

HALIFAX CORPORATE PARK

HALIFAX COUNTY, NORTH CAROLINA

A NC CERTIFIED INDUSTRIAL PARK

MANUFACTURING

DISTRIBUTION

WAREHOUSING



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SNAPSHOT

Owner: Halifax County

Price: \$10,000/Acre (negotiable)

Acres: 705 acres

Zoning: Light Industrial

Surrounding Land Use: Industrial, Agricultural, and Forest Products

Industrial Studies Completed:

- Phase I Environmental Assessment
- Full Engineering Report
- Soil Borings & Geotechnical Analyses
- Phase I & II Cultural Resources Survey
- Wetlands Delineation with Army Corps of Engineers Approval
- Topographic Survey
- Boundary Survey
- Telecommunications Study

Port Access: Ports of Wilmington and Morehead City in NC; Ports of Virginia

Airport Access: RDU International, Norfolk International, and Richmond International Airports within 90 minutes

CSX Rail: CSX Class I Rail Line located adjacent to the Halifax Corporate Park

Halifax-Northampton Regional Airport (IXA): Located adjacent to the Halifax Corporate Park - 5,500 foot runway and modern general aviation amenities



HALIFAX CORPORATE PARK

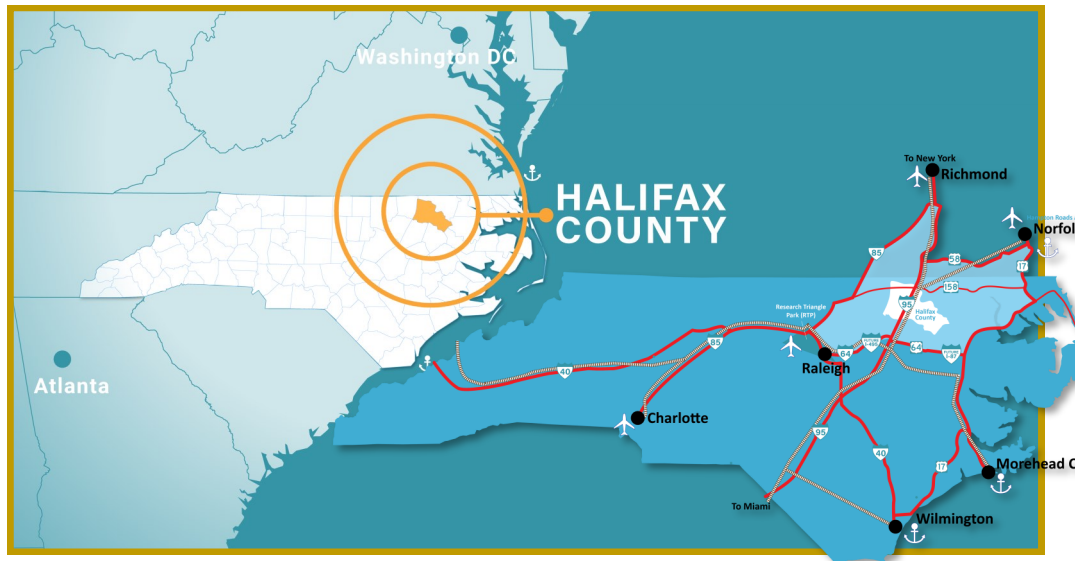
A North Carolina Certified Industrial Park



The Halifax Corporate Park is a prime industrial property located near Halifax, NC and five (5) minutes from Interstate 95. The Halifax Corporate Park's central East Coast location and excellent transportation network provide businesses with unparalleled proximity to major markets. With over 700 total acres, the Halifax Corporate Park provides unlimited development options and an emerging location for business and industry. Our strategic location, excellent infrastructure, port, road, and rail guarantees your company a location advantage. The Halifax Corporate Park is approved by the NC Department of Commerce as a **Certified Industrial Park**.

LOGISTICAL ADVANTAGES

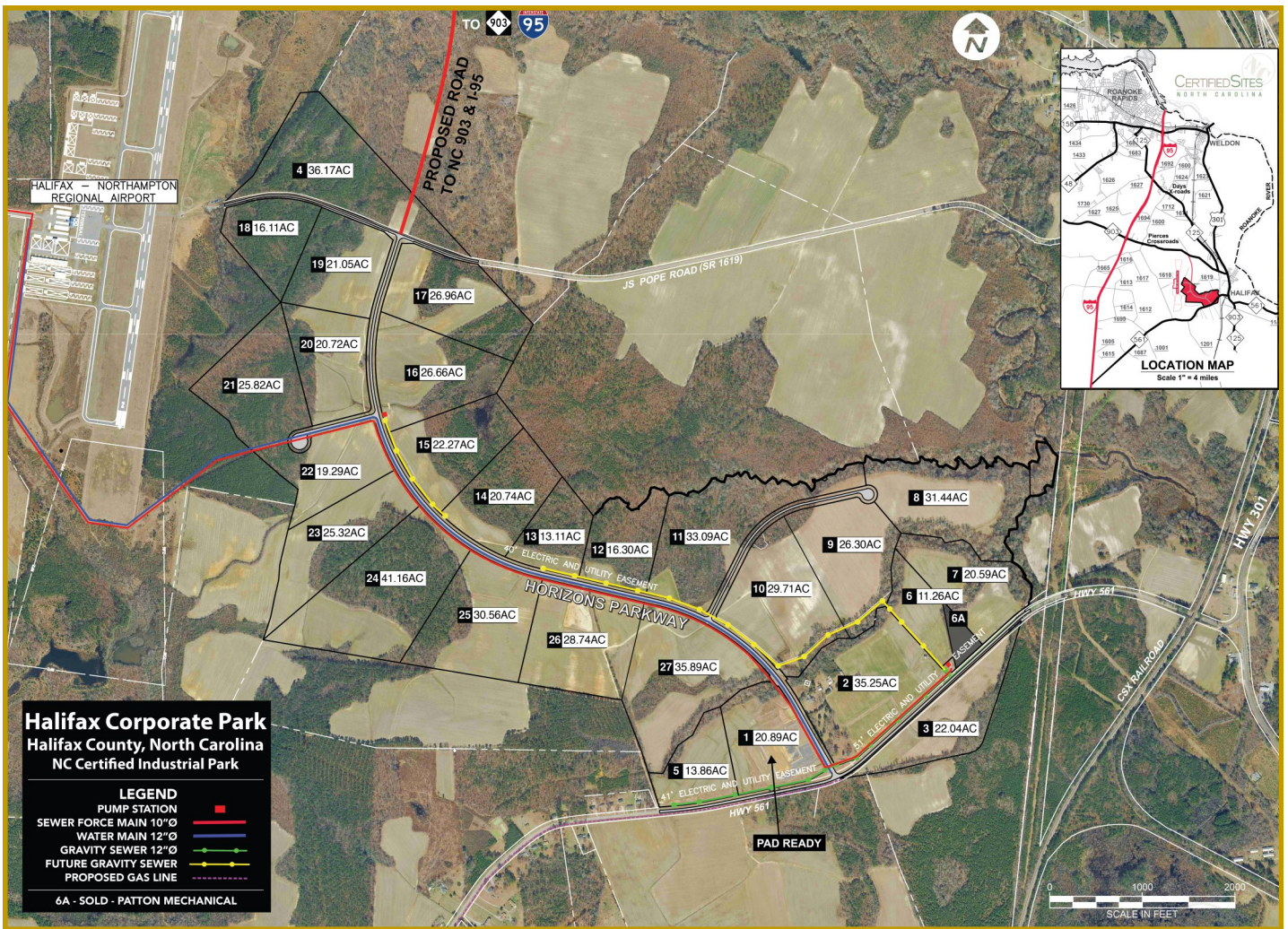
- ✦ Equidistant between New York and Florida
- ✦ Interstate 95 connects to US Highways 64, 158 and 301 and NC Highways 481, 561, and 125 with connections to Interstates 40 and 85
- ✦ One day drive to major East Coast markets
- ✦ Three international airports within 90 minutes (Raleigh-Durham International (RDU); Richmond International (RIC), and Norfolk International Airports (ORF)
- ✦ CSX Transportation Class I Rail Line adjacent to Park
- ✦ Accessible to the Ports of Virginia and Ports of Morehead City and Wilmington, NC
- ✦ Approximately 1 million people live within 60 miles of the Halifax Corporate Park
- ✦ Civilian labor force with over 450,000 workers within 60 miles
- ✦ **CSX Intermodal facility (Carolina Connector) located 20 minutes from the Halifax Corporate Park**



Halifax Northampton Regional Airport (IXA)



Exit 168 at Interstate 95



INDUSTRIAL QUALITY INFRASTRUCTURE



Sewer: Sanitary sewer to the Halifax Corporate Park is provided by the Roanoke Rapids Sanitary District with an excess capacity of one million gallons (1 MG) per day and additional capacity available as needed.

Fire Suppression/Water: Halifax County Public Utilities provides water service to the Park with 1.3 MG per day excess water capacity. A 12-inch water line serves the Halifax Corporate Park along Horizons Parkway and NC Highway 561.

Electric: The existing electrical substation serving the Halifax Corporate Park has a current capacity of 19.5 MW. A recently constructed electrical substation adds an additional 30 MW for a total of 49.5 MW of available electrical capacity.

Natural Gas: Extension of natural gas is available through Piedmont Natural Gas.

Access Road: Horizons Parkway traverses through the Halifax Corporate Park and connects NC Highway 561 to State Road 1619, providing additional ingress and egress options to the property as well as alternate routes to Interstate 95.

Port Access: Easy access to the Ports of Virginia and Morehead City and Wilmington in North Carolina.

Airport Access: Three international airports are located within 90 minutes: Raleigh-Durham International Airport (RDU); Richmond International Airport (RIC); and Norfolk International Airport (ORF).

Rail: A CSX Transportation Class I rail line is located adjacent to the eastern boundary of the Halifax Corporate Park. A rail extension plan has been completed that offers phased extensions to serve the needs of companies requiring rail access.

Telecommunications: Fiber redundancy and diversity can be achieved through multiple providers. Brightspeed has underground fiber cabling at the Halifax Corporate Park and offers DSL, T1, DS3, dedicated Ethernet services, cloud services and managed office. Roanoke Electric also has a dark fiber network that runs adjacent to the Park. Through its subsidiary, Roanoke Connect, fiber connections can be provided with any level of service needed

Halifax-Northampton Region Airport: Located adjacent to the Halifax Corporate Park; Modern general aviation facility with 5,500 foot runway, T-Hangars, 24-hour fuel service.



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AVAILABLE WORKERS FOR ANY JOB

Available workers and access to North Carolina's award winning job training resources make the Halifax Corporate Park an ideal location for manufacturing, warehousing, and distribution operations. The area's productive labor force has a strong work ethic that is willing and able to work in variety of jobs for new and expanding industries. Our location along the Interstate 95 corridor makes it easy to recruit workers from a large regional labor pool. North Carolina's s Right-To-Work law ensures free trade and commerce for all industry sectors. The area boasts a diversified industrial base with a strong presence of firms in the pulp and paper, forest products, food processing, and advanced manufacturing industries. Halifax County is designated as a Certified Work Ready Community, which signals to existing businesses and those to come, that our workers have the foundational skills to make businesses successful.



WORKFORCE TRAINING SERVICES

Workforce training is accomplished through an impressive network of secondary, technical, and higher education institutions and innovative workforce development partners. This network is focused on delivering the skill sets required to keep Halifax County's industries competitive in a global economy. Our workforce training and development partners include:

- ✦ Halifax Community College
- ✦ North Carolina State University - Industry Expansion Solutions
- ✦ NC Works Career Center - Roanoke Rapids Office
- ✦ Turning Point Workforce Development Board
- ✦ RAMP East

RESOURCES TO GROW YOUR BUSINESS IN HALIFAX COUNTY

Halifax County can assist new and expanding businesses in leveraging their investments with additional state and local funding. Working with our partners, we can help your company take advantage of resources such as the HubZone Contracting Program, New Markets Tax Credits, infrastructure development, local and state incentive programs, low interest loans, and more. In the past seven years, the Halifax County Economic Development Commission has helped secure over \$30 million in state, federal and other funds to support the needs of businesses locating or expanding in Halifax County. We can deliver the ideal location for your business at the Halifax Corporate Park and provide valuable resources to help your company reach new levels of prosperity.

CONFIDENTIAL ASSISTANCE

The Halifax County Economic Development Commission is the lead economic development organization in Halifax County and can provide valuable and confidential assistance to support your business location and expansion needs. For additional information and assistance, please contact us at:

HALIFAX COUNTY ECONOMIC DEVELOPMENT COMMISSION

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