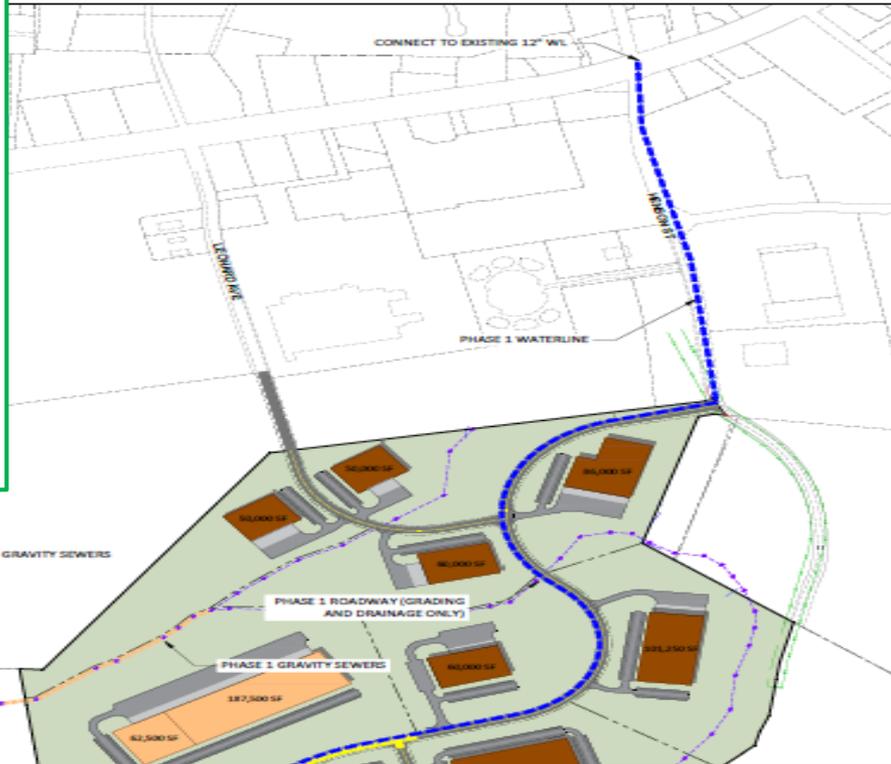




ALBEMARLE

NORTH CAROLINA

Water. Air. Land. Opportunity.



ECONOMIC

DEVELOPMENT

ALBEMARLE BUSINESS CENTER

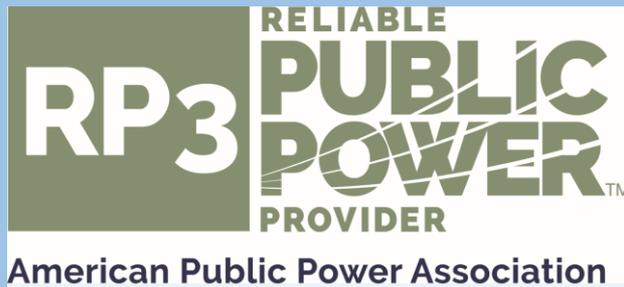
Water. Air. Land. Opportunity.

282 ACRES OF UNSPOILED LAND



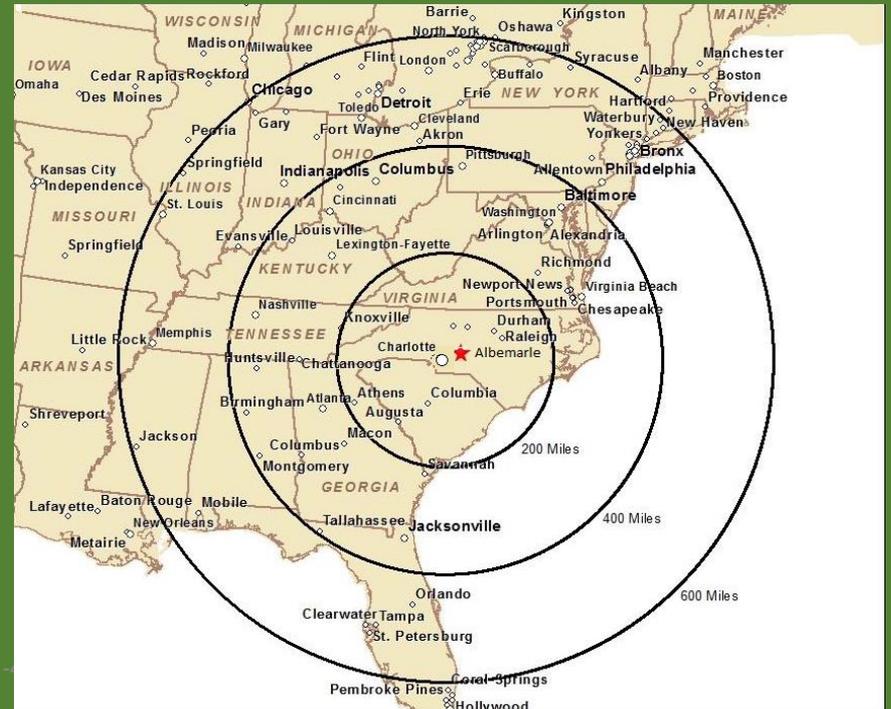
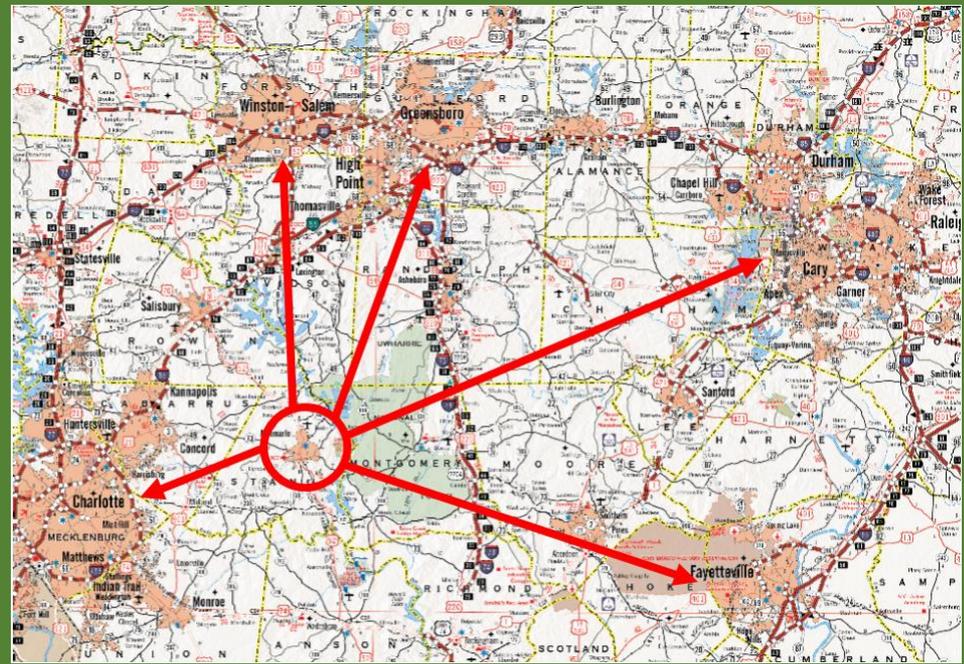
IMMEDIATELY ACCESSABLE
TO ALL UTILITIES IN LARGE
QUANTITIES WITH PROVEN
RELIABILITY

ELECTRIC, WATER, SEWER,
GAS, BROADBAND

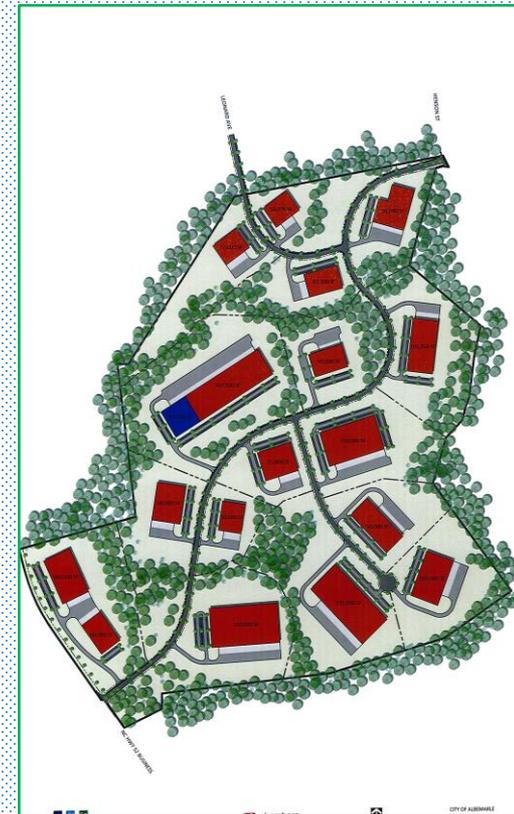


ACCESSIBLE

IMMEDIATE ACCESS TO 4 LANE NC 24/27
30 MINUTES TO I 485 CHARLOTTE LOOP
1 HR TO CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
3 HOURS TO DEAPWATER PORT IN
WILMINGTON
CENTRAL TO NORTH CAROLINA'S MAJOR
CITIES AND AIRPORTS AND MIDWEST AND
EASTERN USA



PROFESSIONALLY
DESIGNED
CHAMBERS
ENGINEERING HAS
DESIGNED THE ABC
TO MAKE OPTIMAL
USE OF THE LAND
AND HAVE IT
RETAIN A PARK
LOOK



SUMMARY

CITY OF ALBEMARLE, NC STANLY COUNTY

- 282 acre ElectriCities Smart Site[®]
- Class “A” Business Center Design
- Zoned Heavy Industrial
- Adjacent to Hwy US 52 Business with easy access to four lane Hwy 24/27
- 31 miles east of Charlotte city limits
- Within one hour of Charlotte Douglas International Airport
- Air attainment status
- Advanced Manufacturing and Industry Training Center in Albemarle.

- Water, Sewer, & Electric RP3 Reliability provided by City of Albemarle
- Natural gas provided by Piedmont Natural Gas
- Telecommunications provided by Spectrum and Windstream “GIG CITY” Synchronous
- Aggressive local incentives plus State Incentives
- City owned business park
- Flexible lot sizes
- \$19,000 per acre
- In an Opportunity Zone
- A 300,000 Labor Force within 30 Miles Radius

CONTACT: MARK DONHAM – CITY OF ALBEMARLE
704-984-9419; mdonham@albemarlenc.gov