

STATELINE 85



BUILDING 1 & 2
± 200,232 - 226,287 SF



FUTURE BUILDING 3
±509,000 SF

BUILDING 1 & 2 ARE READY FOR OCCUPANCY

WATCH VIDEO

MATT TREBLE
+1 704 335 4430
matt.treble@cushwake.com

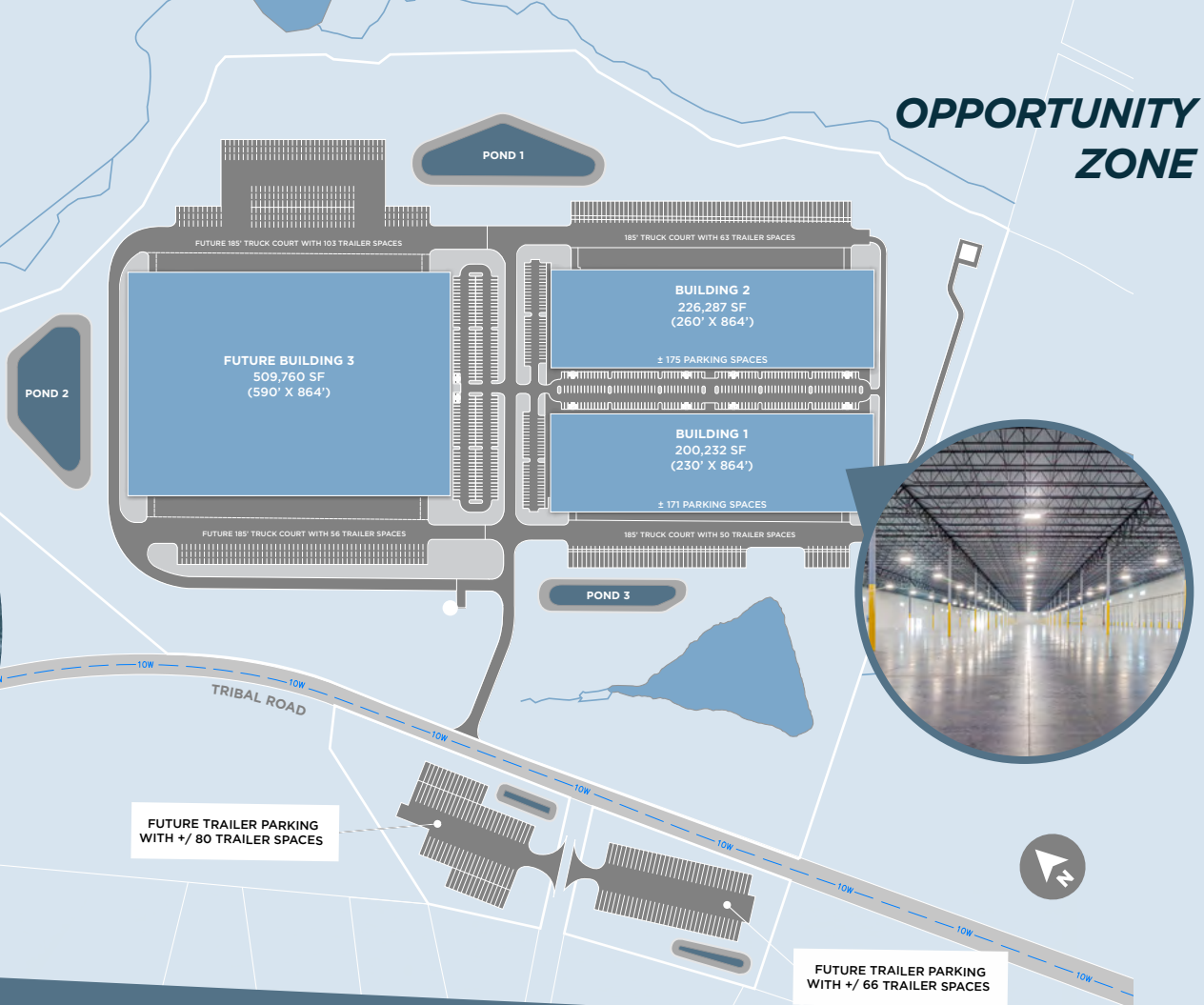
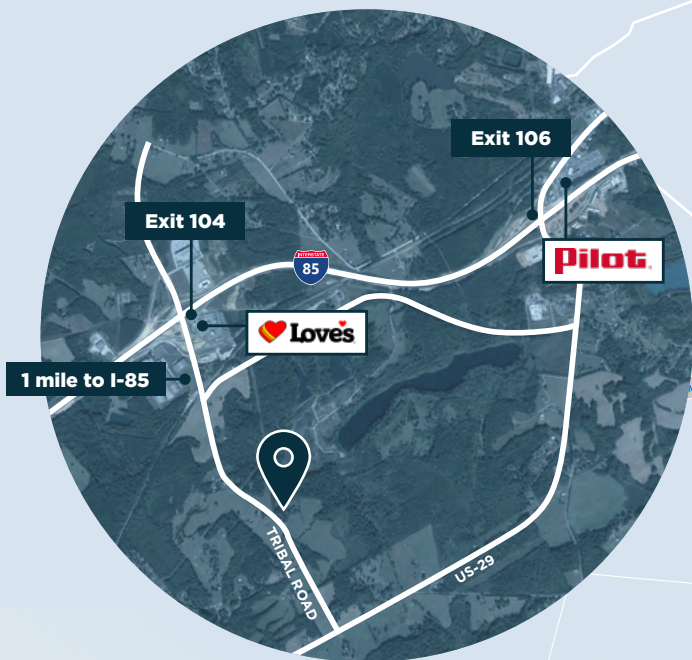
FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

KACIE JACKSON
+1 864 370 8193
kacie.jackson@cushwake.com

ELLIOTT FAYSSOUX
+1 864 430 0349
elliott.fayssoux@cushwake.com

Designed for EFFICIENCY

OPPORTUNITY ZONE



BUILDING 1 - 212 TRIBAL RD

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

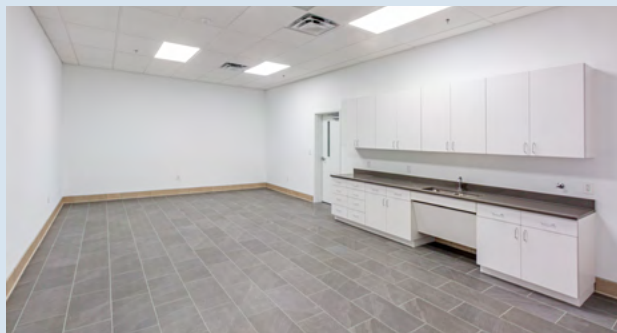
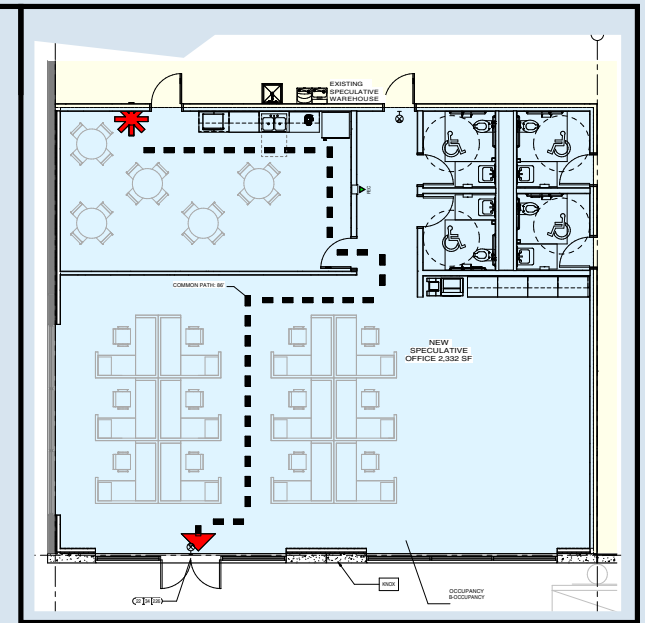
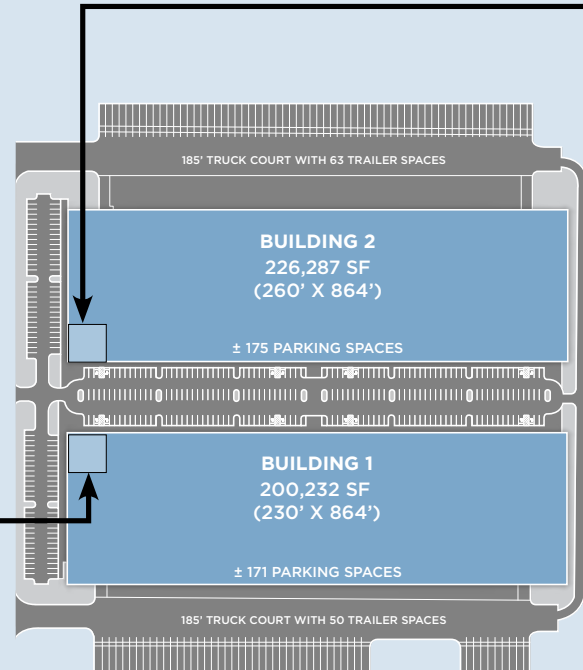
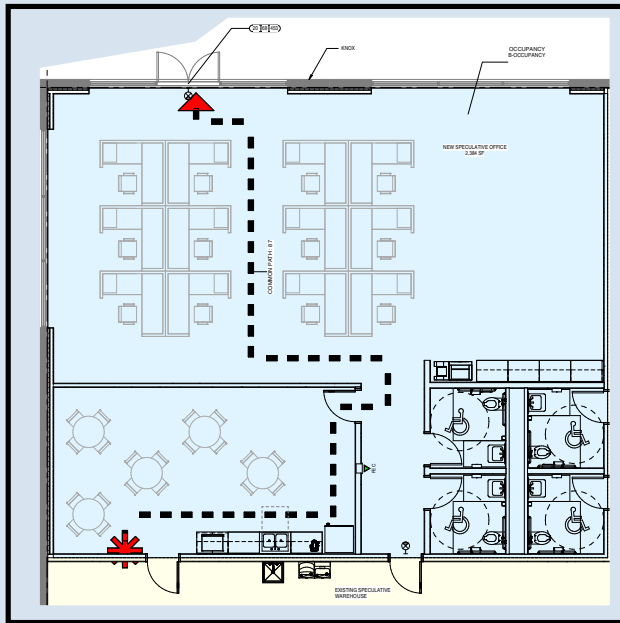
BUILDING 2 - 214 TRIBAL RD

- 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



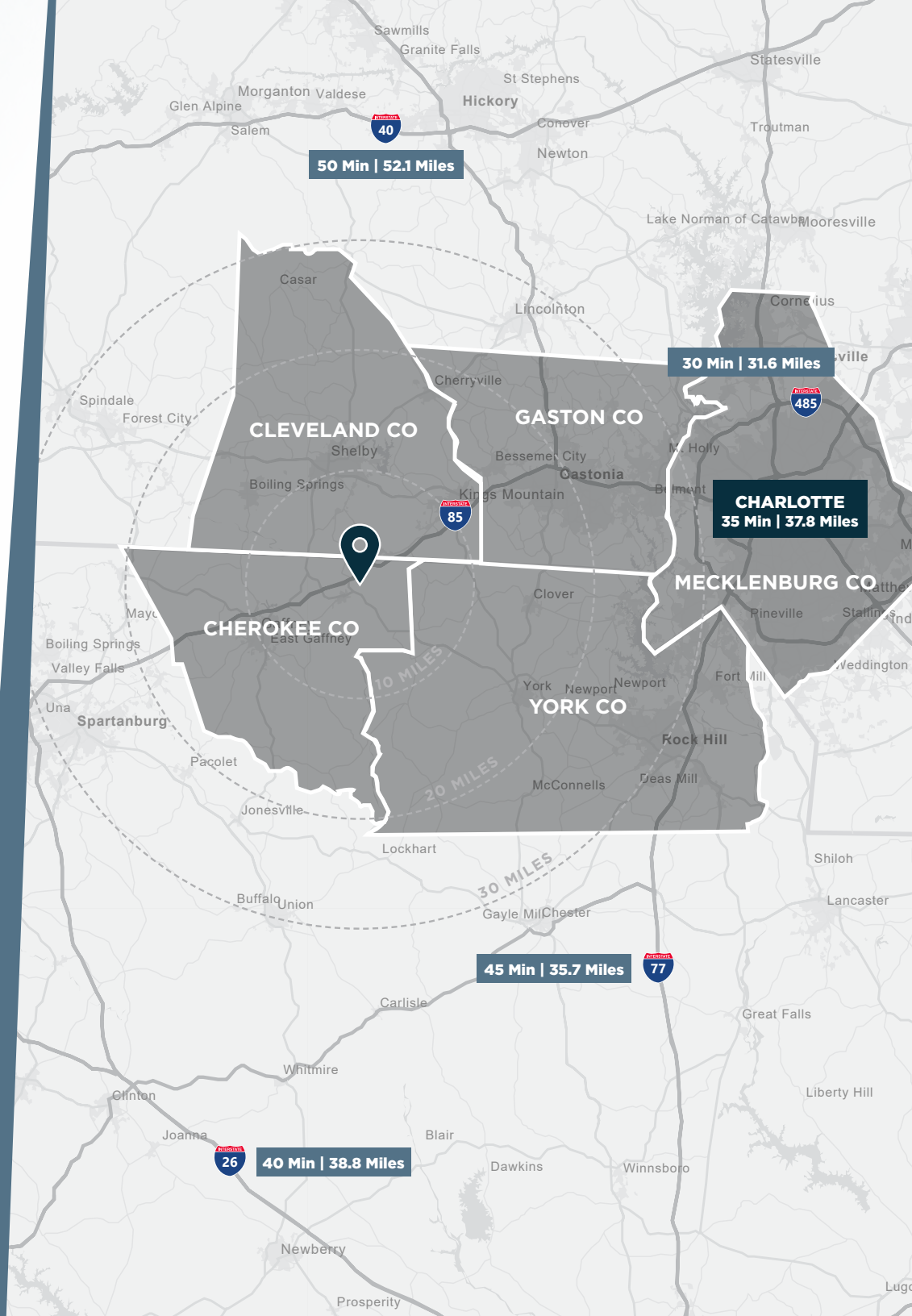
THE MANUFACTURING INDUSTRY IS **DOUBLE THAT OF THE NATIONAL AVERAGE**



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 ECONOMIC DEVELOPMENT PRO-BUSINESS, PRO-INDUSTRIAL 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 **\$25,000**

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

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 **1/3 cost**

Review period 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

SOUTH CAROLINA RANKINGS



#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



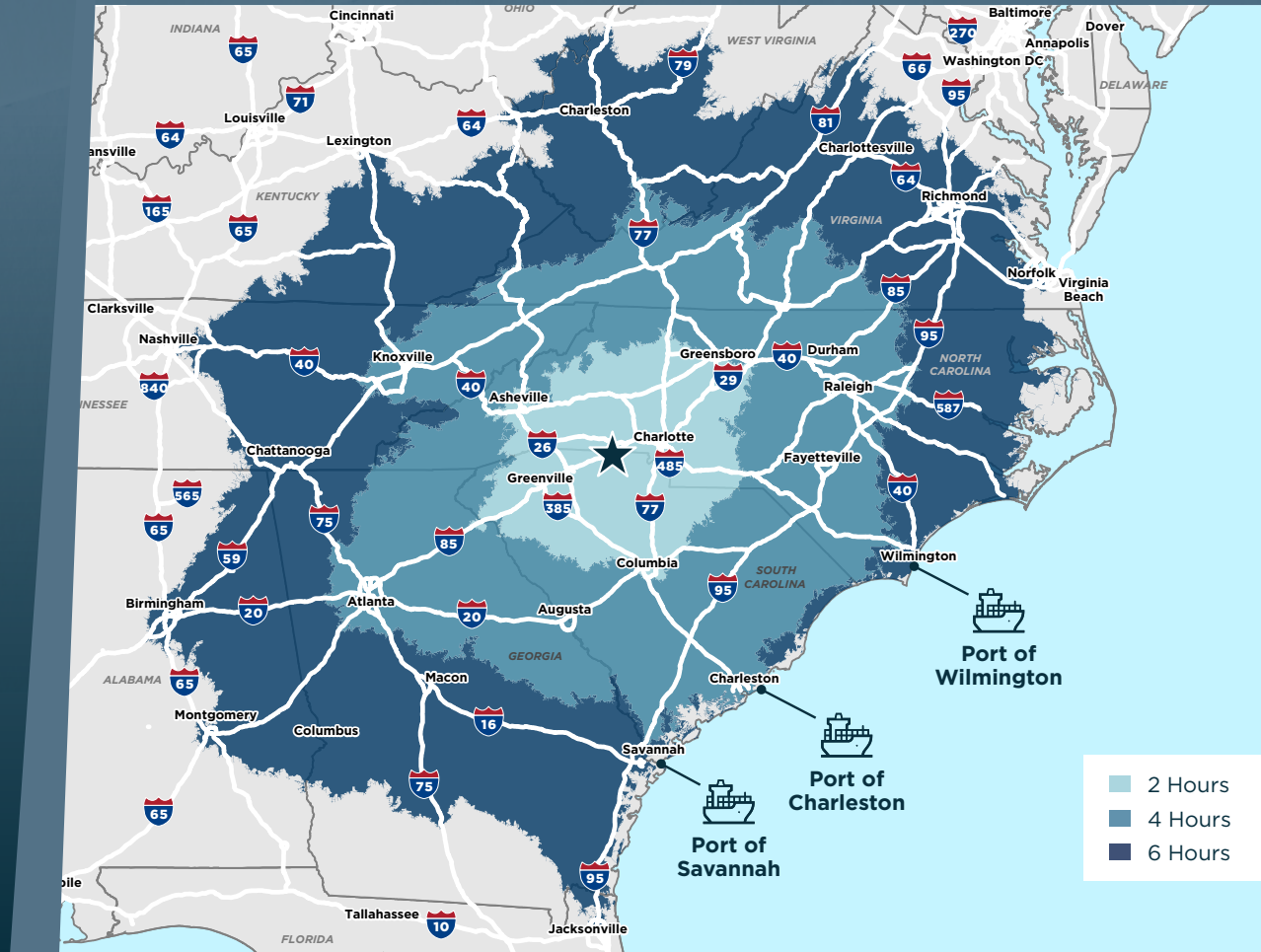
I-85 1 Mile
2 Minutes

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



MATT TREBLE
+1 704 335 4430
matt.treble@cushwake.com

FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

KACIE JACKSON
+1 864 370 8193
kacie.jackson@cushwake.com

ELLIOTT FAYSSOUX
+1 864 430 0349
elliott.fayssoux@cushwake.com