



THE INTERNATIONAL BUSINESS PARK AT CONCORD

## Life Sciences Emerge as Major Industry in Charlotte - Concord



From medical device manufacturing to nutrition research to pharmaceuticals, the Charlotte region is a lab leader, cultivating innovation in manufacturing, biotechnology, research and academia.

According to E. Norris Tolson, president and CEO of the [North Carolina Biotechnology Center](#), "For the last 12 to 15 years, North Carolina has funneled on average at least \$100 million per year to life-science research, education, infrastructure and job creation. We're consistently ranked among the best business climates in the nation by Forbes, CNBC, Chief Executive and Site Selection. It's that unique combination of critical mass and collaborative spirit

that gives North Carolina the complete package for success in the life sciences."

A spearhead of that growth is the [North Carolina Research Campus](#) located in Kannapolis, N.C., just a few short miles from the [International Business Park](#). The 350-acre technology campus is committed to providing an outlet for students and experienced researchers to identify advancements in biotechnology, nutrition and health. Support also comes from North Carolina's strong community college system, which includes [Rowan-Cabarrus Community College](#) that offers specialized training in biotechnology, pharmaceuticals and life sciences.

Currently, there are more than 10,000 workers employed in the health and life sciences and related biotech sector within the Charlotte-Concord region. The area is also home to the largest health care system in the Carolinas and third-largest public health care system in the United States, of which engages in national clinical trials for promising new treatments.

## North Carolina Offers a Competitive Advantage



North Carolina was profiled in the November issue of [Site Selection magazine](#) as the top business climate in the U.S. Factors that contributed to this recognition included a combination of work-force availability and skill sets of interest to employers, proactive business development agencies, logistics assets and higher education infrastructure.

"I really believe this is about the quality of our work force," said former Gov. Bev Perdue. "We have a work force that is second to none and a community college system in 59 communities that can train specifically to

industry and retrain as often as the employers' technology demands it. That has been the constant in all of the industry hunts I have been on. Early on, businesses talk about the quality of the work force and the training they find at the community colleges."

Rowan-Cabarrus Community College (RCCC), which is in close proximity to the [International Business Park](#), is a great example of one way colleges are creating an educated population. Through their [Cooperative Education program](#), RCCC offers students the opportunity to gain advanced education and hands-on experience in several key areas, including automotive systems technology, industrial engineering and mechanical engineering.

Perdue and former Commerce Secretary Keith Crisco are also extremely proud of an after-care program they developed that assists companies once they are established in the state, not just during the recruitment process. "We get the reboots, the resets, from many companies as they continue to hire because they know that we will support them after the ribbon is cut," says Perdue. "We have spent a lot of time working with existing companies, making sure the environment is robust for them and that they have every opportunity to expand and grow here."

## Economic Summit Shows Growth in Cabarrus County

The [Cabarrus Regional Chamber of Commerce](#) held its annual State of the Region Summit on Nov. 13 to discuss the state of the economy within the region. Mayors from five Cabarrus County cities all had great things to share, including the growth of housing and business development projects, and improvements in infrastructure. Some of the positive economic development this year can be attributed to the [International Business Park](#), which announced expansion efforts for [OILES America](#), [PreGel America](#) and the construction of [4541 Enterprise Drive](#).

According to Concord Mayor, Scott Padgett, there has been "over \$200 million worth of improvements."

Forbes magazine also recognized the region's positive economic growth by naming [North Carolina](#) as the fourth best state for business. It cited the state's labor costs at 19 percent below the national average among the key factors. "People have been flocking to North Carolina over the past five years," the publication states, noting the state has the highest net migration rate in the U.S.

The magazine pulls data from 10 sources to compile its annual ranking, which is based on six factors that are important for businesses — costs, labor supply, regulatory environment, current economic climate, growth prospects and quality of life. Business costs, including labor, energy and taxes, are weighted most heavily.

## AccessNC Mobile App is Key to Locating Site Inventory



The N.C. Department of Commerce has released [AccessNC™](#), a free mobile app for business real estate site selectors and economic developers. The app offers listing details on available properties from all across the state, including [4541 Enterprise Dr.](#) It's also capable of saving specific locations, client lists, and notes on individual buildings and sites. Users can also access driving directions from any location to a building or site, send links to coworkers and clients, and easily click to call or email client service managers. It's been so successful that the N.C. Department of Commerce was awarded a Silver Excellence in Economic Development honor for their AccessNC Mobile App.

"We're proud to be recognized for the tools we're using in our economic development efforts," said Keith Crisco, former Secretary of the N.C.

Department of Commerce. "We strive to improve the lives of all North Carolinians by attracting companies to locate and expand here, and it's important that our economic development tools are innovative and use cutting-edge technologies. That's one way we're able to stay competitive."

## 4541 Enterprise Drive to Be Completed in May 2013



390 Business Boulevard, LLC, the joint venture between The Nolim Group, **CM Black Construction Company** and **CESI Land Development Services**, has just announced that it is moving forward with its 88,527-square-foot class "A" speculative industrial building at **4541 Enterprise Dr.** in the International Business Park in Concord, N.C. The building, which fills a great void for available manufacturing and warehouse space, has been designed by **BJW Architecture** and is expected to be completed in May 2013.

"In today's economy, very few developers are constructing speculative buildings, making inventory of available manufacturing and industrial space scarce throughout Cabarrus County and the region," stated Anne Johnson with CBRE, who is marketing the building on behalf of the ownership. "We are excited to be completing this project and believe that 4541 Enterprise Dr. will be appealing to a wide variety of businesses looking to relocate to the International Business Park, helping create needed jobs in the area."

To learn more about 4541 Enterprise Dr. and the International Business Park visit [www.internationalbusinesspark.com](http://www.internationalbusinesspark.com) or [www.4541enterprisedrive.com](http://www.4541enterprisedrive.com) or contact the agents from CBRE at (704) 331-1225.

## PreGel Puts Finishing Touches on Facility Expansion



**PreGel America**, an International Business Park tenant, is putting the finishing touches on its 125,000-square-foot facility expansion, which includes the addition of warehouse, production and office space.

The expansion was necessary to support recent business growth, according to Marco Casol, President and CEO of PreGel America. "We are growing and extremely pleased to be able to support that growth, both structurally and strategically. Our new expansion project will allow us to add space and resources to better innovate and refine our operations," he added.