

LINCOLN
 NORTH CAROLINA
 ECONOMIC DEVELOPMENT ASSOCIATION
www.lincolneda.org

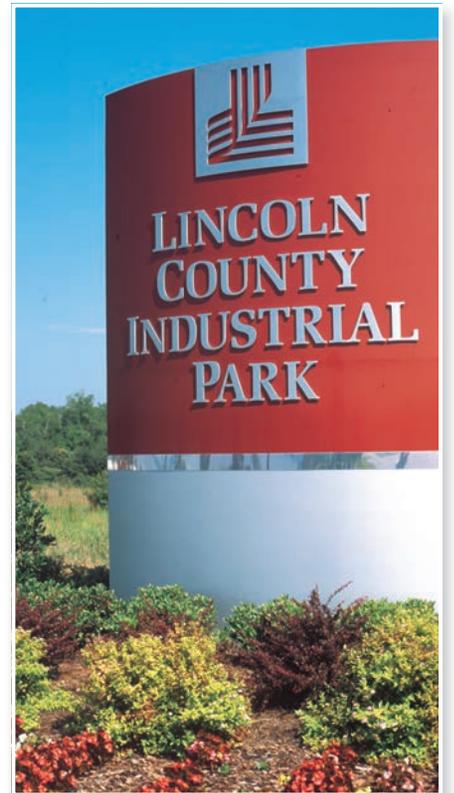


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Lincoln County initiatives foster continued growth

We invite you to learn why so many businesses, industries and families are finding Lincoln County to be their new home.

Once touted as the quieter side of Charlotte, Lincoln County and the City of Lincolnton are benefitting greatly from proper planning, a renewed interest from residential and commercial development, industrial growth and robust support from necessary services such as education and healthcare. In the following pages, readers will learn more about developments that will no doubt foster a continued track record of economic growth.

One such innovative development is the local effort to create a sustained pipeline of talent for future STEM related careers and advanced manufacturing opportunities. In the pages to come, you will learn how an award-winning program was created through collaboration between local

industry leaders, Lincoln County Schools and Gaston College to introduce students and families to well-paying careers close to home. This effort in turn assists in growing existing industries as well as fostering a better climate for new industry locations. With over 20 percent of the county's workforce in the industrial sector, it is easy to see why such an effort is so vital to our future.

Education remains a tremendous positive aspect for Lincoln County with many families choosing to locate here because of it. Favorable classroom settings, graduation rates and school rankings have fostered greater demand in the local housing scene. In fact, new home construction permits are nearing pre-recession rates. Quick access to career opportunities within the county by way of a good highway system only adds to the attractiveness of Lincoln County and Lincolnton as a family-friendly atmosphere with great proximity to all the region has to offer.

In order to balance residential growth by expanding the tax base, the Lincoln Economic Development Association (LEDA) realizes the need to continue developing world-class industrial and business parks. Notable developments such as the Lincoln County Industrial Park, recently opened Airlie Business Park, and a soon to be developed Airport Business Park will continue to advance Lincoln County as a proper home for advanced manufacturing. With the Lincoln County Industrial Park off 321 at 90% capacity, the organization is seeking appropriate future acreage and partnerships for another successful development.

The Lincoln Economic Development Association encourages those interested in learning more about how they can take part in the growth of the area to contact us. We stand ready to see how we can work to make Lincoln County the right opportunity for your next investment.

Lincoln County and the City of Lincolnton are benefitting greatly from proper planning, a renewed interest from residential and commercial development, industrial growth and robust support from necessary services such as education and healthcare.



Jeremy Bout of Edge Factor



Students eager to learn



Lincoln County Spark Session

Working together to build a brighter future

LINCOLN COUNTY PUTS TOGETHER ALL THE RIGHT PIECES

by Sam Boykin

With a strong tradition of fostering the local economic environment, the Lincoln Economic Development Association (LEDA) was ideally positioned to respond when manufacturers expressed concerns about the county's workforce. Namely, industry leaders were concerned about the need for a sustainable pipeline of skilled workers, especially as many in the workforce were nearing retirement. Something new and innovative had to be done. This is where LEDA stepped in.

CREATING AN ADVANCED MANUFACTURING CURRICULUM

Part of LEDA's successful Existing Business Program can be attributed to the relationship it has with its manufacturing community through the Industrial Manager's Association (IMA). Consisting of the county's top manufacturers. "The IMA is a very active community of industries and industrial managers that really drive projects of interest in Lincoln County, including workforce," says Kara Brown, LEDA's existing business manager.

Capitalizing on its great relationship with both its industry and Lincoln County Schools, LEDA, working alongside the IMA, engaged both in developing an advanced manufacturing strategy designed to bolster the local manufacturing workforce.

First, LEDA and industry leadership needed to educate the educators about the importance of Lincoln County's manufacturing industry, which is the highest wage earning sector in the community. To that end, LEDA arranged educators' daylong trips to innovative, high-tech manufacturing facilities throughout the county, during which they could meet with management and learn firsthand about modern manufacturing. As part of the ongoing collaborative process, the schools asked industry leaders what they wanted from them as a system. Their response was clear: create a curriculum to develop operator ready students.

Then the real work began to make this ideal into a reality.

To better understand the county's overall manufacturing climate, LEDA conducted a survey of local manufacturers, asking such questions as: what percent of your workforce is eligible for retirement, what competencies do you wish were taught in high school, what skills are your workforce lacking, etc. The survey findings helped inform the creation of a four-semester curriculum that focused on mechatronics, a practice that many Lincoln County manufacturers use. This wasn't a text book curriculum, but one that was created and developed by top leadership and engineers out of Lincoln County companies that spoke

Capitalizing on its great relationship with both its industry and Lincoln County Schools, LEDA, working alongside the IMA, engaged both in developing an advanced manufacturing strategy designed to bolster the local manufacturing workforce.



specifically to Lincoln County needs.

The school system and county initially committed a \$675,000 school bond to pay for an early iteration of the curriculum. Because the program was a unique approach to a local need, additional funding came much easier than expected and allowed a larger more expanded curriculum to be placed in all the feeder county high schools and into the Lincoln County School of Technology. Thanks to the support of a \$200,000 Golden Leaf Grant and a \$635,000 grant from the Canton, Ohio-based Timken Foundation, this initiative is fully funded.

DESIRED OUTCOME

Now that the advanced manufacturing curriculum is in place, the expectation is that upon completion of the program its students will be equipped to meet the need for entry level operator positions with local employers. Under the program, students are prepared to transition into the community college through five career and college promise pathways. Additionally, the program will create a pool of skilled workers for the three area apprenticeship programs to recruit into, those being: Apprenticeship Catawba, Apprenticeship 321, and Apprenticeship 2000

But developing the manufacturing curriculum was just part of the strategy.



Kara Brown, LEDA's Existing Business Manager, receiving an award from the International Economic Development Council in recognition for the Manufacturing A Future that Works program.

LEDA knew that to truly make an impact, it had to communicate to both parents and students about the many lucrative career opportunities that exist in the advanced manufacturing industry. It also had to dispel old misconceptions that manufacturing jobs are dirty and unsafe. To carry out this initiative, LEDA, through funding provided by the Robert Bosch Tool Corporation, found the perfect partner needed to deliver our local message in Canadian-based Edge Factor. Edge Factor is a TV and film production company that uses well-told stories delivered to the young target audience about future career opportunities in modern industry.

Together, LEDA and Edge Factor's creative genius produced a live event in early 2016 for students and parents. Featuring special guest speakers and interactive videos about the amazing careers available in the advanced manufacturing industry, Edge Factor presented the first "Spark Session" in Lincoln County, lighting the minds and imaginations of students and parents alike. More than 1700 students participated in the event. To move the message forward and to keep momentum going, Edge Factor created accompanying resources and tools for educators and business leaders to share with the upcoming generation, including career pathway videos, CNC and 3D printing projects, virtual field trips, interactive classroom STEM

activities, and more.

SETTING THE STAGE FOR SUCCESS

Today, the Advanced Manufacturing curriculum serves more than 400 students and continues to gain momentum throughout the county. The Lincoln County School of Technology is considering special training opportunities for existing industry, and Lincoln County Schools has built upon current STEM initiatives with the addition of Engineering is Elementary and CyberKids Robotics at the elementary and middle school levels. Additionally, an Intro to Advanced Manufacturing is offered at all four middle schools and acts as an introductory class to the high school program. The program's success hasn't gone unnoticed: The International Economic Development Council recognized it in 2014 with its Gold Award in Human Capital.

The implementation of the new curriculum illustrates the power of collaboration. Lincoln County industry leaders identified a need in the community, and with LEDA's help, connected with local educators to find a solution and fulfill that need. In the process, they strengthened the existing industry community well as Lincoln County's competitive edge in the global marketplace. In the end, it means a better and brighter future for local businesses, workers, educators, and students.

Award-winning existing industry support

FIRST A PROSPECT, THEN A PARTNER.

The Lincoln Economic Development Association holds business retention and expansion efforts as one of the organization's priority goals. Once an industry chooses to locate in the community they are quickly transitioned into the care of organization's existing industry program, where they become part of a strong network of other industrial

leaders, the LEDA team, state and local government and business leaders, and a willing network of professional educators and resource providers.

Acting as a liaison between industry and the community, LEDA utilizes healthy relationships with numerous local and state departments to creatively handle both opportunities and issues for local industry. A very willing and supportive pro-business

City and County government and their departments all work in tandem to assist as needed. Fast-track permitting, expedited planning review, prompt assistance with utility needs, and an aggressive local industrial incentive program are but a few examples of the benefits provided by connecting this network with local industries through the existing industry program. Connecting industries to other

businesses as service providers, working with utility issues, workforce needs, relocation needs regarding personnel, and working as a "go to" entity for unique challenges are all examples of the types of assistance provided.

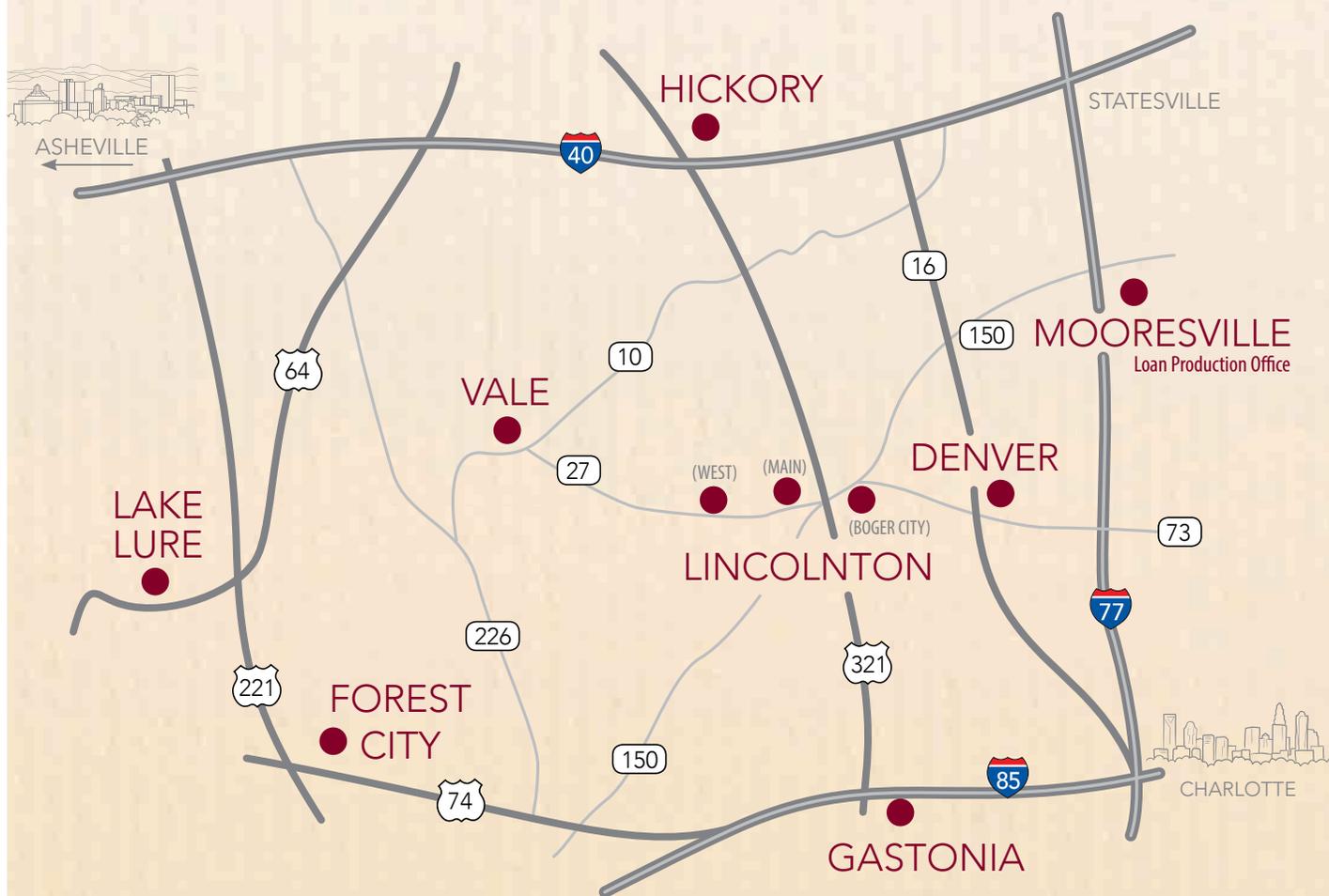
Perhaps the best example of how LEDA is able to consistently answer the needs of existing industry is through the relationship with their Industrial Managers' Association (IMA), a group comprised of top brass from the area's industries. Meeting monthly at LEDA with organization staff, the IMA is able to discuss needs and areas of challenge that in turn become part of LEDA's annual program of work. Kara Brown, Existing Business Manager for LEDA, is able to utilize this relationship in a win-win situation whereas the organization can stay on top of ways to best serve industry needs. These relationships provide high value for all involved, particularly as it relates to forming activities designed to address long term needs, such as the advanced manufacturing education being done in all Lincoln County High Schools.

The International Economic Development Council, the world's largest professional organization of its kind, has awarded LEDA's existing industry efforts as being at the top of the nation on numerous occasions, most recently in fall of 2014. Although accolades are certainly appreciated, it is the value of service that is truly most important to both the organization and the industries served. Just ask any member of the local Industrial Managers' Association, and they'll tell you "for those big emergencies call 911, for everything else call LEDA!"

Perhaps the best example of how LEDA is able to consistently answer the needs of existing industry is through the relationship with their Industrial Managers' Association (IMA), a group comprised of top brass from the area's industries.



9 BANKING LOCATIONS TO SERVE YOU



LOCATIONS

BOGER CITY (704) 735-9993 2740 Highway 27 East Lincolnton, NC 28092	FOREST CITY (828) 245-2262 142 North Watkins Drive Forest City, NC 28043	HICKORY (828) 322-1912 1430 2nd Street NE Hickory, NC 28601	LINCOLNTON (704) 735-1104 901 East Main Street Lincolnton, NC 28092	VALE (704) 462-5180 9584 Highway 10 West Vale, NC 28168
DENVER (704) 483-9598 1293 Highway 16 North Denver, NC 28037	GASTONIA (704) 867-4000 534 South New Hope Road Gastonia, NC 28054	LAKE LURE (828) 487-6001 103 Arcade Street Lake Lure, NC 28746	MOORESVILLE (704) 799-6702 Loan Production Office 125 E Trade Court Mooresville, NC 28117	WEST (704) 732-8051 799 Highway 27 West Lincolnton, NC 28092





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Airlie speculative building: An innovative investment for growth

A few years ago as the economy began recovering, the Lincoln County Board of Commissioners, along with marketing assistance from LEDA, implemented a public-private partnership strategy to enhance Airlie Industrial Park, the County's newest Class A Business Park along NC 16, by constructing a speculative facility for attraction of new industry. At the time during this time, the scarcity of dollars available for speculative development by the financial sector, combined with the immediate need for new space from recovering manufacturing, enticed a number of communities to invest in shell buildings to foster new investment and jobs. Publicly funded buildings became common, as communities worked to fill the facility needs for job growth in a market formerly dominated by the private sector. Lincoln County, along with LEDA, also recognized this need and worked to find a solution that would aid in promoting Airlie, creating jobs, and enhancing the tax base. In



turn, after several discussions with Commercial Contractors and Investors; this ultimately led to a public-private partnership with Denver Construction.

As a result, the 50,000sf expandable "Airlie I" Shell Building was completed in May, 2015. LEDA had already executed

a multi-layered marketing campaign to present Airlie I to target companies within our target industry sectors, the commercial real estate brokerage community, site location consultants, our utility partners with Duke Energy, The Economic Development

Partnership of North Carolina (EDPNC) and The Charlotte Partnership (CRP).

Speed to market was a critical factor for companies looking to expand or relocate in North Carolina as the economy heated up and Lincoln County was included on any site search where existing buildings, expandable to 100,000 sf with ceiling heights above 28' were the focus of search criteria. LEDA delivered facility data to multiple organizations each week with multiple site visits every month from the time design began until the facility went under contract to a European manufacturing company in May of 2016, with an expected announcement in third quarter of 2016.

Lincoln County's partnership with Denver Construction for the shell building was an innovative decision, as dozens of site visits to Lincoln County by perspective new industries would not have happened without it. The value of this exposure will continue to benefit Lincoln County as Airlie remains a potential location for new construction by these prospects.

Residential, commercial growth on the rise

by Sam Boykin

Formed in 1779, Lincoln County is equally proud of both its rich history and bright future. Home to just over 80,000 people, the county is less than 30 miles northwest of Charlotte and boasts an eclectic mix of towns and cities. Much of the eastern part of the county is situated along the shores of Lake Norman, where residents enjoy an abundance of scenic beauty and several luxury residential communities. West Lincoln is more rural, with pastoral farm lands, rolling hills, and the picturesque Blue Ridge Mountains just a short drive away. In the heart of the county is Lincolnton, the county seat, which boasts a small but bustling downtown area and a growing number of housing and commercial projects. It's a diverse and winning combination that makes Lincoln County one of the region's most desirable destinations for businesses, residents and visitors.

Long considered an off-the-beaten-path gem, Lincoln County has experienced an amazing resurgence since the Great Recession. It was hit with a double whammy when, just before the economy bottomed out in 2008, the county's old sewage treatment plant reached capacity, which stymied development. But even as the country was gripped in economic turmoil, Lincoln County

officials helped pave the way for future growth.

In late 2010, the new Killian Creek sewage treatment opened in southeastern Lincoln. The following year, a new leg of the N.C. 16 bypass was completed. This helped spark new county development, including a Wal-Mart Supercenter and the 40-acre Catawba Springs Promenade in Denver, which has a Lowe's Home Improvement, retail and office space.

The county's economic recovery was further bolstered by the area's superlative school system, low tax rate, affordable housing, and an ideal location that's close to Charlotte and other amenities, but without the traffic and congestion of many of its neighboring counties. To help accommodate anticipated growth, the county has many additional road improvement projects in the works, including along the heavily traveled thoroughfares of NC16 and NC73.

Moreover, the county has a host of cultural attractions, including an active Theatre Guild, Arts Council, Community Concerts Association, Choral Guild, and a chapter of the North Carolina Symphony Association, all of which are housed in the Lincoln Cultural Center in Lincolnton. And not forgetting its past, Lincoln County, one of the oldest counties west of the Catawba River,

has preserved dozens of historical sites and attractions. These include several 18th century residences, private academies, churches, schools, and Rock Springs Campground, the oldest camp meeting organization in North Carolina.

This kind of infrastructure and host of amenities have helped facilitate impressive growth. While still not up to pre-recession levels, single-family home permits have steadily increased over the past six years, reaching nearly 600 permits this year compared to just 131 in 2010. Commercial projects have seen a similar upward trend, reaching 183 permits last year compared to 113 in 2008.

Over the past several years, the county has also seen the addition of new attractions like Chillfire Bar & Grill, a fine-dining restaurant in Denver, as well as a new Ingles on Main Street in Lincolnton. Airlie Business Park, which has expanded since its grand opening in 2013, has helped attract new companies to the area, including Hydac Technology Corp., a German company that makes hydraulic valves, filters, and cooling systems.

Notable new residential developments include Trilogy of Lake Norman, a 600-acre, 1,650-home gated resort community in eastern Lincoln County, which had its grand

opening in April. It's poised to become the county's largest residential subdivision.

Other county residential projects include the following:

- Westport Lakeside:** 275 units
- Villages of Denver:** 400 units
- Covington:** 385 units
- Cambridge Village Apartments:** 250 units
- Rivercross:** 200 multi-family/ 212 single family
- Carrington:** 151 acres, 302 units
- Rock Creek:** 64 acres, 150 units
- Mariners Pointe:** 80 units
- Fox Chase:** 47 units
- Killian Creek:** 58
- Newton Crossing:** 18-acre school site, 200 units

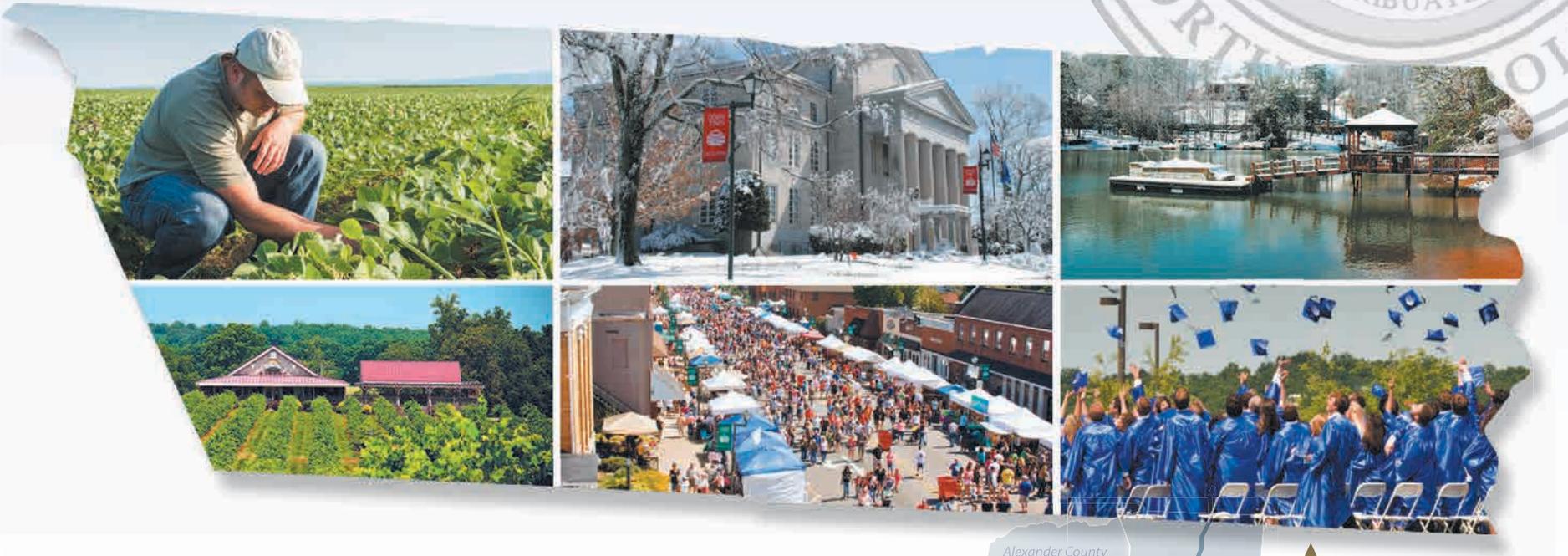
The growth and momentum that Lincoln County has experienced over the last several years isn't likely to end anytime soon. The county's population is expected to swell to 138,000 by 2050. New industries and houses will bring more residents and commercial development, which in turn will help create more jobs. While change is inevitable, local leaders and decision makers are committed to carefully controlling that change and ensuring that Lincoln County remains a prized, family-friendly destination with a future that is brighter than ever.

LINCOLN COUNTY

THE BEST KEPT SECRET

IN THE CHARLOTTE REGION

Not anymore!



LINCOLN COUNTY

2016 Total Population	81,185
2016 Total Households	31,150
2016 Median Age	42.2
2021 Projected Population	83,447
2016-2021 % Population Annual Growth Rate	0.55%

EDUCATIONAL ATTAINMENT, 2016*

Population, age 25+	57,324
High School Graduate	14,001
GED/Alternative Credential	2,849
Some College, No Degree	13,556
Associate Degree	6,036
Bachelor's degree	8,533
Master's Degree/ Professional School Degree	3,518

INCOME, 2016

Median Household Income	\$49,773
Per Capita Income	\$26,481

EMPLOYED POPULATION 16+ BY INDUSTRY, 2016

Total, 2016	40,174
Agriculture, Forestry, Fishing and Hunting	532
Mining, Quarrying, and Oil and Gas Extraction	8
Construction	2,606
Manufacturing	7,574

Wholesale Trade	1,538
Retail Trade	5,201
Transportation and Warehousing	2,132
Utilities	1,125
Information	600
Finance and Insurance	1,699
Real Estate and Rental and Leasing	986
Professional, Scientific and Technical Services	1,544
Management of Companies and Enterprises	60
Administrative and Support and Waste Management Services	1,607
Educational Services	2,336
Health Care and Social Assistance	4,575
Arts, Entertainment and Recreation	695
Accommodation and Food services	2,219
Other Services, except Public Administration	1,669
Public Administration	1,468

HOUSEHOLDS, 2016

Average Household Income, 2016	\$68,448
Average Household Income, 2021	\$75,228
Average Home Value, 2016	\$244,019
Average Home Value, 2021	\$281,702

*Highest level of educational attainment received
 **Owner occupied
 Source: ESRI 2016





istockphoto.com

WANTED: Microbreweries

North Carolina has been a hotspot for the growing craft beer industry in recent years. Microbreweries have popped up all over Western North Carolina and the Charlotte Region. In order to focus on how we can take advantage of this lifestyle offering, the City of Lincolnton and Lincoln County made great strides in paving the way for easier entry by this industry into our community. LEDA began a focused approach to

assist, and worked with a number of interested parties in potentially locating to the area.

Businesses and industries desire modern lifestyle amenities. The forward thinking approach by the City and County to make our community friendlier and receptive to the growing microbrewery industry will help make sure the area is prepared to take advantage of this trend. When one of these businesses open, they serve

as a magnet for new exposure to the community, thereby helping drive more retail and service traffic to Lincolnton and Lincoln County. It is for this reason LEDA is working to assist in this movement.

In order to provide a central location for the vast amount of regulations and required processes to open these businesses, LEDA has developed a depository of information on the association's website. This

information is now provided on the home page's main site directory under the "Breweries" tab. LEDA will continue to add new content relative to the local, state, and federal do's and don'ts for locating these businesses in our community in an effort to assist businesses and property owners in learning about what is most appropriate and required.

For more information, email Rhonda Hunter at Rhonda@LincolnEDA.org.

THE STATE OF CRAFT BEER IN NORTH CAROLINA

2ND
Largest increase in Barrels Produced in the U.S. in 2015

2010: 45
2012: 100
2014: 120
2016: 170+

More than 30 new breweries are planning to open in North Carolina in 2016 and beyond.

North Carolina has more breweries than any other state in the South.

The number of craft breweries in North Carolina has more than tripled since 2010.

675,469
BARRELS
produced by craft breweries in 2015

Local Ingredients

— sweet potatoes, kumquats, sorghum, blueberries, blackberries, persimmons, barley, wheat, rye, and hops — reflect a rich agricultural heritage and have won the state's brewers national recognition.

annual economic impact of **\$1.2 BILLION**

\$300 MILLION in annual wages

10,000 JOBS

ASHEVILLE

is a favorite beer destination. It is a four-time "Beer City USA" poll-topper and boasts **20 BREWERIES**

MAJOR CRAFT BREWERY EXPANSIONS

3

Discover Lincoln County Airport

The Lincolnton-Lincoln County Regional Airport opened in 1986 and has had steady growth for the past 30 years. A new 6,000 sq. ft. terminal building opened in 2010. Approximately 100 aircraft are based at the airport with plans for 50 more hangar spots plus a 15,000 sq. ft. jet hangar. Many local companies utilize the airport to fly their leadership throughout the region.

FACILITIES

- Conference rooms
- Flight planning
- Pilots lounge
- Tie downs
- Hangars (subject to availability)
- Sales
- Fuel
- Parts
- Maintenance
- Line service
- Ground transportation
- Flight training/pilot training
- Interior
- Aircraft rental (Cessna 152 and 172)

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JETate@LincolnCounty.org



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Lincolnton honors its past

while embracing its future

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by Sam Boykin

Situated in the Western Piedmont of North Carolina between glistening Lake Norman and the majestic Blue Ridge Mountains, Lincolnton is experiencing a renaissance. The city, which was established as the county seat of Lincoln County in 1785, rose to prominence in the early 1800s as the site of North Carolina's first textile mill. As the cotton industry flourished so did Lincolnton. Remnants from that prosperous time can be found in the city's multiple Historic Districts and buildings, including the stately, three-story Lincoln County Courthouse, where farmers often gathered to trade and sell their goods.

Today, the courthouse is part of a bustling downtown commercial corridor that boasts an eclectic mix of new shops, boutiques, restaurants, and residential projects. While Lincolnton has carefully preserved its small-town charm, city leaders have laid the groundwork for strategic growth that is making Lincolnton one of the most desirable destinations in the state.

ROOFTOPS AND RETAIL

Steve Zickefoose, City Manager, explains that new economic development incentive programs are playing a crucial role in Lincolnton's resurgence. "Lincolnton is open for business," he says.

These incentives include a redevelopment grant that provides up to \$15,000 in matching funds for projects

in the downtown area and \$5,000 for projects outside the downtown area. The grants—which assist with everything from building renovations, facade improvements and architectural services — have already helped kick-start plans for new downtown retail and residential lofts. In fact, about a dozen new businesses have opened in Lincolnton recently, including several antique stores and pottery shops.

And to tap into the booming craft brewery scene, Lincolnton recently passed a referendum changing ABC laws to allow the on-premises sale of malt beverages. This referendum was followed by revisions to the zoning regulations designed to pave the way for a new craft brewery or tavern.

In addition to retail, there are also multiple new downtown residential projects in the works. These include Aspen Station, with 14 Boston-style townhomes; The Inverness, with 12 condo-style units; and the 12-unit Memorial Hall Townhomes. To help accommodate the growing number of newcomers to the area, there are also several new apartment communities in various stages of development. The Palisades of Lincolnton is a new 200-unit garden-style apartment complex that's being built next to the new CMC – Lincoln hospital. And Caroline Courtyard, a 56-unit apartment complex near the new Walmart, is scheduled to open in early 2017.

To help further spur smart growth, Lincolnton offers several

other incentive programs, including a business start-up rebate, which provides new downtown retail shops or restaurants partial rebates on rent up to 50 percent. In addition, there's a downtown re-development revolving loan, which offers downtown Lincolnton commercial property owners matching loans from \$5,000 to \$30,000 for expenses related to building rehabilitations and renovations. Finally, there's a smart growth incentive grant. This program reimburses part or all of post-construction property tax increases for five years for business owners who rehabilitate or renovate their existing building or construct a new building in the downtown area. These programs all complement various downtown infrastructure upgrades, such as an increase in water and sewer capacities, along with street and sidewalk improvements.

NATURAL APPEAL

Lincolnton's convenient location and host of outdoor amenities also make the city a great destination for everyone from young families to retirees. Located near the major thoroughfares I-40 and I-85 and only about a 40-minute drive from Charlotte, Lincolnton has seen its population steadily increase from just under 10,000 in 2000 to nearly 11,000 today. Residents enjoy water sports and fishing at nearby Lake Norman, the largest manmade lake in the state, as well as horseback riding, mountain

biking and hiking at South Mountains, which boasts 3,000-foot peaks, scenic waterfalls, and an expansive state park with more than 40 miles of trails.

Natural wonders abound within Lincolnton as well. The 1.7-mile Marcia Cloninger Rail-Trail is a great way to explore downtown and is especially popular among joggers, bikers and parents pushing baby strollers. Lined with benches, this paved trail runs along the former Norfolk Southern Railroad corridor and is part of the Carolina Thread Trail, a regional network of greenways that reaches 15 counties throughout the Carolinas. Adding to Lincolnton's natural charm is First Federal Park. Scheduled to open late this year, the park, located downtown along N. Poplar Street, will have a splash pad and several picnic areas. Lincolnton also hosts a number of annual family-fun events, such as the Alive After Five concert series in the summer, an Apple Festival in fall, and a Christmas Parade in winter.

From its roots in the textile industry, Lincolnton has evolved into a thriving city that offers a little something for everyone. Local leaders have worked together to strategically position Lincolnton for future growth and prosperity, even as the city remains an oasis for those who cherish small-town charm and peacefulness. While Lincolnton, long referred to as one of the region's best "hidden gems" may no longer be hidden, it still shines as brightly as ever.



LINCOLNTON CONTINUES TO GROW



ASPEN STATION
14 BOSTON STYLE TOWNHOMES



THE INVERNESS
12 CONDO STYLE UNITS- URBAN SOPHISTICATION



MEMORIAL HALL TOWNHOMES
12 TOWNHOMES FLANKING THE MEMORIAL HALL GARDENS



FIRST FEDERAL PARK



Industrial and Business Parks

- 1 Airlie Business Park at Ingleside
- 2 Latrobe Industrialplex
- 3 Lake Norman Industrial Park
- 4 Balsom Ridge Business Park
- 5 Lincoln County Industrial Park
- 6 H.S. Smith Site
- 7 Indian Creek Industrial Park
- 8 West Lincoln Agri-Business Industry

Industry Assets

- 1 Carolinas HealthCare System Lincoln
- 2 East Lincoln Primary Care — Surgery Center
- 3 Carolinas HealthCare System Urgent Care — Lincolnton
- 4 Carolinas HealthCare System Urgent Care — Denver
- 1 Lincoln County School System — Admin.
- 2 Lincoln County School of Technology
- 3 Gaston College — Lincolnton Campus
- 4 Gaston College — Gaston County, Dallas Campus

1000 Powell Drive Lincoln County Industrial Park 385,000 Sq. Ft.



5894 Balsom Ridge Road, Denver, NC 30,000 Sq. Ft.





Lifestyle Communities

- Verdict Ridge Golf & Country Club
- Westport Golf Club
- Cowan's Ford Golf Club
- Lincoln Country Club
- Glen Oaks Golf Club
- Trilogy® — Lake Norman



00 Sq. Ft.

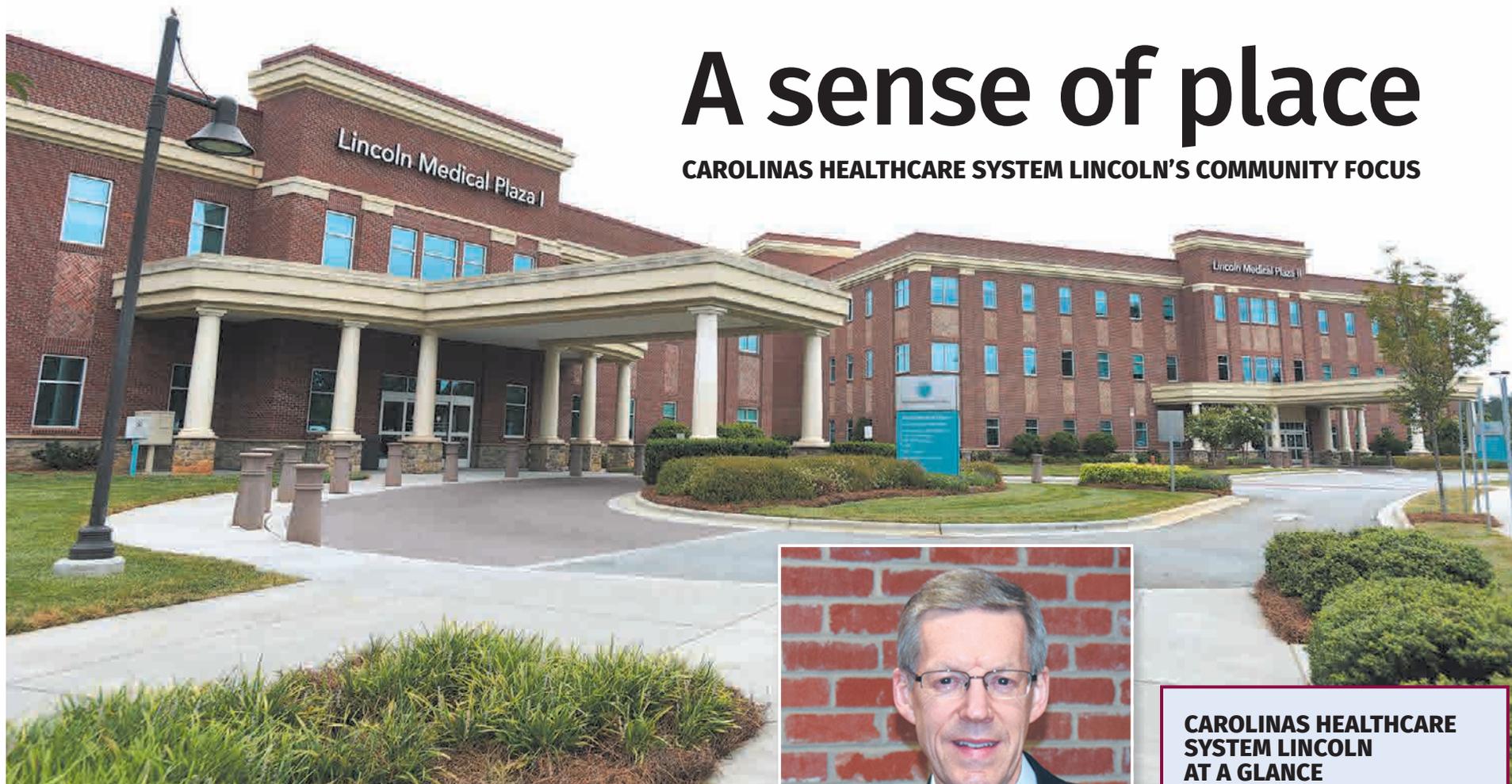
Ft.

LCIP Facility
Lincoln County
Industrial
Park
60,540 Sq. Ft.

Airlie Shell
Building No. II
Airlie Business Park
100,000 Sq. Ft.
(Proposed)

A sense of place

CAROLINAS HEALTHCARE SYSTEM LINCOLN'S COMMUNITY FOCUS



Over time, a community – much like a family – goes through phases of life and growth.

People and industry settle in, shift and expand, and shape the very core of what it means to be part of this place we call home. A hospital plays a central role in how that community changes, grows and improves ... by the very nature of the care it provides, but also by its presence at the most important times in our lives. The birth of a baby. The unexpected injury of a loved one. The diagnosis of a debilitating illness. And, yes, even the death of someone close to us.

Since the building of a new hospital and medical office in 2010, Carolinas HealthCare System Lincoln has continued its tradition of community care – taking its place in Lincoln County as caregiver, employer and neighbor. One of the founding principles of the hospital is its focus on providing the highest level of care to folks living right here in Lincoln County, so that they don't have to travel away from home for the medical treatment they need.

"Carolinas HealthCare System has clearly made, and continues to make, an investment in this community," says Pete Acker, president of Carolinas HealthCare System Lincoln. "This hospital and our expanded services show the care, concern and commitment we have for this county. We are part of the community and we see ourselves as treating and caring for our neighbors."

As one of the top-five employers in the county, Carolinas HealthCare System Lincoln is an important part of the area's growing economic strength. "We continue to recruit and retain top doctors to our hospital," Acker

says. "We have leading-edge cancer care through Levine Cancer Institute-Lincoln, as well as highly specialized orthopedic care, and surgical excellence through East Lincoln Surgery Center in Denver. The care this community needs is right here."

GROUNDING IN COMMUNITY

When the hospital opened the doors to its brand-new 101-bed hospital and medical office building at 433 McAlister Road, Acker says hospital leaders wanted Lincoln residents to know the contemporary facility was designed, planned and constructed with them in mind. The buildings sit on a former farm just off Highway 150, providing a scenic view for patients and visitors. Many of the hospital's unique features and programs support this vision, including a link to local history with the building's exterior containing 300,000 reclaimed bricks from a portion of the Belding Hausman Mill. A 1.2-mile public walking trail on hospital grounds winds past ponds and through natural wooded areas left intact on the land.

"Our mission as a hospital is to improve the quality of life of the people we serve – to keep them healthy, to support their well-being and to educate them about living better lives," Acker says. "That certainly contributes to making this an attractive place for businesses considering relocating to our area."

Carolinas HealthCare System works alongside employers with a program called HEALTHWORKS, helping keep employees healthy and productive. Building those relationships with business is part of the hospital system's effort to support its community members with programs,



PETE ACKER
President of CHS Lincoln

education and resources to get and stay healthy.

As an employer itself, Carolinas HealthCare System Lincoln prides itself on putting both its patients and its employees at the top of its priorities list. The culture of the organization, explains Acker, is one of teamwork and patient-centered care. "We work well together," he says. "And we work extremely diligently toward a shared end-goal: taking care of our patients and each other."

With the resources and technology of a state-of-the-art facility, the hospital is well-positioned to continue serving the growing, thriving population and business community of Lincoln County. In the meantime, they are never far from their roots as neighbors helping neighbors in need. On the grounds of the hospital sits a collaboration by three artists called "A Sense of Place." It depicts the evolution of the original farmland, on which the hospital is situated, into a place of healing and hope.

CAROLINAS HEALTHCARE SYSTEM LINCOLN AT A GLANCE

- Established in 1969, as Lincoln County Hospital
- Joined Carolinas HealthCare System in 2006
- New hospital complete in 2010

Employees: 657

- Licensed beds: 101
- President: Pete Acker
- Chief of Medical Staff: Margo Aswad, MD
- Chief Medical Officer: Vineet Goel, MD

HOSPITAL ACCOLADES

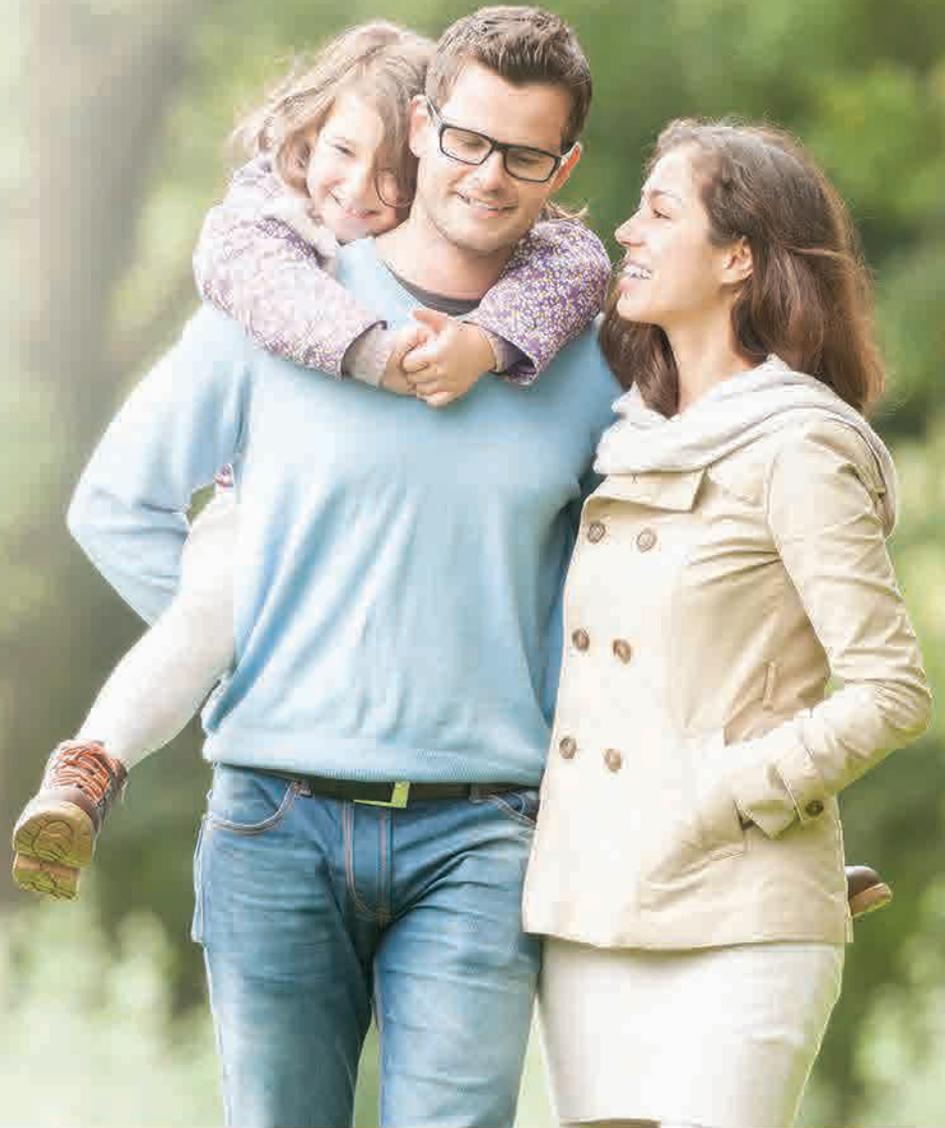
- Healthgrades® 2016 Patient Safety Excellence Award™
- *U.S. News & World Report* "Most Connected" list, for innovative use of technology
- International Energy-Efficient Recognition from International Facility Management Association
- 4-Star Quality Rating from Centers for Medicare & Medicaid Services
- LeapFrog Hospital Safety Score "A" Rating in Spring 2016 and Fall 2015
- Chest Pain Center Accreditation from the Society of Cardiovascular Patient Care beginning in 2009

If you want to learn more about Carolinas HealthCare System Lincoln, call 980-212-2000 or visit CarolinasHealthCare.org/Lincoln for more information.

The Care You Demand In Denver.

At East Lincoln Primary Care, part of Carolinas HealthCare System, our patients come first. That's why we make it easy for you and your family to get care on your time.

We take pride in offering services for all ages at East Lincoln Primary Care, including pediatric care, routine physicals, gynecological care, minor surgical procedures and more. When more specialized care is needed, we provide referrals to some of the top specialists in the region.



Our Practice is Now Welcoming New Patients



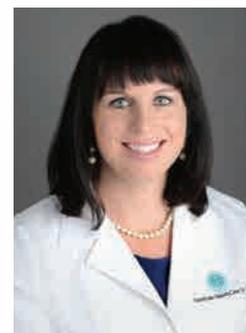
Deanna Didiano, DO
Family Medicine
Sports Medicine



Richard Kuzma, DO
Family Medicine



Pulak Patel, MD
Family Medicine
Sports Medicine



Mary Brock, MSN, FNP-C
Family Medicine



Jeffrey Kirsch, PA-C
Family Medicine

Schedule an Appointment Today

704-512-5805 | CarolinasHealthCare.org/EastLincoln

East Lincoln Primary Care | 1585 Forney Creek Parkway, #2100, Denver, NC 28037



Carolinas HealthCare System



Discover Lincoln County Schools and why so many families are finding a home in Lincoln County ...

LINCOLN COUNTY SCHOOLS HIGHLIGHTS

Lincoln County Schools serves over 11,627 students and has 1200 full-time employees. The district has 24 schools — 14 elementary schools, 4 middle schools, 4 high schools, Lincoln County School of Technology, and an alternative school.

- Lincoln County Schools graduation rate is 90.6%, one of the highest in the region and 4.8% higher than the state average graduation rate.

- Lincoln County Schools ranked 12th in the state on the Career and College indicator (level 4 and 5).

- Lincoln County Schools ranked 17th in the state on Grade Level Proficiency indicator (level 3, 4, 5).

- Lincoln County Schools ranked 20th in the state on the ACT indicator (percent of students meeting UNC system entry score of 17).

- The majority of our schools meet the state's growth expectations with six schools exceeding growth expectations. Schools continue to improve academically which is reflected in the annual report card with three elementary schools and one high school improving by one letter grade.

TECHNOLOGY

The district has worked to increase technology in our classrooms including providing interactive display devices in K-12 classrooms. Teachers integrate technology in a number of ways including allowing students to use their own devices in classrooms for instructional uses as appropriate. Schools are continuing to add computers and devices for student use. Lincoln County Schools is committed to providing digital resources for students and training for teachers in the integration of resources into classroom instruction.

CAREER AND COLLEGE READY

Our graduating class received scholarships totaling \$21,670,197. The goal of our school system is to



make each student career or college ready through excellent academic preparation and partnerships with local community colleges and businesses. Approximately 41.3% of our 2015-2016 seniors planned to attend a 4 year college and 44.5% planned to attend a community college, technical institute or trade/business. Five percent had plans to join the military.

In partnership with Gaston College, Lincoln County Schools is in the second year of offering an Afternoon College which provides students with the opportunity to acquire college credit while in high school. Currently, the Afternoon College program consists of the Criminal Justice and Business Administration CCP certificates. Plans are in the initial phase to expand the Afternoon College to include the Fire Protection Technology CCP certificate. Our Career & Technical Education teachers also encourage students to earn industry-recognized credentials. Over 32% of students enrolled in CTE courses earned certifications during

the 2015-2016 school year, including the Career Readiness Certificate (CRC), OSHA, AutoCAD, Microsoft, and Nurse Aide I. These credentials provide students with an advantage as they transition into the workforce or post-secondary education.

The Lincoln County School of Technology provides a centralized location to take specialized Career & Technical Education Courses including Nursing, Automotive, Computer Programming, Firefighting Technology, Drafting (Engineering and Architecture), Carpentry, Adobe Academy, and Multimedia and Web Page Design.

Lincoln County Schools has received significant financial assistance and volunteer support from local industries, businesses, and organizations to provide resources and programs for our students. Our Advanced Manufacturing Academy, which includes classes at the middle schools, high schools, and the Lincoln County School of Technology, is designed to prepare students for the

21st century manufacturing workforce and also to prepare students for Career & College Promise programs at Gaston College or one of the three Apprenticeship programs that are currently available for Lincoln County Schools students. Apprenticeship 2000, Apprenticeship Catawba, and the new Pre-Apprenticeship 321 provide students the opportunity to earn an income and an academic credential concurrently. In addition, our CTE program is working with our local industry partners to provide students internship opportunities, excellent ways for students to gain real-world experiences prior to graduation. Lincoln County Schools continues to work with community partners, Lincoln Economic Development Association and others, to provide opportunities for students as they transition into post-secondary education and /or the workforce.

For more information about Lincoln County Schools, visit www.lcsnc.org or call (704) 732-2261.



*Automotive Catalyst
for a Cleaner Tomorrow*

Join our growing team!

 **CATALER NORTH AMERICA**

2002 Cataler Drive,
Lincolnton, NC



Gaston College Center for Advanced Manufacturing scheduled for completion in early 2017

The Center for Advanced Manufacturing (CAM), located adjacent to the Gaston College Dallas Campus in the Gastonia Technology Park, will be an important demonstration of the College's deep commitment to training workers for

jobs in the advanced manufacturing industry. As of late October 2016, the 21,000 square foot facility is approximately 70 percent complete and construction is expected to be finished by March 2017.

After the final phase of construction

is over, lab equipment and other classroom and office furnishings will be installed in time for some limited classes to be taught in the facility during the Gaston College summer 2017 semester, which begins in late May. The building will be fully functional for the fall 2017 semester beginning in August.

CAM will house many of the more advanced or technology-rich industrial training programs Gaston College offers. Designated laboratory/training spaces will include:

- Advanced Manufacturing (cross-training and demonstration lab)
- Mechatronics
- Computer-Aided Design (CAD)
- Specialized Processing (chemicals and plastics)
- Industrial Instrumentation
- Nuclear Technologies
- Alternative Energy
- Robotics

The facility will also include a reception area, offices, a conference room, and classrooms. In addition, new industries that are seeking to locate in this region can establish a "home base" in offices and meeting spaces at CAM until their permanent facilities are functional.

The Center for Advanced Manufacturing project was initiated as a result of ongoing conversations between Gaston College, Gaston and Lincoln counties, and local industry about how the College can best support the economic growth of the region. Advanced manufacturing and the energy industry have been recognized as key elements for regional economic development and CAM will be a critical element in educating and training the workforce for skilled positions in those fields.

"When the Center for Advanced Manufacturing is open and fully operational next year, it will be another milestone in Gaston College's ongoing mission to provide high caliber, affordable, and comprehensive educational program and services to meet regional economic and workforce development needs," said Dr. Patricia Skinner, President of Gaston College. "Our Apprenticeship 321 Program, the Manufacturing Bootcamp Continuing Education program that complements it, and the recent renovation and updating of our Pharr Trade and Industrial Building secure Gaston College's position as the top regional provider of specialized training for the 21st century workforce."

The CAM project has received strong financial support from local, state, and federal funders. Gaston County has allocated over \$3 million in county bond funding, and the United States Economic Development Administration has allocated funds in support of the project. Through the efforts of N.C. Senator Kathy Harrington and the support of other regional legislators, special funding of \$3.4 million was included in the 2016 state budget to be used to construct the Center for Advanced Manufacturing and obtain state-of-the-art equipment to train students.

By providing a training ground for workers in the advanced manufacturing and energy sectors, Gaston College's Center for Advanced Manufacturing will serve as a vital economic development asset in both Gaston and Lincoln counties.

Diane Metcalf, Director
Metcalf.Diane@Gaston.edu
704.922.6448

DEVELOP WORKPLACE SKILLS



Obtain an Associate Degree or professional/industry specific certificates and credentials. Gaston College can help you:

- Advance your career
- Prepare for a career change
- Gain valuable job skills and customized training
- Stay current on changing industry standards
- Learn entrepreneurial and small business owner skills

Visit us at
www.gaston.edu

 **Gaston College**
Opportunities For Life



Apprenticeship 321 program builds skills for careers in advanced manufacturing and provides a tuition-free education

The Apprenticeship 321 Program, sponsored by Gaston College in collaboration with regional advanced manufacturers, cultivates highly skilled workers for positions with large and small manufacturers and is a path to academic credentials, work-related certifications, and secure employment with the potential for advancement.

Gaston College and a consortium of manufacturing partners sponsor skilled trade apprentices in on-the-job training assignments and company-funded community college courses. The 13 companies currently participating in the program are: Albemarle Corp. (Kings Mountain), Aptar (Lincolnton), Chemtura (Gastonia), CTL Packaging USA (Dallas), Daimler Trucks North America (Gastonia), Dixon (Dallas), Firestone Fibers & Textiles (Gastonia), Kaco (Lincolnton), Keter North America (Stanley), LanXess (Dallas), Mann+Hummel (Gastonia), STEAG (Kings Mountain), and Rochling (Gastonia).

Apprentices earn a salary while working with a mentor at one of the sponsoring companies to learn skills applicable to their jobs. The employer also pays for the tuition, books, and fees for classes at Gaston College. Each job title requires a certain number of classroom hours and on-the-job training hours. The companies' apprenticeship programs typically take two to four years to complete.

Successful apprentices will qualify for nationally recognized certifications as journeyworkers in a skilled trade and for a certificate, diploma, or credits toward an Associate Degree from Gaston College. They also will achieve a National Career Readiness Certificate, which is a nationally recognized portable work skills credential to add to their resume or portfolio.

One of the apprentices in the Apprenticeship 321 program is Keegan Rankin. He is employed by Keter North America, which operates a manufacturing facility in Stanley, N.C. Keter, one of the world's leading manufacturers and marketers of resin-based household and garden consumer products, joined the Apprenticeship 321 program in 2016. Matt Jacobs is the manager of engineering, automation, and tooling at Keter, and he was charged with building a staff with the specific skills required to operate their injection molding machines and other specialty equipment. He knew that other companies had achieved success with apprenticeship programs and when he investigated Apprenticeship 321, he felt it was a good fit for Keter. In September 2016, he recruited Rankin to join the company as a tool and die apprentice.

Rankin was a senior at North Lincoln High School when he was presented with the opportunity at Keter. Although he had been offered a football scholarship at Wingate University, the concept of

earning a salary while learning a trade and getting a cost-free education appealed to him and he joined the company. The classes he is taking at Gaston College include machining, drafting, physics, and introduction to technology. When he completes his apprenticeship in four years, Rankin will have earned his N.C. journeyman's card and a position as a journeyman toolmaker with Keter. He intends to pursue a four-year degree and hopes to become a mechanical engineer.

Currently there are 19 apprentices in the program, including one female apprentice. There is a priority to recruit and train women for apprenticeship positions. Gaston College is working to continually ensure a classroom and laboratory environment that helps women to better prepare for advanced manufacturing careers.

Apprenticeship programs are available for the following career paths:

- Industrial Maintenance Mechanic
- Machine Set-up Operator
- Chemical Operator III
- Tool Set-up Operator
- Mechatronics Technician
- Tool & Die Maker

The Apprenticeship 321 program benefits both the apprentice and the

employer. After completing the program, apprentices will have job experience and valuable skills, a journeyworker's certification, and a debt-free education, while the employer has trained and skilled workers that will help them stay competitive in their industries.

Gaston College was the first college in North Carolina to be approved by the N.C. Department of Commerce's NCWorks Apprenticeship Office as a registered apprenticeship program sponsor. This allowed the College to assume the administrative operations for the program, relieving the manufacturing partners of those responsibilities. Gaston College is one of only three colleges or universities in the U.S. to be a registered sponsor of an apprenticeship program.

A 2015 grant from the National Science Foundation (NSF) enabled Gaston College to create the consortium with manufacturing partners and facilitated the hiring of a Student Success Coach to work with apprentices and their employers.

For more information about the Apprenticeship 321 program, visit www.gaston.edu/economic-workforce-development/services-business-industry/apprenticeship-321/ or contact Carol Faust, Continuing

Education Program Specialist, at 704-922-6521 or faust.carol@gaston.edu.

ABOUT GASTON COLLEGE

Gaston College is one of 58 community colleges in the North Carolina Community College System. Serving both Gaston and Lincoln counties, Gaston College enrolls approximately 6,000 students each term in curriculum programs and averages over 16,000 annually in its Economic and Workforce Development and Continuing Education programs. Gaston College offers over 100 fields of study to obtain a degree, diploma or certificate. To learn more about the College's services and programs, visit the Gaston College website at www.gaston.edu.

GOT A QUESTION? ASK US!

Go to www.gaston.edu/ask-us/ or click on the ASK US! button in the upper right corner on the Gaston College homepage.

ASK US! is an online service designed to assist prospective and current Gaston College students and the community to receive quick responses and answers to frequently asked questions about tuition, financial aid and scholarships, continuing education and more.

BUSINESS IS NOW MOVING TO OUR AREA, FOR A LOT OF THE SAME REASONS PEOPLE ALWAYS HAVE.

Thanks to some of the most competitive rates in the industry and some of the highest customer satisfaction and reliability ratings, more and more businesses are heading our way. They're finding that we're big enough to provide you with the best possible service, yet small enough to care. And the quality of life isn't too bad either.

EnergyUnited
YOUR LOCAL CONNECTION

A Touchstone Energy Cooperative



EnergyUnited.com

LEDA operates as an officially recognized 501 c(3) tax exempt non-profit charged with facilitating industrial, office, commercial and entrepreneurial development in Lincolnton and Lincoln County. While funded strongly by local tax dollars, the organization relies on private contributions to assist in meeting targeted goals. Private support goes a long way in making sure we keep property taxes as low as possible while also identifying and preparing crucial information for the development of sites for future business investments as well as marketing the assets of our community.

Through our public-private partnership the City of Lincolnton, Lincoln County, private citizens and the business community have come together to pursue well-balanced, quality growth for the community. We thank our stakeholders for their support, and we certainly welcome anyone not already a member to become our partner in these efforts.

LEDA's Entrepreneurial Focus is Ready to Help Lincoln County Small Business



Lincoln Entrepreneur Growth Group

LEGG ~ Lincoln Entrepreneur Growth Group is a subsidiary of LEDA a 501c3 nonprofit. LEGG is charged with the task of helping entrepreneurs and small businesses to grow their business beyond the start-up stage through the established Entrepreneur Growth Program. LEGG is an advisory network made up of multi-talented service professionals from government, non-profit and for profit organizations that are committed to supporting and helping entrepreneurs and small business owners grow their companies to their fullest potential. We have a strong local referral network and will provide you access to appropriate professional business services in areas such as finance, legal and accounting, marketing, human resources and the list continues to expand as we proactively seek the best in their fields to serve Lincoln County businesses wanting to grow. Access to LEGG's referral services and initial discovery counseling to determine your eligibility into the Entrepreneur Growth Program is provided at no charge to businesses seeking assistance.

LEGG was established to be a go-to resource for businesses that want to grow. The "sweet spot" for most community entrepreneur support programs is to target entrepreneurs who have started a company that is between one and five years old and want to expand.

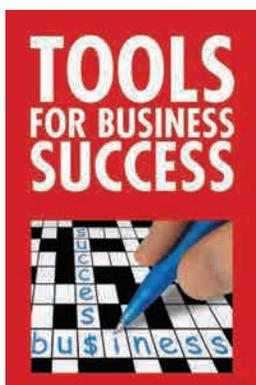
There are also businesses that have been in business for years and are ready for significant next-level growth. They have reached a point strategically where resources and knowledge is needed beyond their current capacity, management or expertise base. These Stage 2 companies, with the right resources and support, can become national or global players in their industries while being valued economic engines locally through the creation of jobs, enhanced quality of life and an increased tax base.



LEDA ~ Lincoln Economic Development Association understands the importance of the entrepreneur. As a result, a full time Entrepreneur Growth Specialist is on staff to devote full attention to the small businesses and entrepreneurs in Lincolnton and Lincoln County who are seeking to grow their businesses.

Entrepreneur Growth

Entrepreneur Growth is an economic development methodology which is distinguished from "economic hunting" which is the typical way a town, city, state or country usually operates. Economic hunting attempts to recruit companies to invest in a community by offering tax, rezoning and other fiscal incentives, thereby competing with all other towns and cities in the area. Entrepreneur Growth, instead works with existing local entrepreneurs by offering them market research, competitor intelligence, industry trends information, marketing lists, strategy development, web optimization and customized research.



For More Information on "Tools For Business" Please visit www.lincolneda.org

HOW WE HELP

- Capital Access
- Market Research
- Human Talent
- Competitiveness Planning
- Business Coaching
- Customized Technical Assistance
 - Growth Planning
 - Business Services
- Other Entrepreneurs — Networking



LEGG ~ Lincoln Entrepreneur Growth Group strives to serve as the liaison of finding the right resources at the right time as the entrepreneur discovers their immediate need or needs in the growth of their company. By helping them research or discover the answers needed to keep them moving in the forward direction.

For Assistance In Unlocking Your Businesses' Potential Contact Rhonda Hunter at (704) 732-1511 ex. 1 or email rhonda@lincolneda.org



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Entrepreneur
Growth Specialist/
Operations
Director



Kara Brown
Existing Business
Manager



Charles Adams
Research Associate

1000 Powell Drive

Lincoln County Industrial Park, Lincolnton, NC 28092

Location

- Powell Site with near-direct access to HWY 321, a four-lane divided, interstate quality highway.
 - 0.25 miles west of Hwy. 321
 - 25 miles east of I-77
 - 16 miles south of I-40
 - 18 miles north of I-85
 - 31 miles north of I-485
- 31 miles north of the Charlotte-Douglas International Airport (677 departures daily)
- 42 miles north of the uptown Charlotte

Building Specifications

- 360,800 sq. ft., expandable to 850,000 sq. ft.
- 94.574 Acres, zoned I-G
- Constructed in March 2009
- Available for sub-lease April, 2016
- Painted, tilt wall construction
- 54' 8" x 50' column spacing
- 36' clear to 38' clear height
- Cross-docks, 36 docks doors per side
- Curb & gutter, exterior lighting and landscaping
- Paved parking
- LEED , Silver certified
- Low county taxes, no city taxes



Airlie Business Park at Ingleside

Optimist Club Road off Hwy. 16, Denver, NC 28037

Overview

The Airlie Business Park at Ingleside, a 231-acre master planned business park, is located approximately 22 miles south of I-40 and 18.6 miles north of I-85 off the New NC 16, a four-lane divided, interstate quality

Location

- Airlie Business Park with direct access to NC 16, a four-lane divided, interstate quality highway.
 - 10 miles west of I-77
 - 12 miles north of I-485
 - 15 miles east of Hwy. 321
 - 17 miles north of I-85
 - 22 miles south of I-40
 - 22 miles north of the Charlotte-Douglas International Airport (677 departures daily)
 - 21 miles north of the uptown Charlotte

Infrastructure in Place

Water:	Lincoln County 12" Water Main
Sewer:	Lincoln County 8" Sewer Main
Electric:	Duke Energy Dedicated three-phase circuit
Natural Gas:	Piedmont Natural Gas 60 PSI 4" line
Data and Telecom:	Charter Communications and (coax & fiber) AT&T Communications





AIRLIE BUSINESS PARK

at Ingleside

Phase 1: Lot(s) A & B Only (Sold) Lot(s) E & F

(Will Support Aprox. 200,000 sq. ft.)

Lot H: Shell Bldg. I (Sold)

Lot I: (Sold)

Phase III: 134 acres available now
Development

Two Newly Added Lots
to Airlie Business Park

Totalling 20.4 Acres

Latrobe Industrialplex Site
Conceptual Illustration
showing Potential Use
Totalling 137 acres
Available Now

Available	Size	Expansion Capacity	Ceiling Height(s)	No. Dock-High Doors	Sale or Lease
	360,000 sf	Yes	36'-0"	72	Lease
	<i>Located in the Lincoln County Industrial Park, Phase IV. Cross-Docked, LEED Silver Certified Facility, Less than 0.5 mile from US Highway 321.</i>				
	60,000 sf	Yes	24'-0"	4	Lease
	<i>Located in the Lincoln County Industrial Park, Phase II, Just one mile from US Highway 321, and interstate quality level highway connecting to I-85 and I-40.</i>				
	30,000	Yes	24'-0"	2	Sale
	<i>Located in the Balsom Ridge Business Park. Available July, 2017</i>				
	up to 500,000 sf	Yes	Varies 16'-30'	16	Lease
	<i>Located at 1323 East Gaston Street Extension, Lincolnton, NC, Available 83,000 Sq. Ft. section, 30' ceiling, 12 dock high doors.</i>				
	up to 120,000 sf	Yes	Varies 13'-32'	17	Lease
	<i>Located at 350 N. Generals Blvd. Lincolnton, NC</i>				
	up to 110,000 sf	No	Varies 12'-18'	9	Sale or Lease
	<i>Located at 336 N. Generals Blvd. Lincolnton, NC</i>				
	30,000 sf	Yes	24'-0"	4	Sale
	<i>Located in the Indian Creek Industrial Park. Clear-span facility with no internal columns.</i>				
	Up to 16,000 sf	Yes	20'-0"	1	Lease
	<i>Located in Balsom Ridge Business Park, Scheduled for February, 2017 completion.</i>				
	Pre-Graded Pad	up to 385,000 sf	TBD	TBD	Build-To-Suit
	<i>Located at 1000 East Powell Drive in the Lincoln County Industrial Park, Phase IV. Can be added to adjacent facility to accommodate up to 850,000 Sq. Ft. user.</i>				
	Pre-Graded Pad	up to 110,000 sf	TBD	TBD	Build-To-Suit
	<i>Located on Finger Mill Road off in the Lincoln County Industrial Park. Phase II Only one mile from US Highway 321, an interstate quality level highway. Connecting to I-85 and I-40</i>				



**LEDA
LINCOLN**

Tel: 704-732-1511 • Fax: 704-736-8451

Email: leda@lincolneda.org

Website: www.lincolneda.org