



Why Relocate Here? It's All in the Rankings...



When it comes to a corporate relocation effort, many factors are considered including the **overall business climate, incentive packages and quality of life**. Competition for relocation efforts are notably fierce, especially in today's economic world. But when you have the statistics to back up your claims as a premier destination, you want to share those with the public. For those considering the **International Business Park**, the city of Concord, Cabarrus County or even the state of North Carolina, there are plenty of facts to go around.

For instance, Forbes Magazine has just **rated North Carolina third** among the "Best States for Business." Their rating is based on a system of calculations which evaluates cost, labor force, regulatory mandates, the overall economic climate, quality of life and the prospect for future growth.

The state of North Carolina was also ranked third overall as a "Top Business Climate" in **Site Selection Magazine's Nov. 2011 issue**. This finding was based in part on a survey of corporate real estate executives. In nine of the last 10 years, North Carolina was ranked first nationally in this same category. The other factor leading to this ranking was determined by tax-related criteria and how each state performed in the Conway Data New Plant Database, **a service which details new and expanded business facility activity**. Site Selection Magazine's Editor-in-Chief, Mark Arend states, "When states demonstrate—not just talk about—their commitments to helping businesses grow, capital investors notice. Many reward those states with new facilities and jobs."

According to the **American Institute for Economic Research**, the state of North Carolina has the second-lowest manufacturing production cost-per-dollar in the United States. In the same study, North Carolina ranked fourth in production-cost efficiencies. Adding to these facts, North Carolina also rates at close to 100 percent cost-efficiency for manufacturing, compared to a national average of 84.4 percent.

These well-deserved rankings are coupled with local economic development growth, specifically as it pertains to the city of Concord and Cabarrus County. Consequently, the International Business Park has become an even more desirable location for business relocation and

expansion as a result. According to the Cabarrus Economic Development Corporation's statistics, Cabarrus County has established itself as a premier destination for progressive and high-tech industries such as biotechnology, life sciences, manufacturing, distribution, energy and motorsports-related companies. The area is defined by its 20 percent annual population growth, favorable business climate, low tax rate and a three percent union membership figure, as compared to the national average of 12 percent.

Lastly, a leading corporate relocation website, **Relocate America**, ranked the city of Charlotte, N.C. at number seven in its top-10 overall cities rankings. The annual rankings, dating back to 1997, take into account the top places in the United States to work, live and play. Add it all up and the conclusion becomes clear. North Carolina is leading the way in several top categories concerning national and international business growth.

Businesses on the Move in the International Business Park

Two **business residents of the International Business Park** have recently been singled out this past month for their efforts to become the best possible corporate citizens.

Celgard, a top player in the lithium battery industry, just received the **North Carolina Technology Association's** "Best Green Technology Company" award. The distinction was bestowed as part of the NCTA's annual "**21 Awards**", which honor companies for excellence in combining technology and business.

PreGel America, Inc., an international specialty dessert and gelato company, is adding to its investment in the area by spending \$11.4 million and adding an additional 48 jobs to its roster in order to keep up with the expansion of the company. The money will be used to add space to the 150,000-square foot facility in order to streamline operations and improve productivity. The new staff additions will bring the total number of PreGel America workers in the International Business Park location to 130 employees.

What You Need to Know About Our Location

The International Business Park is blessed to be located in a widely recognized corridor for business growth, expansion and success. Several key **business incubators, airports, universities** and the **city of Charlotte** are located nearby for excellent access to and from these locales.

Here is a quick breakdown of some vital business centers located in the immediate vicinity of the International Business Park:

The North Carolina Research Campus

Built in 2005 at a cost of \$1.5 billion, the North Carolina Research Campus is a bustling scientific and business incubator which plays host to several university and corporate programs designed to meet the needs of tomorrow's consumers. Located in a sprawling campus-style environment, current residents include well-known brands such as **Dole Foods, General Mills, Monsanto** and the **United States Agricultural** Research Service

Center. The university research programs have secured over \$26 million in funding and the campus employs hundreds of the most qualified and skilled laborers in the workforce today.



Address

North Carolina Research Campus
201 North Main Street

Kannapolis, NC 28081

Distance from the International Business Park
8.65 miles

The University of North Carolina at Charlotte (UNCC)

Part of the **University of North Carolina (UNC) System**, UNCC is a four-year urban research institution boasting a student population of over 25,000 students located on a 1,000-acre campus.



Address

UNCC
9201 University City Boulevard
Charlotte, NC 28223

Distance from the International Business Park
12.59 miles

Concord Regional Airport

Known as the “Fastest Gateway into Charlotte,” the Concord Regional Airport is a city owned, public-use facility, classified as a reliever airport for **Charlotte Douglas International Airport**. Concord Regional has a one main runway with an overall length of 7,200 feet. Annual operations include over 60,000 flights and the airport is open seven days a week, 24 hours a day.

Address

Concord Regional Airport
9000 Aviation Drive
Concord, NC 28027

Distance from the International Business Park
7.13 miles

Downtown Charlotte, North Carolina

Charlotte is North Carolina’s largest city, with an overall population of 731, 424 residents. With the entire metropolitan area included, population figures top 2.3 million. Charlotte is well-known as the second largest banking center in the United States behind New York City. Downtown Charlotte, called “Uptown” by locals, is the corporate headquarters of **Bank of America**—the nation’s second largest financial institution.



Address

Bank of America
100 North Tryon Street
Charlotte, NC 28255

Distance from the International Business Park
21.61 miles

4541 Enterprise Drive Facility

Located in the International Business Park, the new 4541 Enterprise Drive facility is an 88,527-square foot speculative building—with an 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)

I - 85 Widening Project Now 20 Percent Complete



The project to **widen Interstate 85**, a collaborative effort between the **city of Concord** and the **N.C. Department of Transportation**, is now 20 percent completed. This development, when completed, will provide much-improved access to the International Business Park. 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.



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