



## Celgard Announces Major Expansion of Facility at International Business Park

Celgard recently announced a \$65 million expansion of its plant at the International Business Park, adding 100 jobs to the facility.

Celgard cited the increased need for electric drive vehicles (EDVs) by automakers as a primary reason for expansion of its facility. The total investment for Celgard at the International Business Park is now 304 jobs and more than \$122 million.

"We are very encouraged by the early success of the initial lithium-based EDVs launched into the marketplace, as well as the rapidly increasing number of programs in which we are actively participating," said Celgard CEO Robert Toth.

Concord, NC Mayor Scott Padgett said having 22 acres readily available was a big reason that Celgard came to his city and the International Business Park. The new plant began construction in September, and the 150,000 square foot facility is expected to be finished by the end of the year. The expansion to that facility is scheduled to be operating by late 2012.

## More Grants Available for Lower Square Footage Buildings in IBP

Concord city officials and Cabarrus County Commissioners announced that incentive grants are now available for buildings of 80,000 square feet or more. Those grants for speculative buildings are equal to an 85 percent discount of real and personal property taxes paid for three years.

Incentives begin at the date of completion of the shell building, and upon receipt of a certificate from the Cabarrus County Building Inspections department.

Previously, buildings needed to be at least 100,000 square feet to qualify for the grant.

Other requirements for the grant include a minimum capital investment of \$1.5 million, a minimum ceiling height of 26 feet, and storefront glass entryways on all projects.

The new ordinance allows the grant to be used for the 4541 Enterprise Building in the International Business Park, which is proposed to be 88,527 square feet.

## 4541 Enterprise Begins Grading for New Building



Grading has begun at the new 4541 Enterprise Drive facility, a speculative building with the possibility to expand to more than 140,000 square feet. To see the plan for the facility, and its surrounding land, [click here](#). For both international and domestic firms eager to develop a presence, or expanding businesses who already call this dynamic and diversified region home, 4541 Enterprise Drive is the address that offers a strategic location and superb design flexibility.

The new class "A" industrial building will have more than 88,000 square feet of available space for lease. Companies looking to grow in this thriving region can request build-to-suit office space.

R&D, manufacturing or distribution companies with varying shipping needs can lease space with a variety of dock door configurations, and expanded parking facilities are available. As few as four or as many as 16 side loading dock doors are available to companies occupying the space.

Concord, NC is a growing area, with a 41 percent population increase in the past 10 years. Similarly, Cabarrus County has had a population increase of more than 36 percent according to recent U.S. Census figures.

For more information, visit [4541enterprisedrive.com](http://4541enterprisedrive.com), or contact either Anne Johnson ([anne.johnson@cbre.com](mailto:anne.johnson@cbre.com), 704-331-1225) or Bryan Crutcher ([bryan.crutcher@cbre.com](mailto:bryan.crutcher@cbre.com), 704-331-1215).

## New Highway Improvements to Provide Enhanced Access to International Business Park

Construction is expected to begin later this year on several highway improvements that will help enhance access to the International Business Park. Interstate 85, the primary highway connecting the International Business Park to the Charlotte region, will feature double the number of lanes currently available for north and south bound traffic in the immediate vicinity of the International Business Park.

Exit 55, the exit used to access the IBP, is also expected to see improvements. These improvements will include easier access to and from the highway through a new cloverleaf exit system, and widening of N.C. Highway 73 in the immediate area around the business park.

## Dai Nippon Expanding at IBP



DNP IMS America has begun modifications and additions to its facility that will add 1,600 square feet to its facility in the International Business Park.

Those modifications, to help the company add a coating line, are on schedule and expected to be completed and fully operational by September 1. The modifications and additions will assist in adding 37 jobs and invest \$24.8 million over the next three years. The project was made possible in part by an \$80,000 grant from the One North Carolina Fund.

DNP IMS America Corp. is a 100 percent U.S. subsidiary of Dai Nippon Printing Co. and has operated a facility in the International Business Park since 1995.

For more information about the International Business Park visit

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

**[View video about International Business Park.](#)**

**THE NOLIM GROUP**

FOR LEASING AND SALES INFORMATION CONTACT 704.376.7979  
[WWW.INTERNATIONALBUSINESSPARK.COM](http://WWW.INTERNATIONALBUSINESSPARK.COM)