

# GATEWAY WEST COMMERCE PARK

## *A Business and Technology Center*

### BENEFITS FOR BUSINESSES:

- Low cost, reliable electrical service
- Abundant water and sewer capacities
- Redundant fiber services
- Affordable natural gas service
- Streamlined permitting process
- 319,232 labor draw within 50 miles
- Centrally located along the East Coast
- Close to major interstates: 26, 40, 77 and 85
- Within an hour's drive of major airports: Charlotte International, Asheville Regional, Greenville-Spartanburg International
- Training partnerships with local community college for employee training and certification
- Located within a designated Opportunity Zone

ASKING PRICE: \$40,000/AC UNIMPROVED,  
\$52,000/AC PRE-GRADED SITE  
TOTAL ACREAGE: 74.27 ACRES

- Parcel A: 26.84 acres - pre-graded
- Parcel B: 47.43 acres
- Can be subdivided to meet project needs



### PROPERTY DETAILS:

#### Historical Use:

- Agriculture
- Forestry

#### Zoning:

- M-1 within City Limits
- M-1 within ETJ

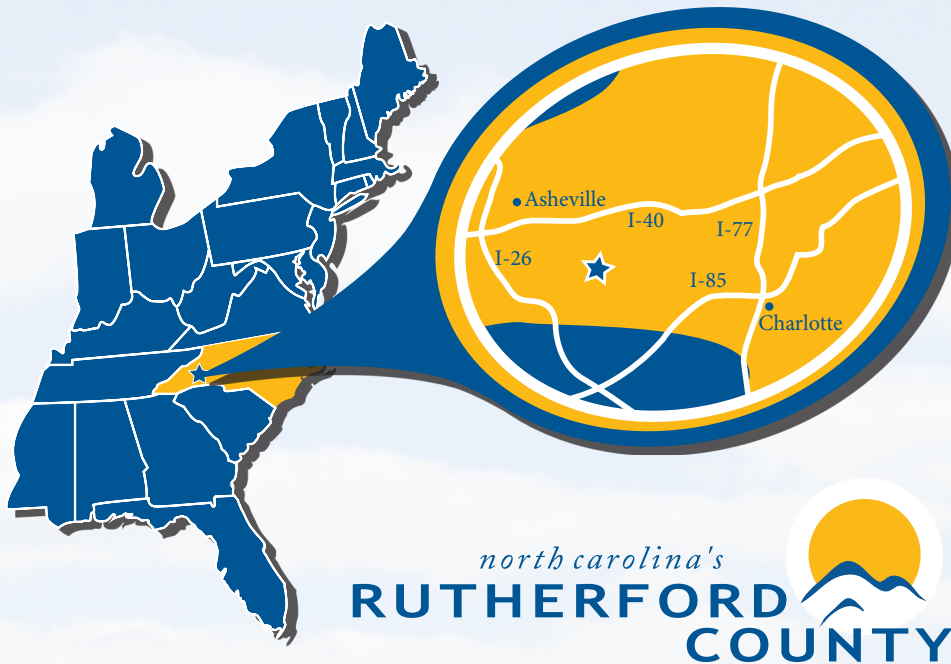
#### Adjacent Land Use:

- Isothermal Community College
- Commercial and Industrial

#### Proximity to Major Metropolitan Areas:

- Spartanburg, SC - 32 miles
- Asheville, NC - 60 miles
- Greenville, SC - 60 miles
- Charlotte, NC - 65 miles
- Atlanta, GA - 200 miles
- Raleigh, NC - 230 miles
- Columbus, OH - 461 miles
- Memphis, TN - 560 miles
- New York, NY - 693 miles
- Miami, FL - 760 miles





## OTHER INFO:

### Due Diligence Completed:

- Phase I and Phase II ESA
- Subsurface Geotechnical Exploration
- Jurisdictional Determination
- Endangered Species Survey
- Archaeological Review

\*Reports are available upon request

### Target Industry Sectors:

Automotive Parts, Data Centers,  
Advanced Manufacturing, Plastics

## UTILITIES

### Electrical Provider:

#### Duke Energy

- 100kV electric transmission power line in the area
- 12.5 kV 3 phase power line on the site

### Water Provider:

#### Town of Forest City

- 16" water main on Daniel Rd.
- Permitted capacity of 8MGD
- Total available capacity of 4.38MGD

### Waste Water Provider:

#### Town of Forest City

- 10" sanitary sewer line along northern boundary of property with 270 GPM capacity

### Natural Gas

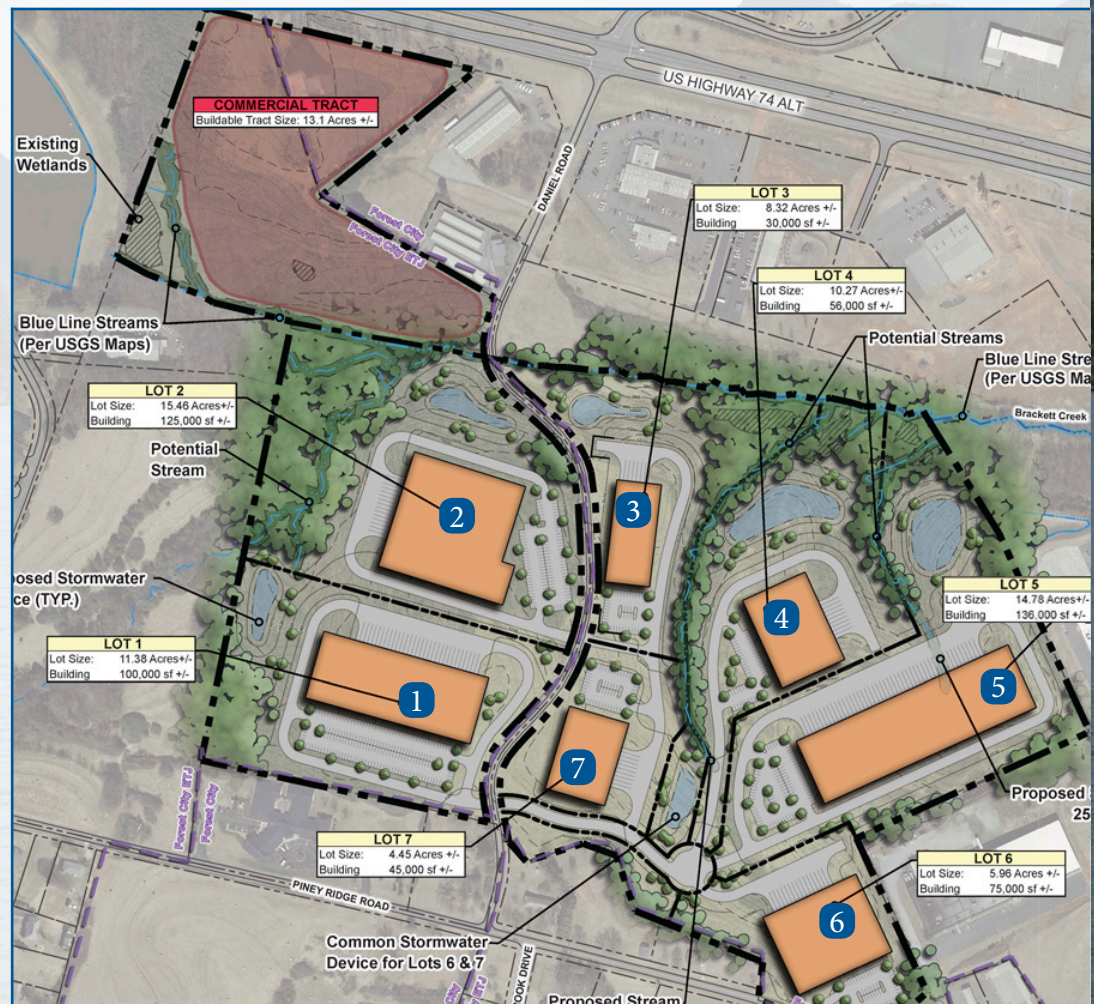
#### Provider: Dominion

- 12" high pressure line
- Approximately 350 psi

### Fiber Providers:

#### AT&T and PANGAEA

- Redundant fiber connections are provided by dual routing from Charlotte and Atlanta with connectivity that is equivalent to that of most metropolitan areas



For more information on this property and development opportunities within Rutherford County contact:

**(828) 287-6200**

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Rutherford County Economic Development



# GATEWAY WEST COMMERCE PARK

*Now Ready for Development*



Sites 1 & 2  
Pad Ready

