

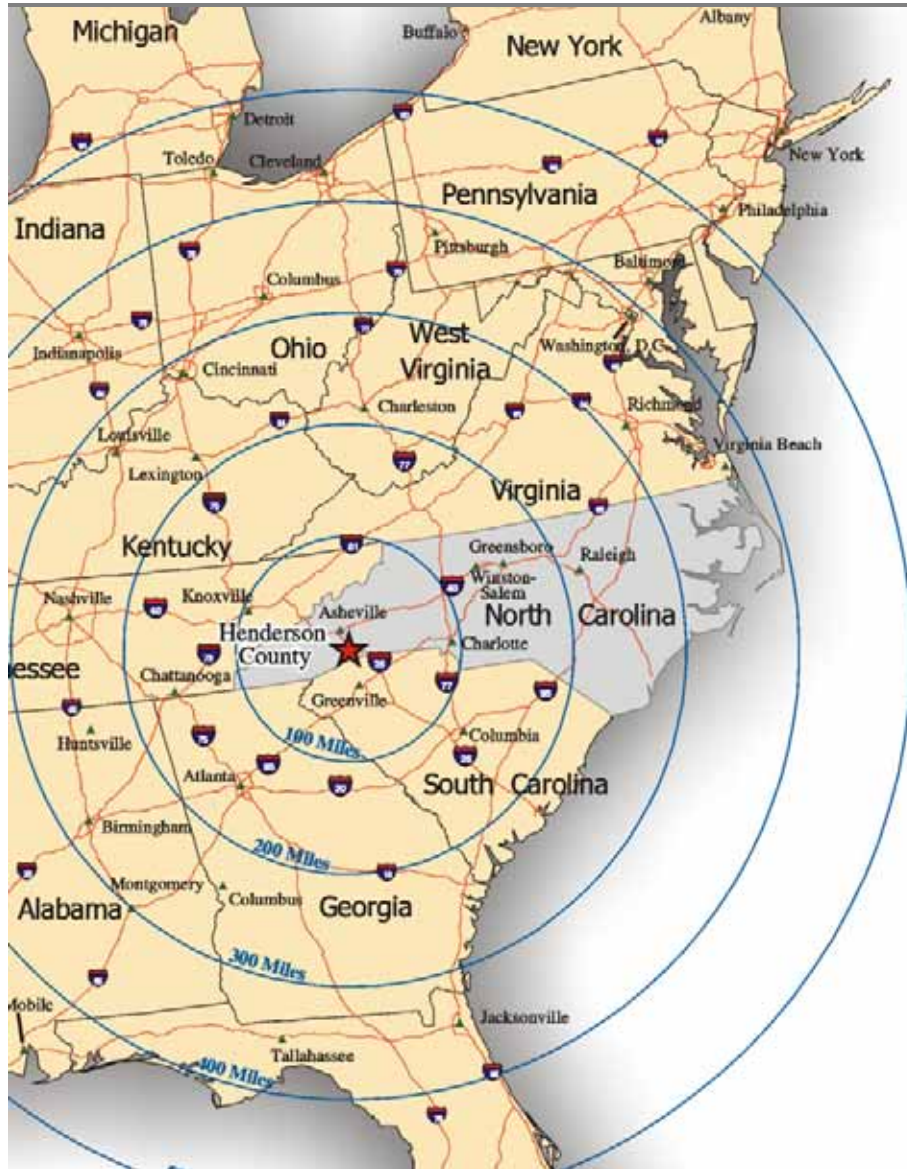


# Ferncliff Industrial Park

## The Aviation & Aerospace Business Destination



# Henderson County Overview



## Population

Henderson County: 102,665  
525,833 within 30 miles

## Workforce

Henderson County: 48,823  
Asheville MSA: 205,323

## Manufacturing Sector

17% of Workforce [6,060 employees]  
Above 11% NC average  
\$270+ million annual payroll

## Average Weekly Wage

Henderson County: \$663  
North Carolina: \$778

## Population Growth

1990-2000 +27.9%

# Business Climate

## Tax Rate

One of the lowest tax rates in NC  
0.462 per \$100

## Labor Trends

No Unionized Manufacturing Labor

## County & State Assistance

Aggressive incentive policy allows  
payments of 120% ad valorem for  
projects with 150+ jobs

## Great neighbors

Unison Engine Components (GE  
Aviation), Kearfott Guidance &  
Navigation Corp., BorgWarner Turbo  
Systems, Higher Source Aviation, GE  
Lighting Systems, UPM Raflatac



# Ferncliff Industrial Park

## Land

262.45 total acres

## Access

Interstate 26 (2 miles) via 4-lane hwy  
Adjacent to the Asheville Regional Airport  
(AVL) - 8,001 ft runway

## Utilities

In proximity to electric, water, sewer and  
natural gas

## Location Advantage

Near Broadpointe Industrial Center  
Applicant for NC Site Certification  
Across the runway from NC Commerce  
and AdvantageWest



---

# Asheville Regional Airport (AVL)

---



## **2007 Traffic Statistics:**

Operations – 81,748

Total Passengers – 572,315

## **Major Uses:**

Commercial Aviation

Corporate Aviation

General Aviation

Military

## **Runway:**

16-34, 8,001' X 150'

## **Access:**

20 minutes to downtown Asheville & downtown Hendersonville

4-lane divided Hwy 280 less than a mile to Interstate 26, serving I-40, I-85, I-77 & I-81



## **25 Daily non-stop flights to 7 hub cities:**

Atlanta, Charlotte, Cincinnati, Detroit, Houston, Newark & Minneapolis/St. Paul

## **4 Commercial Air Carriers:**

Delta, US Airways, Continental & Northwest

# Property & Parcels

## Land

221.62 acres available

12 parcels on master site plan

40 acres set aside for common  
green space, walking trails,  
river access

## Site Sizes

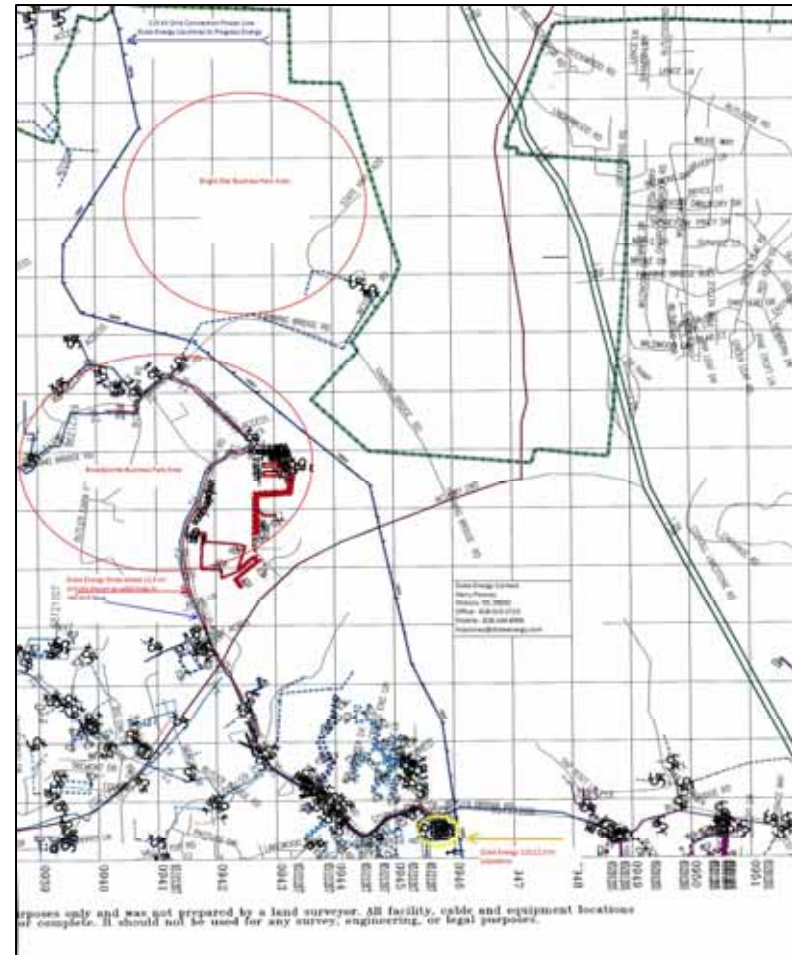
Parcels available from 3.22 to 60+

Acreage can be combined for 150+



# Electric Infrastructure Upgrades

- Availability
  - 12.5 kV & 115 kV are available within 5,500 ft.
  - Easement would be sought from State of N.C.
- Customizable Service
  - Electrical infrastructure can be upgraded based upon clients needs and construction timeframe.
  - A dedicated substation can be located in the vicinity of the park if customer agrees to pay costs
- Timeframe
  - Less than 12 months for 12.5 kV
  - 12-18 months for 115/12.5 kV
- Fees and Costs
  - Standard electrical delivery is typically provide with no connection cost
  - One delivery point/one voltage



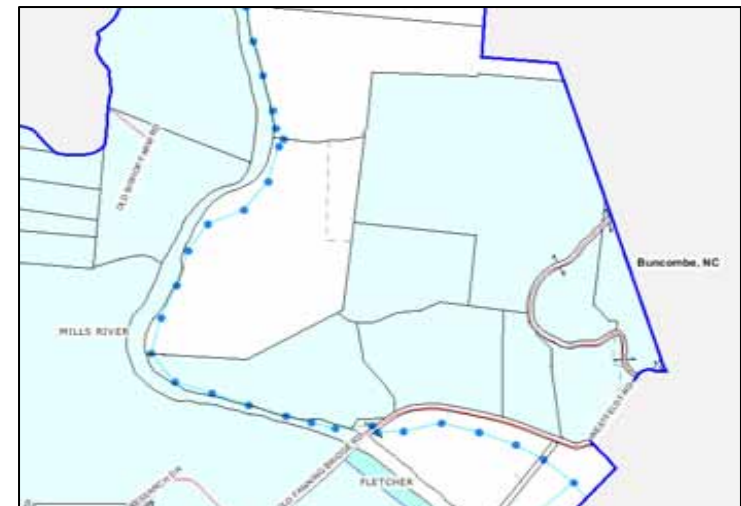
# Natural Gas Capacity

- Availability
  - PSNC distribution line located on Highway 280
  - 2 lines in proximity to Ferncliff property
    - 4" high pressure steel main at 150 PSIG
    - 6" plastic main at 60 PSIG
  - No known bottlenecks
  - Easements would be sought from the State of N.C.
- Timeframe
  - Natural gas system can be installed within a 90 day time period once easement is obtained
- Fees & Costs
  - Costs dependent on necessary load requirements



# Wastewater System

- Site located in Cane Creek Sewer District service territory
  - 30" MSD line positioned on property
  - Multiple points for potential line extension
  - Master site plan takes advantage of naturally occurring slope to avoid the need for pump station
  - Positioned for gravity fed sewer
  - Potential for joint water and sewer trench
- Treatment system currently operating at 50% capacity
  - 40 mgd treatment facility
  - 20 mgd average usage w/ peak use at 23 mgd
- Timetable:
  - Engineering-permitting-construction
  - Estimated 4 months



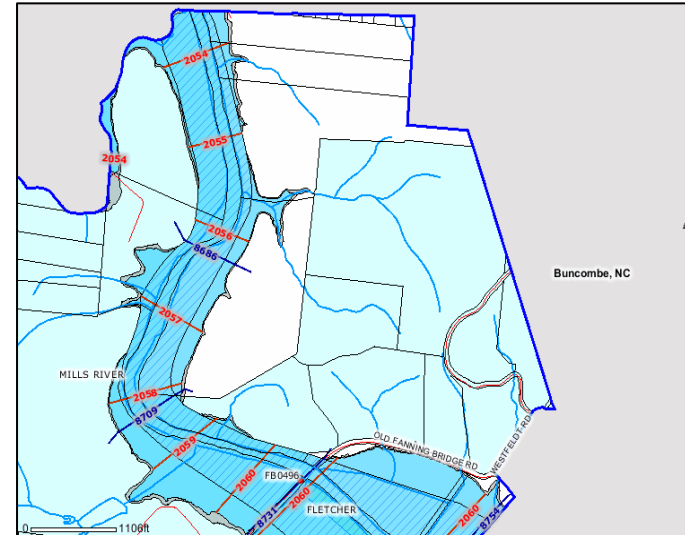
# Water System

- Five Stage Process
  - Availability Request from Developer or his representative to the Water Resources Department
  - Project Submittal from N.C. Licensed Engineer to the Water Resources Department
  - Other Agency Approval Stage
    - NCDENR
    - Corps of Engineers
    - FEMA
    - Private Easements
  - Construction
  - Close-Out Submittal to be Delivered to the Water Resource Department



# Preliminary Wetlands Study

- Master Site Plan
  - Preliminary Wetlands Study integrated into master site plan
  - Majority of wetlands located within community green space
- Tract Development
  - Large tracts positioned away from identified wetlands boundaries
  - Parcel boundaries take advantage of naturally occurring wetland boundaries



---

# Contact Information

---



Andrew Tate

President & CEO

Henderson County Partnership  
for Economic Development

(828) 692-6373 Office

(828) 692-6658 Fax

(828) 808-2817 Mobile

[www.strategiclocation.com](http://www.strategiclocation.com)

[andrew@hcped.org](mailto:andrew@hcped.org)

