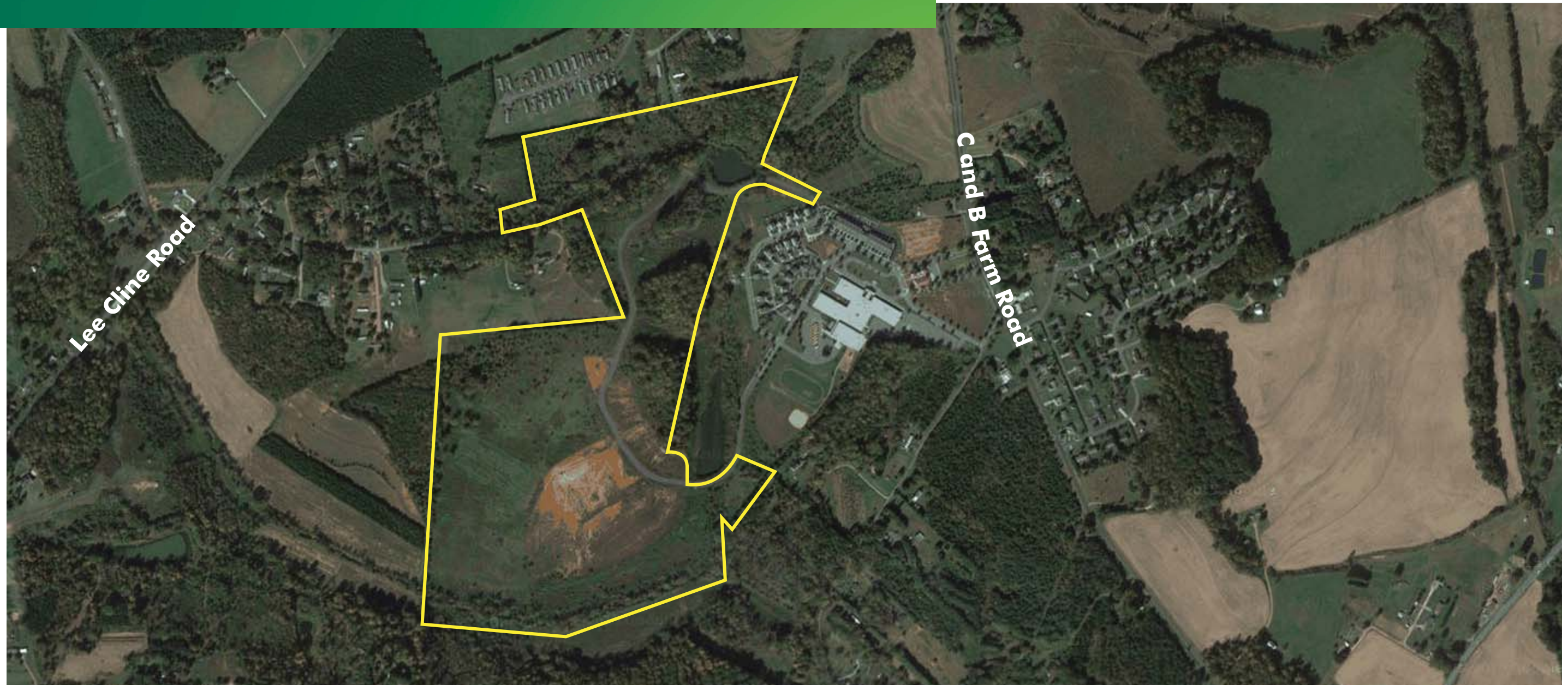


FOR SALE

# CONOVER DATA SITE

+/- 83 ACRES

Conover, NC



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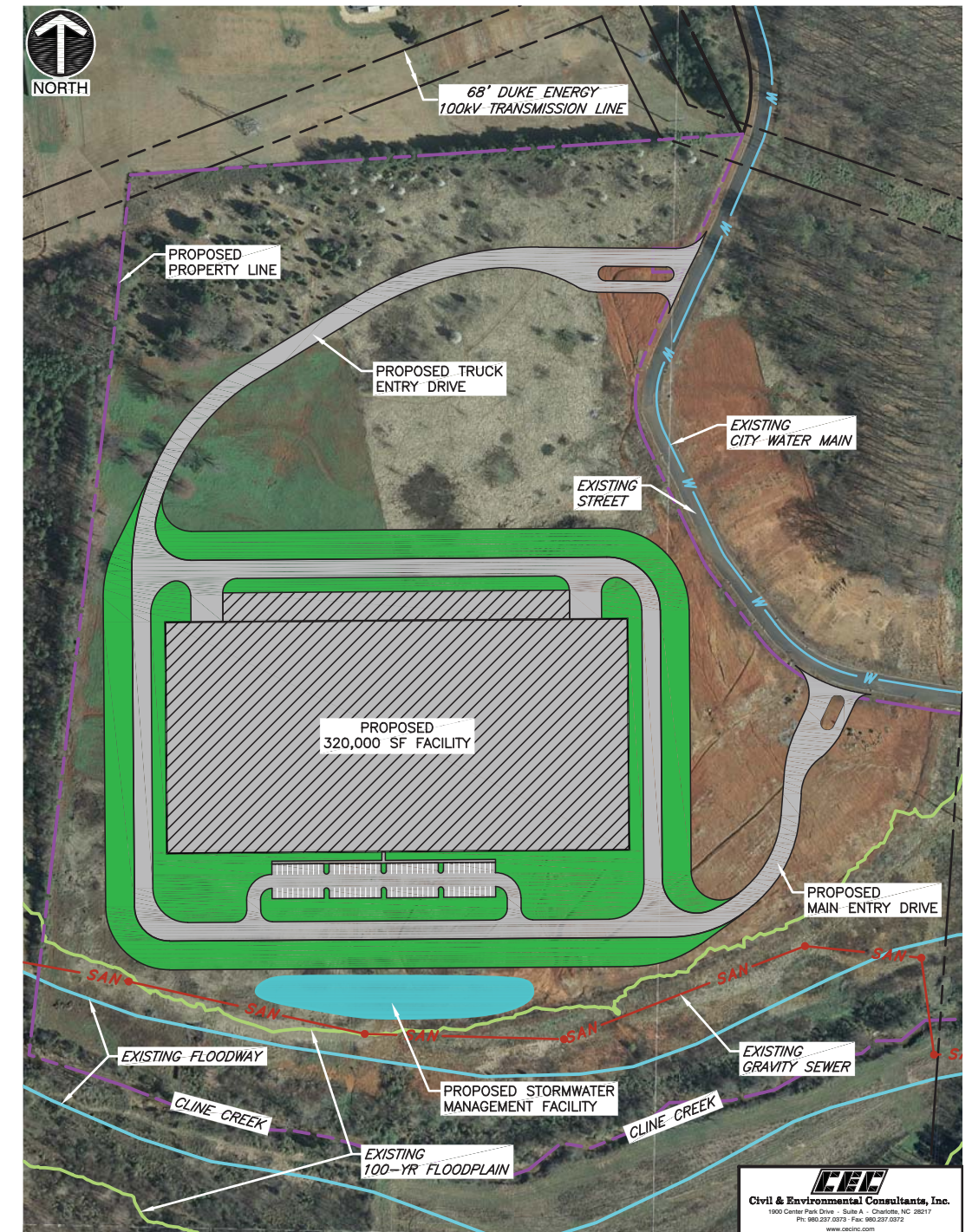
# FOR SALE CONOVER DATA SITE

LEE CLINE ROAD AND C AND B FARM ROAD  
Conover, NC 28613



## PROPERTY HIGHLIGHTS

- + New data center tax incentives with no sunset on sales tax for personal property, data center support equipment, and electricity consumption
- + Approximately 83 acres
- + Adjacent to 20 MW Solar Farm (Apple)
- + Dedicated paved city street through site (can be secured for single tenant user)
- + Fast track local permitting
- + Contiguous undeveloped ±24.5 acre parcel owned by Duke Energy
- + The site can accommodate +300,000 square feet
- + Duke Energy served with multiple 100 kV circuits, 44 kV circuit and 12.5 kV circuit on site
- + Dual service fiber optics available at the site by multiple providers (AT&T/Charter Business/TWC)
- + Looped 12" water lines adjacent to site fed by two water storage tanks
- + Municipal water system with 3.0 mgd capacity; currently using 1.3 mgd



# FOR SALE CONOVER DATA SITE

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## AREA HIGHLIGHTS

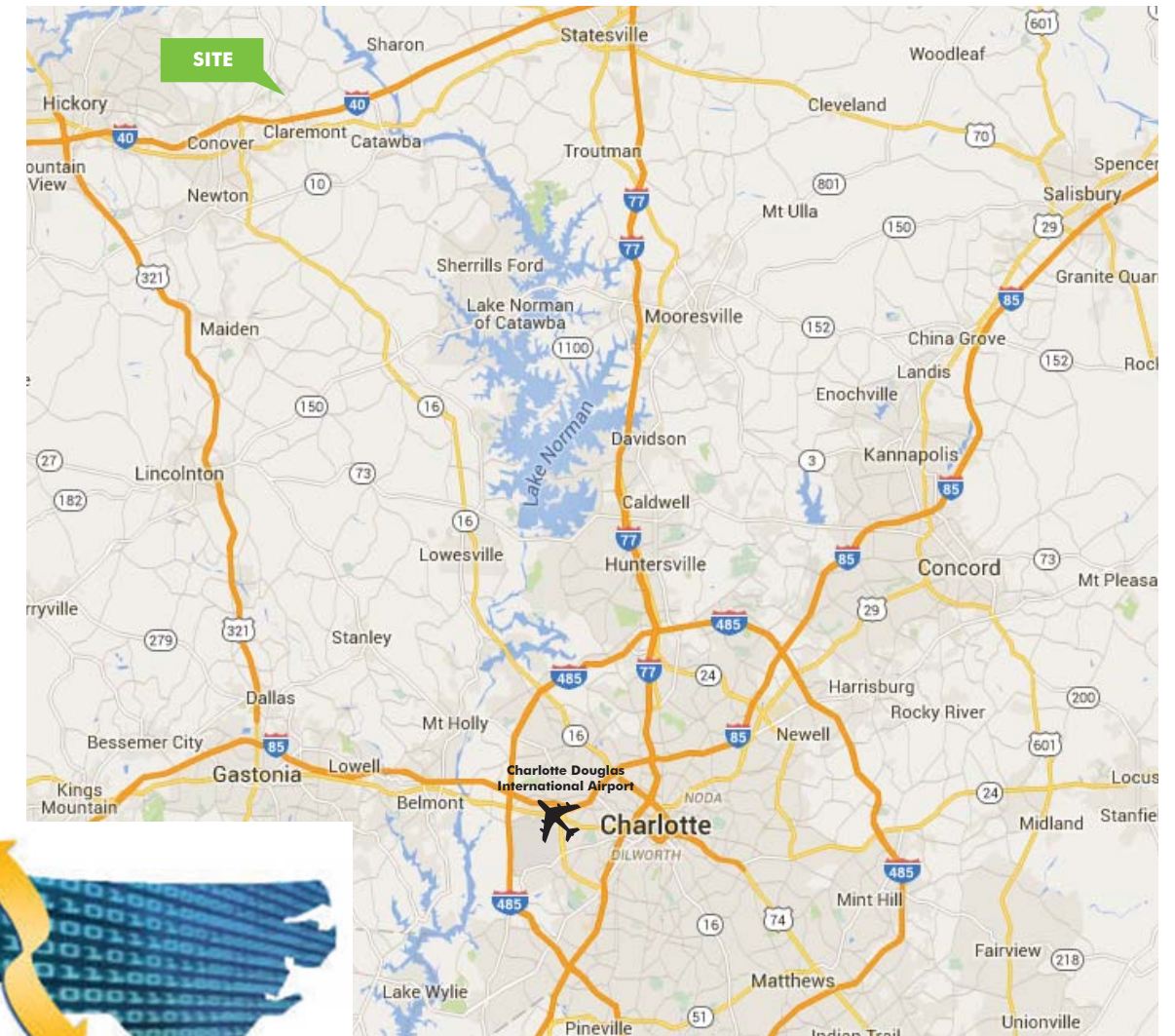
- + Located less than 3 miles from Highway 16 & I-40 interchange
- + Located in the NC Data Center Corridor home to nearby data centers for Apple, Facebook, Google, WiPro, Bed Bath & Beyond, Time Warner Cable, AT&T, & Disney
- + 22 miles from I-77
- + Within 1 mile of Rock Barn Country Club & Spa - Former home of The Greater Hickory Classic PGA Champions Tour
- + 45 minutes from Charlotte Douglas International Airport
- + Located outside of any flight paths
- + Approximately 2 miles from the rail
- + Home of the largest fiber optic training facility in the US
- + Local fiber optic manufacturers are willing partners - Commscope, Corning, and Pryswian
- + Insulated from natural or man made disasters
- + Extensive training assistance from the NC community college system including NCMCO certification program



## CONTACT US

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