

**Prepared**

**Positioned**

**MASTER SITE PLAN**



**Burke County**  
*Where Business Comes to Thrive*

Strategically positioned one hour from Charlotte and Asheville, NC, Burke Business Park (BBP) is an 83-acre fully served park adjacent to I-40 in Burke County, NC. Developed exclusively for industrial users, BBP enjoys **North Carolina Certified Industrial Site** status. Its location affords easy access to three major north/south interstate highways and is within one hour from Charlotte Douglas International Airport.

**SITE SUMMARY**

| LOT | ACREAGE | PROPOSED BLDG. SIZE (SF) | PROPOSED EXP. SIZE (SF) |
|-----|---------|--------------------------|-------------------------|
| A   | 5.0     | 40,000                   | 30,000                  |
| B   | 5.2     | 40,000                   | 30,000                  |
| C   | 13.4    | 150,000                  | 50,000                  |
| D   | 11.7    | 100,000                  | 37,500                  |
| E   | 5.2     | 50,000                   | 30,000                  |
| F   | 5.8     | 100,000                  | 20,000                  |
| G   | 8.8     | 60,000                   | N/A                     |

**HIGHLIGHTS**

- ▶ Zoned Industrial
- ▶ Industrial suited utilities with competitive electric rates
- ▶ 5 pre-graded industrial pads, ranging from 4 to 15.5 acres
- ▶ Capable, manufacturing-oriented workforce within easy commuting distance

**INCENTIVES**

- ▶ Low property taxes (\$.695 per \$100)
- ▶ Located in a *Tier 2* county, qualifying for NC's largest incentives
- ▶ All sites qualify for local and state incentives

**Progressive**