



City of Concord Mayor Scott Padgett Heralds International Business Park Partnership



“It is my pleasure to write the opening paragraph of the International Business Park’s Third Quarter eNewsletter on behalf of the Nolim Group. For over 25 years, the International Business Park has not only been an integral part of the city of Concord’s business landscape, but it has also served as a beacon for International businesses relocating to our region.

The International Business Park is now home to four Fortune 500 companies, over five International representative companies and total park investment represents over \$200 million while employing over 3,000 individuals.

As the Mayor of the city of Concord, I look forward to many more years of progress and prosperity for the International Business Park, as they further their quest to build additional phased development zones in order to attract tomorrow’s companies today.”

--J. Scott Padgett, Mayor, city of Concord, N.C.

Read the full article, “**International Business Park’s 25 Years of Partnership**”, as featured in the fall 2011 issue of *City of Concord Magazine*.



I - 85 Widening Project Will Provide Better Access to International Business Park

The project to **widen Interstate 85**, a collaborative effort between the **city of Concord** and the **N.C. Department of Transportation**, is officially underway. This development will provide

improved access to the International Business Park when completed. The revamped eight-lane interstate road will offer enhanced access for commercial traffic on a seven-mile stretch running north from the International Business Park at exit 55 to south of Bruton O. Smith Boulevard. Smith Boulevard is located at exit 49, home to the **Concord Mills Shopping Mall** (the number one tourist attraction in the state of North Carolina) and the **Charlotte Motor Speedway**.

Read more about this project on the N.C. Department of Transportation website.

The Poplar Tent Road (exit 53) and N.C. Highway 73 (exit 55) interchanges **will be made into diverging diamond traffic patterns**--a design technique that *Popular Science Magazine* selected as its 2009 "Best of What's New" award for engineering. The two diverging diamond exits will be the first of their kind in North Carolina, providing better traffic flow for an increased number of vehicles and enhanced safety for both drivers and pedestrians.

Funding for Sewer Line Casing Project Will Foster Development of an Additional 40 Acres for a Future Corporate Campus in the International Business Park

A separate sewer line casing project has a recent funding agreement in place which, in turn, will **open up the additional development of 40+ acres for a future corporate campus** in the International Business Park. A **preview of this area**, known as Lot 19, is available online. The future sewer line casing installation, which will be constructed during the course of the I-85 widening, is a collaborative effort between the **Water & Sewer Authority of Cabarrus County** and the **city of Concord**.

4541 Enterprise Drive Facility – 3rd Quarter 2011 Updates

Grading has now been completed at the new 4541 Enterprise Drive facility, an 88,527-square feet speculative building with the option of expanding to more than 140,000-square feet. An attached view of the plan, facility and surrounding land is available **online** for viewing.

With the site grading now complete, the proposed building can be completed in less than a seven-month time frame. For both international and domestic firms eager to develop a Charlotte-based presence or expanding businesses already calling this dynamic and diversified region home, **4541 Enterprise Drive** is an address that offers both a strategic location and superb design flexibility.

For more information on this facility, visit **www.4541enterprisedrive.com** and contact Anne Johnson, **anne.johnson@cbre.com**, (704-331-1225) or Bryan Crutcher, **bryan.crutcher@cbre.com**, (704-331-1215)

Pass & Seymour Legrand's Revolutionary airQast Wi-Fi Speaker System Soon to be a Consumer Hit!

Located in the heart of the International Business Park, **Pass & Seymour Legrand** is proving to companies worldwide that innovative products are frequently built and created right here. In December, the company will launch a stunning consumer product, the **airQast** Wi-Fi Speaker System. **According to a company press release**, the revolutionary product is "...a flexible, multi-room audio solution, designed to deliver high-quality, wireless streaming audio to the retail market.

The airQast technology allows users to select and play music, adjust volume levels, create playlists and enjoy streaming radio services through the speaker system from nearly any smartphone or tablet service after downloading the free airQast Controller app.”

The airQast Wi-Fi Speaker System made its debut during the September, **2011 Custom Electronic Design and Installation Industry (CEDIA) Expo** in Indianapolis, IN.



Why IBP? Relocation, Cooperation and Destination.

In the corporate “relocation” game, removing the “re” and leaving “location” often becomes the fundamental focus point of agents seeking to acquire a new home for their clientele. Reliable cooperation of various local government and civic leadership working together on behalf of a defined site location is an added bonus. Fortunately for the **International Business Park**, this best-case scenario is a continuous reality.

It is also a considerable benefit if your particular state happens to be a desirable destination in the first place. Here are some important and relevant fast facts about North Carolina and Cabarrus County:

- According to *Site Selection Magazine*, North Carolina has the nation’s **top business climate**. (Nov. 2010)
- North Carolina is one of the top manufacturing-based states, but accounts for one of the lowest union membership rates at 3 percent. The national average is 12 percent.
- **Cabarrus County**, location of the International Business Park, is within 24 hours of 50 percent of the nation’s total population and has one of the lowest county-based tax rates, valued at \$0.63/\$100.
- Cabarrus County has some of the most generous grant funding and tax incentive packages in the nation. View the comprehensive inventory of offerings, a **list for tax incentives** and a **list of available grant funds**.

Three International Business Park sites were recently awarded N.C. Department of Commerce “**Certified Site**” **status--lots 7, 8 and 9**. This marks the third site group to be certified within the International Business Park.