

STATELINE 85



BUILDING 1 & 2 ARE READY FOR OCCUPANCY

WATCH VIDEO

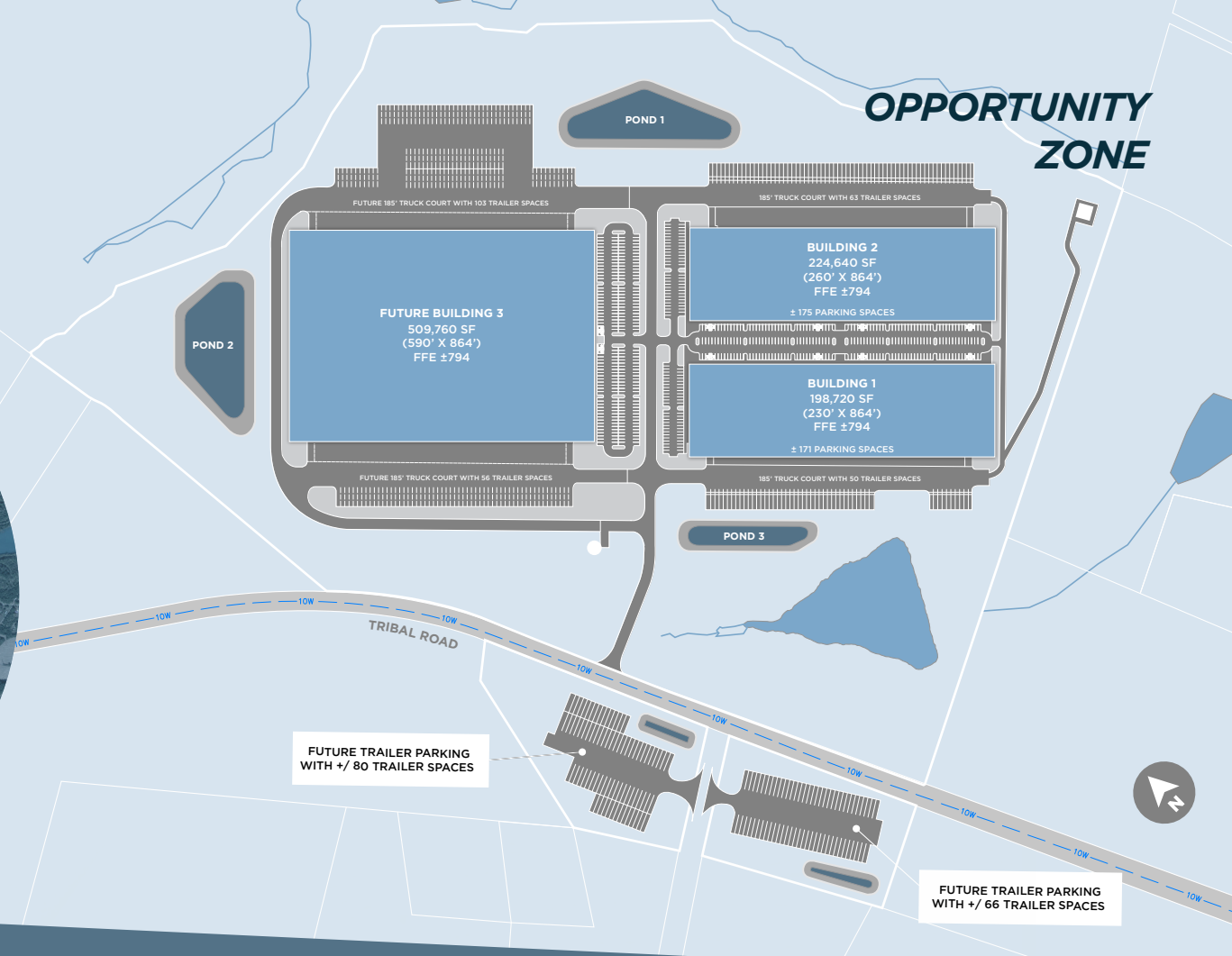
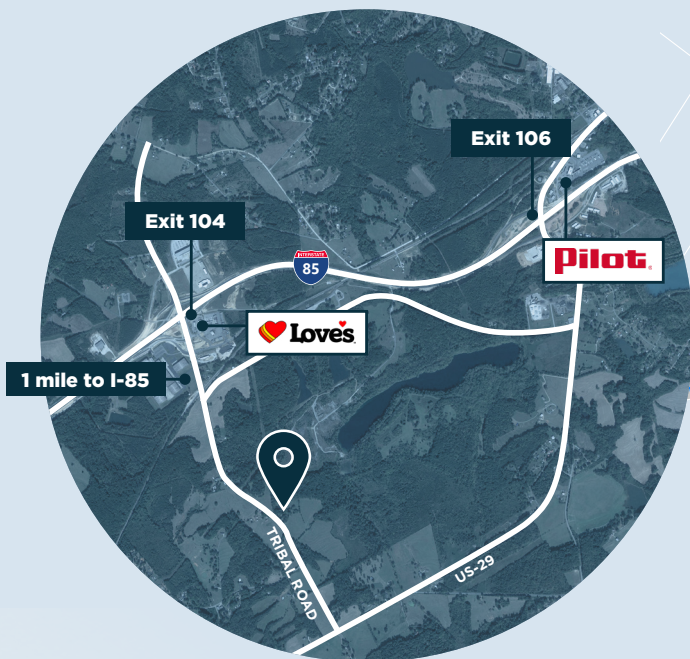
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Designed for EFFICIENCY



BUILDING 1 - 212 TRIBAL RD

- 32'** Clear Height
- 171** Auto Parks
- 50** Trailer Parks
- 54' x 57'** Column Spacing
- 60'** Speed Bay

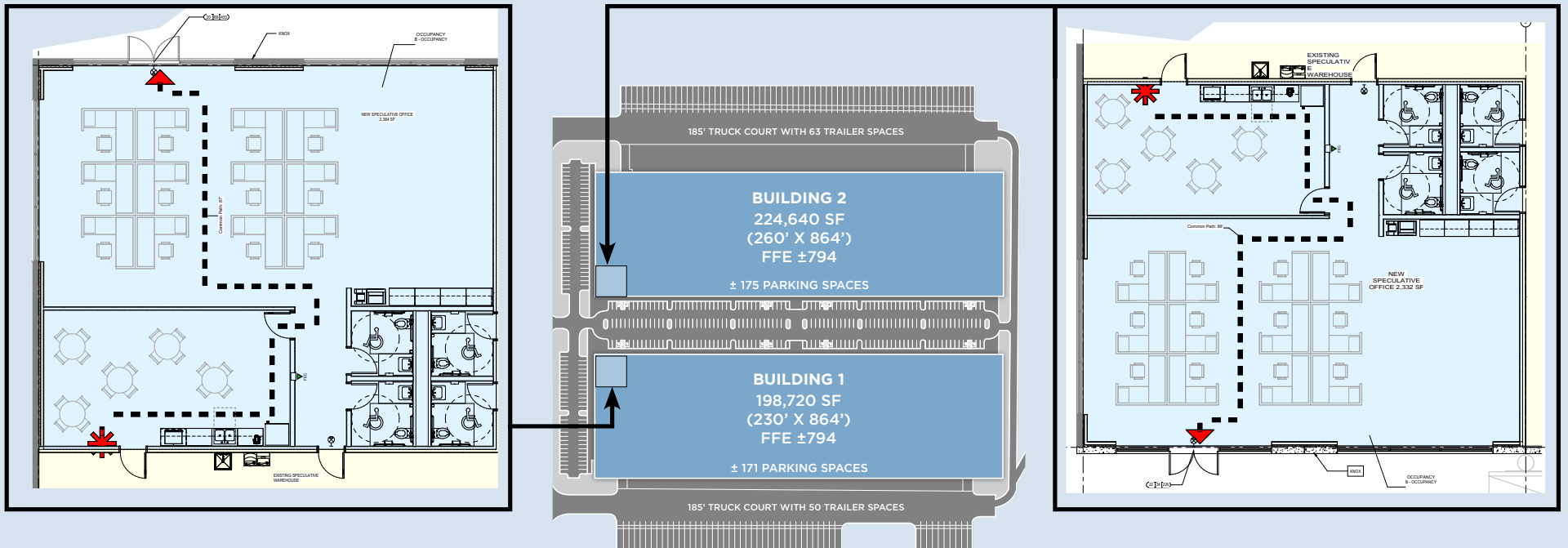
BUILDING 2 - 214 TRIBAL RD

- 36'** Clear Height
- 175** Auto Parks
- 63** Trailer Parks
- 54' x 50'** Column Spacing
- 60'** Speed Bay

FUTURE BUILDING 3

- 40'** Clear Height
- 242** Auto Parks
- 159** Trailer Parks

Office FLOOR PLANS



Demographics



DATA	# OF PEOPLE
Not in Labor Force	461,085
Labor Force	989,255
Employed	951,086
Unemployed	38,169



FROM 2016 TO 2022, **JOBS INCREASED BY 9.0%** OUTPACING THE NATIONAL GROWTH OF 1.8%



THE LABOR FORCE **PARTICIPATION RATE HAS INCREASED BY 2.3%** FROM 2016 TO 2022



THE MANUFACTURING INDUSTRY IS **DOUBLE THAT OF THE NATIONAL AVERAGE**

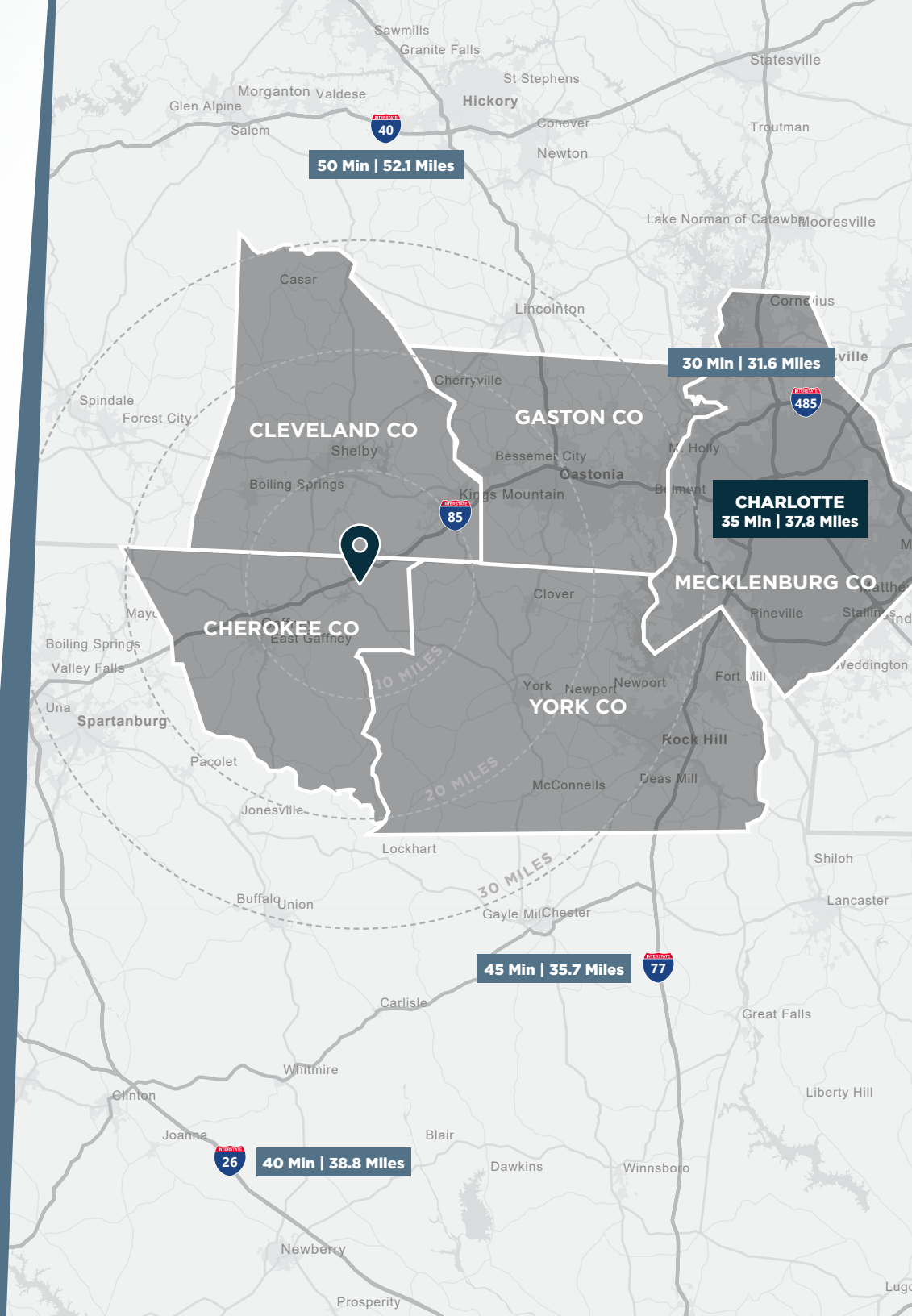


DISTRIBUTION IS THE **TOP GROWING INDUSTRY BY 22.7%**

**Data excludes Mecklenburg and Cleveland County*

POPULATION (2022)	1,858,429
LABOR FORCE (JUN 2022)	989,255
JOBS (2021)	1,048,846
COST OF LIVING	97.7
GRP	\$160.5B
IMPORTS	\$102.9B
EXPORTS	\$134.3B

CHEROKEE COUNTY, SC | CHARLOTTE MSA



CHEROKEE COUNTY ECONOMIC DEVELOPMENT

PRO-BUSINESS, PRO-INDUSTRIAL

SOUTH CAROLINA RANKINGS

SOUTH CAROLINA TAX INCENTIVES

- No state property tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Out-of-state transactions are excluded from corporate income tax

INFRASTRUCTURE HIGHLIGHTS

- SC energy costs are 12% below the national average and remain stable due to investment in alternative energy
- The ReadySC program supports the SC Technical College System to provide well-trained employees to companies investing in South Carolina

CHEROKEE COUNTY INCENTIVES

Tier 4 County

Receives the highest level of job creation incentives offered by the State.

\$25,000

Tax credit per year for up to five years for each job created. This credit directly reduces the state income tax owed.

REGULATORY APPROVALS

10 Day

Review period

1/3 cost

of neighboring areas

U.S. FOREIGN-TRADE ZONE

FTZ 38 is guaranteed by South Carolina Ports Authority. This designation provides a secured and profitable platform for US based importers & exporters.

DISCRETIONARY INCENTIVES

- Special Source Credit to reduce or eliminate tax liability for up to 15 years
- 5 year abatement or Fee in Lue of property taxes



#1

STATE FOR MANUFACTURING

- Site Selection Group 2025



#1

STATE FOR NET POPULATION CHANGE

- U.S. Census Bureau



#1

STATE FOR BUSINESS INCENTIVE PROGRAMS

- Area Development



#1

STATE FOR FAVORABLE REGULATORY ENVIRONMENT

- Area Development

STATELINE 85



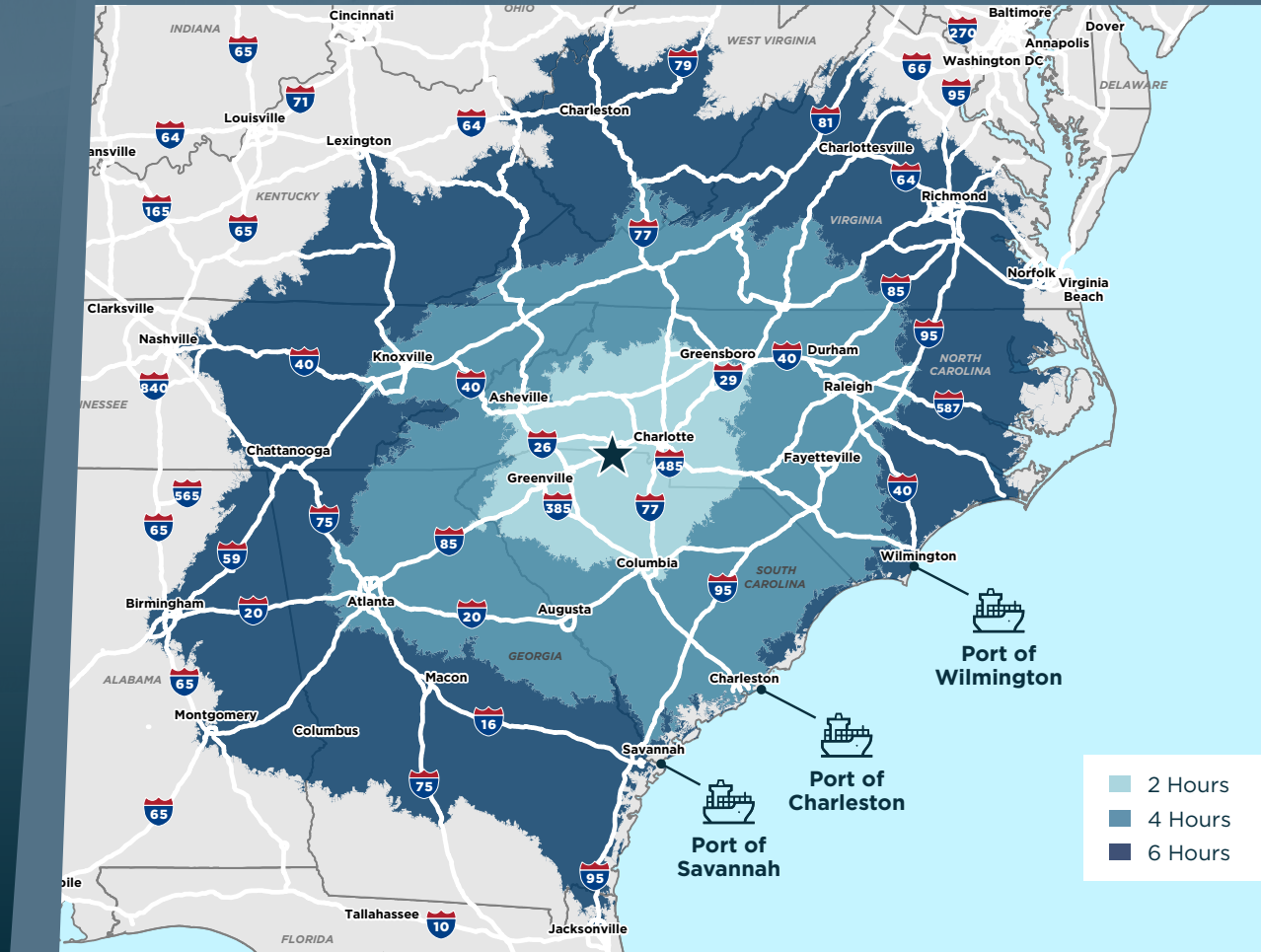
I-85 1 Mile
2 Minutes

I-77 35.7 Miles
45 Minutes

Charlotte Int'l Airport 35.6 Miles
40 Minutes

Port of Charleston 218 Miles
3.5 Hours

Port of Savannah 259 Miles
3.5 Hours



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