



NC SITE CERTIFICATION

Ferncliff Park is a North Carolina Certified Site, a state-wide designation reserved only for high-potential industrial properties. Only a small percentage of industrial property in North Carolina achieves this designation. The site has undergone a rigorous prequalification process to expedite development and mitigate risks. Ferncliff Park was recertified in 2017.

The aerial shows the French Broad River, NC Highway 280 connection with Interstate 26, Pisgah National Forest to the west, the Asheville Regional Airport and Broadpointe Industrial Park. Your neighbors would include:

- | | |
|---------------------|-------------------------------|
| Continental | Microtech |
| Electrolux | Prince Manufacturing |
| Empire Distributors | Raumedic AG |
| FedEx | Sierra Nevada Brewing Company |
| GF Linamar | UPM Raflatac |
| Pepsi | |



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Welcome to Ferncliff Park! We have identified your company as a potential fit for our community, and we would like to share more about who we are.

Ferncliff is located in Henderson County, North Carolina in the Blue Ridge Mountains between Asheville, NC and Greenville, SC. The park has established covenants and design guidelines that were crafted for the customer, employee and corporate brand in mind. Ferncliff's current (Sierra Nevada Brewing Company and GF Linamar) and future tenants, like your company, are focused on sustainability and environmental stewardship. The park is visually striking, neighboring the French Broad River with views of Pisgah National Forest. These features are balanced with a low ad valorem tax rate, a welcoming and friendly business climate, reliable industrial-quality infrastructure at competitive rates and a community and people with a rich manufacturing legacy.

We started this effort by identifying companies who would benefit from and align with the assets of our community. We looked at corporate culture, sales and employment growth, overlap with existing product sectors, interest in sustainability and alignment with workforce development programs. As we work to market the remaining 76 acres in Ferncliff, we hope that you will consider our community for growth and relocation opportunities. Thank you for taking a closer look at us!

RISK MITIGATION

To expedite development, the following due diligence has been completed:

- Documentation of Title, Boundary, Deed, Rights-of-Way, Easements, etc.
- Phase I Environmental Site Assessment
- Geotechnical Review & Assessment
- Comprehensive Archeological Survey
- Threatened & Endangered Species Report
- Wetlands Determination Map
- DOT Road Improvements
- Site Development Plan
- Topographic Survey
- Engineer’s Site Development Cost Estimate
- Zoning Documentation
- Support from Utility Partners

INFRASTRUCTURE

Electrical

Duke Energy provides 25kV and 115kV three phase service to the park.

Natural Gas

PSNC Energy has extended an 8-inch plastic gas line operating at 60 PSI into the park.

Water

Water service is provided by the City of Asheville. The combined treatment capacity of the City’s water treatment facilities is 41 MGD; average utilization is 21 MGD; and excess capacity is approximately 20 MGD. The park is served by a 12-inch line.

Wastewater

Wastewater is provided by the Cane Creek Sewer District. The current capacity for the regional system is 40 MGD; peak utilization of the facility is approximately 22 MGD; resulting in excess capacity of 18 MGD.

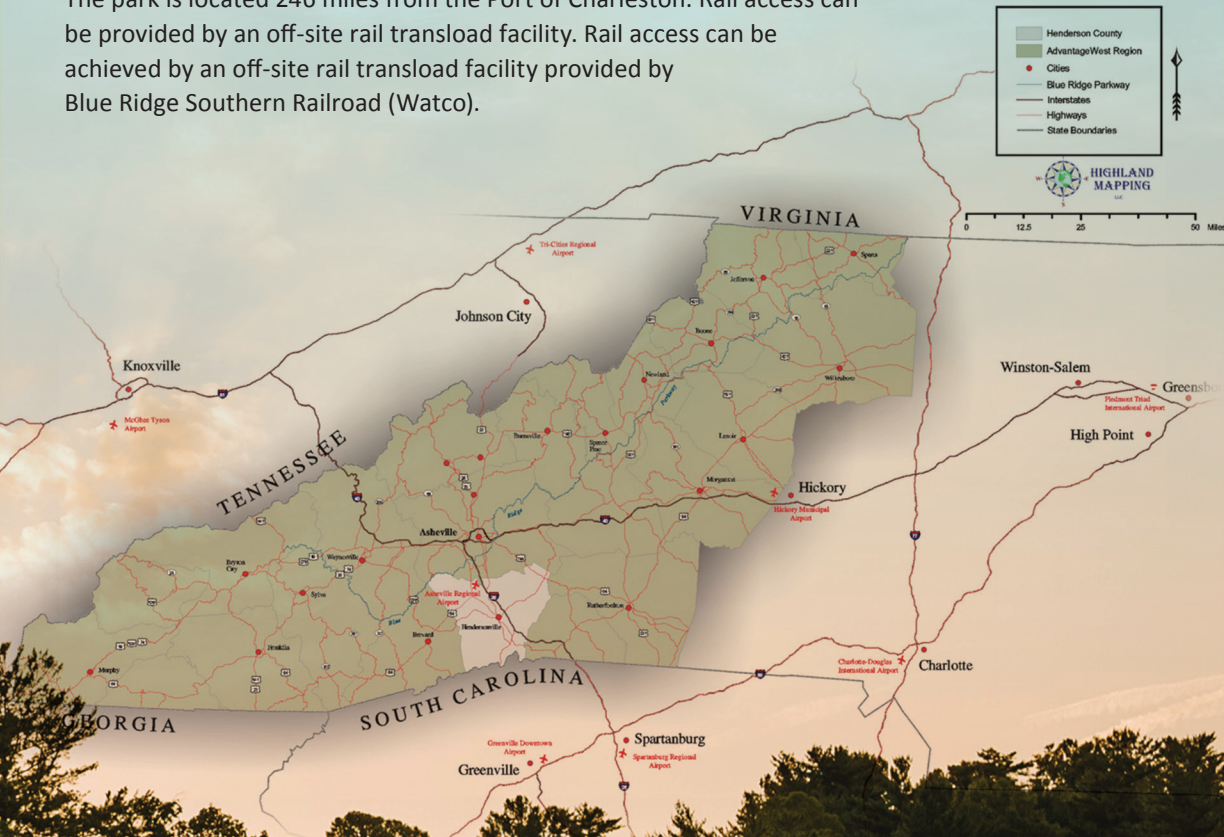
Telecommunications

Dual, redundant fiber is provided by Charter and the Education Research Consortium.

TRANSPORTATION & ACCESS

Ferncliff Park is strategically located on the eastern seaboard. The park is accessed by NC Highway 280 and is less than two miles to Interstate 26. Other nearby interstates include I-40 (10 miles), I-85 (50 miles), I-81 (85 miles), I-77 (111 miles), I-75 (123 miles) and I-20 (140 miles).

Ferncliff Park is located adjacent to the Asheville Regional Airport (AVL), offering non-stop flights to Atlanta, Baltimore, Charlotte, Chicago, Ft. Lauderdale, La Guardia, Newark, Orlando (Sanford), Palm Beach, Punta Gorda/Ft. Myers, St. Pete-Clearwater and Vero Beach. The park is located 246 miles from the Port of Charleston. Rail access can be provided by an off-site rail transload facility. Rail access can be achieved by an off-site rail transload facility provided by Blue Ridge Southern Railroad (Watco).



AVAILABLE PARCELS

Ferncliff Park has 76.03 acres available for development. The master site plan divides available property into 5 distinct tracts. Tracts can be combined, altered and configured to meet any project criteria. Tract 3 borders the Asheville Regional Airport (AVL) and has the potential for direct, through-the-fence runway access.

