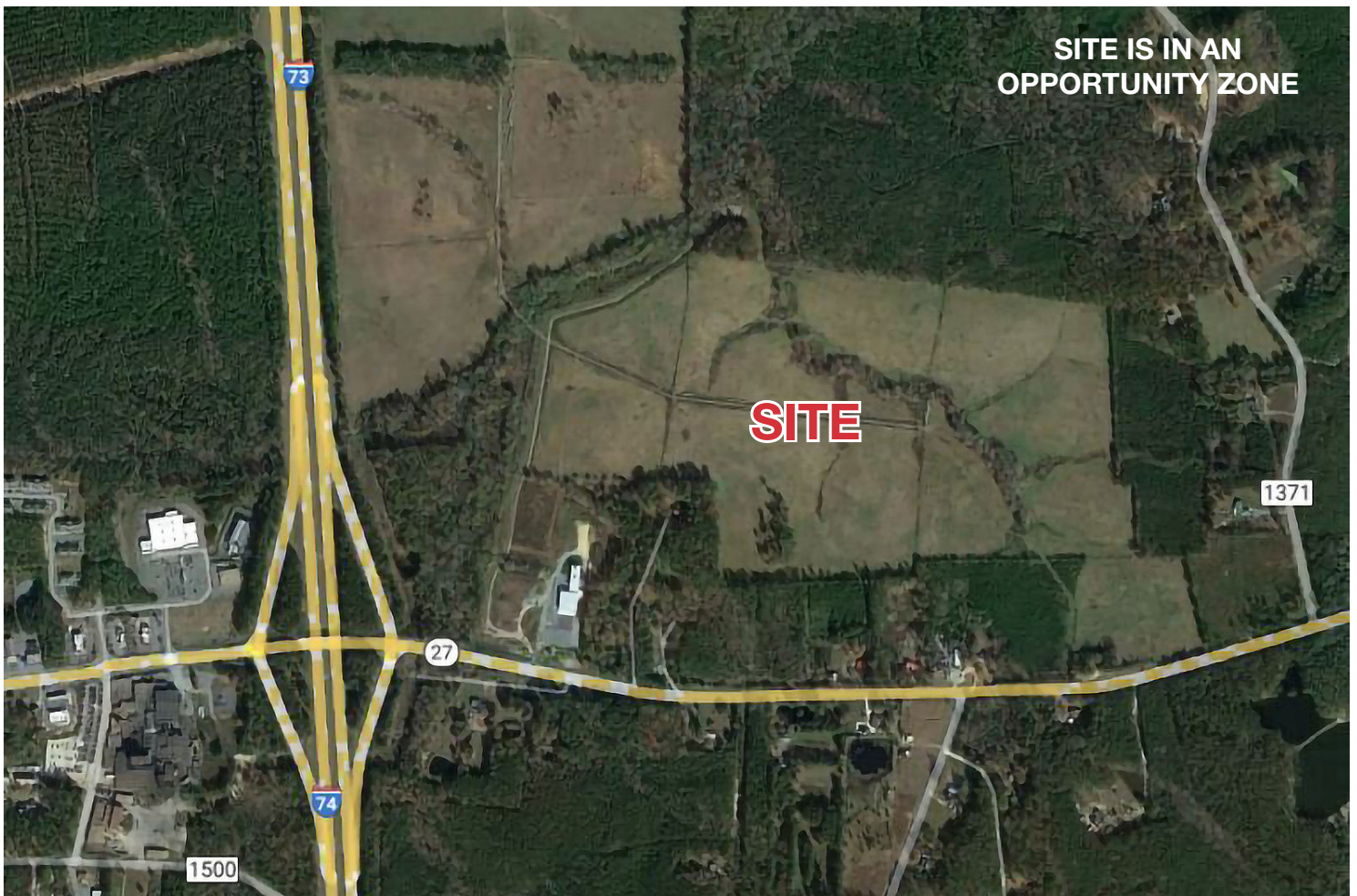
**JASON SMITH**  
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# FOR SALE | ±210 ACRES

## BUILD TO SUIT | BISCOE, NC

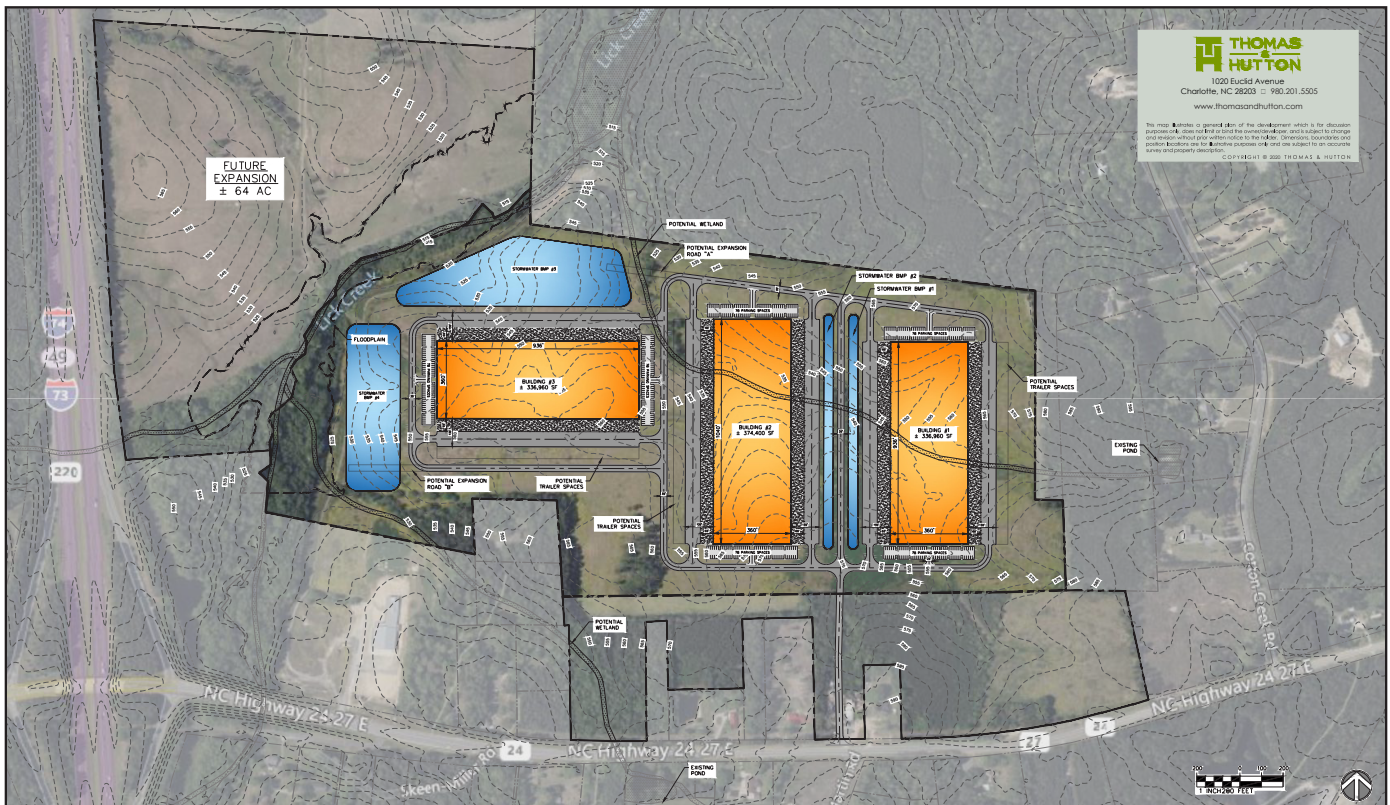
<b>SALES PRICE:</b>	<b>Call for Pricing/ Development for a Fee Opportunity</b>
<b>ZONING</b>	General Industrial
<b>SITE AREA</b>	±147 Acres
<b>BUILDING SIZE</b>	±1,000,000 SF
<b>OFFICE</b>	5 - 10%
<b>DOCK DOORS</b>	±90 Dock Doors (To Suit)
<b>CEILING HEIGHT</b>	32' Clear (minimum)
<b>SLAB THICKNESS</b>	6 - 7" or 4000 PSI or to Suit
<b>SPRINKLER</b>	ESFR
<b>PARKING</b>	396 Parking Spaces (Expandable)
<b>STRUCTURE</b>	Tilt Up Construction





# FOR SALE | ±210 ACRES

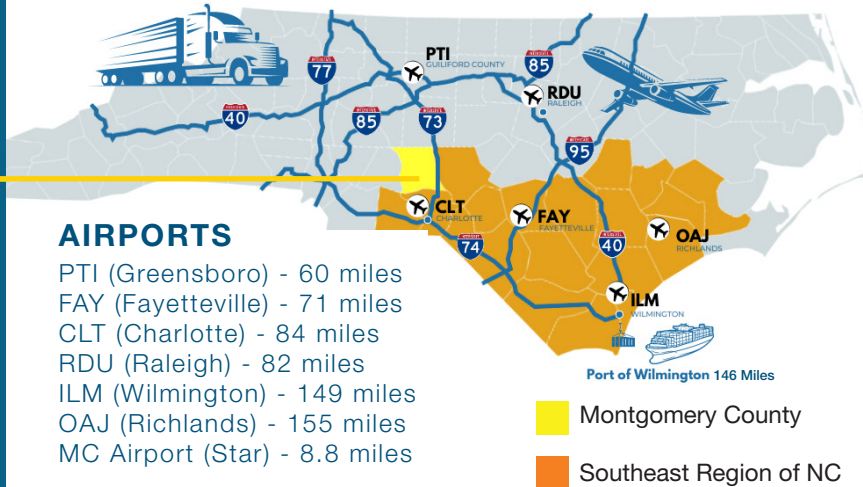
## BUILD TO SUIT | BISCOE, NC





# FOR SALE | ±210 ACRES

## BUILD TO SUIT | BISCOE, NC



Biscoe is centrally located in the heart of North Carolina, making it an ideal location for industrial users needing to transport products or materials north and south along I-73/I-74 into Virginia and South Carolina, or east and west along Highway 24-27 to or from the Port of Wilmington and the Charlotte Inland Port (Charlotte Douglas International Airport). Close in proximity to the Piedmont Triad region, Biscoe is less than an hour's drive to other logistics routes such as I-40, I-85 and Route 64 that reach all major markets within the State of North Carolina.

## LOCATION SUMMARY

I-73/74 ±1 Miles

I-85 ±50 Miles

I-40 ±55 Miles

I-95 ±60 Miles

Hwy 24/27 Direct Access

Hwy 52 ±25 Miles

Route 1 ±25 Miles

Route 64 ±25 Miles



### RAIL

Aberdeen Carolina & Western Railway  
Transload Facility in Close Proximity



### POWER

Duke Energy Progress and Randolph Electric  
Membership Corporation: 23 KV, 3-Phase  
Distribution



### WATER CAPACITY

3,300,000 Gallons per Day Excess



### SEWER CAPACITY

200,000 Gallons Excess per Day



### ZONING

General Industrial

**NAI**READY

**NAI**Piedmont Triad

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## BUILD TO SUIT | BISCOE, NC

### 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	GREDE
CAPEL, INC/	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	INTERNATIONAL AUTOMOTIVE
WAL-MART	LONGWORTH INDUSTRIES
SAPUTO	PAPERWORKS PACKING GROUP

### WORKFORCE DEMOGRAPHICS

Unemployment Rate: 3.4% (May)

# of Employees - Managers	Within 30 min. - 307	Within 60 min. - 2,002
# of Employees - Operators	Within 30 min. - 848	Within 60 min. - 4,365
# of Employees - General Laborers	Within 30 min. - 793	Within 60 min. - 2,523

### LABOR SHED



Avg Private Sector Wage: \$47,841



Population: 25,751



Workers: 462,000



Manufacturing Workers: 49,000

### COUNTIES

- Guilford
- Randolph
- Forsyth
- Richmond
- Moore
- Hoke
- Cumberland
- Stanly
- Harnett
- Scotland
- Lee
- Chatham



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