



Charlotte Airport Key to Recruiting Foreign Companies



According to an article featured in the **Charlotte Business Journal**, "Charlotte Douglas International Airport is probably the most critical factor in our success in attracting foreign companies to our region," stated president of the Charlotte Regional Partnership, Ronnie Bryant. Major international companies, including **Electrolux**, **Biotage**, and **International Business Park's** tenant, **PreGel America** all credit the strength of Charlotte's airport as one of its reasons for relocating to the area. In fact, from 2009 to 2012 more than two dozen international companies with home offices in Brazil, the Czech Republic, France, India, Italy, Japan, Germany, Great Britain, Sweden, Switzerland and other countries located or expanded in the Charlotte region – an average of more than one every other month.

Charlotte, which did not have scheduled international cargo flights until 1978, now offers nonstop passenger flights to 36 international destinations, and shuttles executives and products throughout the country on over 700 flights a day. Charlotte's airport also serves hub cities abroad by offering nonstop flights to London, Frankfurt, Rome, Paris and Montreal. According to Bryant, "This puts Charlotte in an enviable position of being a prime gateway not only to the booming Southeast but to the entire country."

Charlotte Douglas International Airport fosters its reputation of being among the best-run, most cost-effective airports in the world by continually evaluating expansion opportunities that will enhance its services. Additional runways have been added, and a proposal is being considered for a 12,000 foot runway expansion to accommodate wide-body aircraft loaded with enough fuel to reach Asia and far Eastern Europe. Additional improvements also include relocation of rental-car lots to provide greater convenience to passengers, as well as a 20-gate international concourse. These enhancements clearly demonstrate why Charlotte's airport adds to the area's worldwide draw.

North Carolina Has the Fewest Unionized Workers of Any State

According to 24/7 Wall Street, North Carolina continues to have the least unionized workers of any state. In fact, there has been a 1.3 percent decline in unionized workers over the last decade.

Leaders argue that labor unions can benefit both employees and companies. However, it can be said that the presence of unions reduce a company's ability to offer professional advancement for all quality employees regardless of tenure, as well as the ability to develop policies that are more in-line with the company's overall mission.

As a right-to-work state, North Carolina prohibits unions from forcing workers to join and pay dues. The choice to join a union is strictly up to the employee. Many economists debate about the benefits right-to-work states offer. Some believe that laws support a stronger economy, while others feel deunionization reduces revenue. Studies by the U.S. Department of Commerce and Labor show that between 2001 – 2011 private job growth was 12 percent in right-to-work states versus 3 percent in unionized states. Real growth in private sector compensation also rose 12 percent vs. 3 percent. These studies demonstrate that there are more job opportunities, better wages and benefit growth, and greater economic development in right-to-work states.

In today's rapidly evolving global economy, North Carolina's fundamental strengths as a business location remain relevant and attractive to companies. The state is consistently ranked among the best

business climates in the nation by Forbes, CNBC, Chief Executive and Site Selection. People are also attracted to North Carolina for the lifestyle and opportunities offered by the state, as confirmed by a growing population now ranked 10th largest in the nation. While experts may debate the value of right-to-work states it's clear that sites within North Carolina, such as the **International Business Park** are ideal locations for business expansion.

International Business Park is an Ideal Retail Location

According to **Retail Traffic magazine**, "In spite of retail developers' predictions that new project pipelines won't grow until 2014, it looks like the market will see a healthy amount of new construction," in 2013. The CoStar Group, which tracks retail property development, forecasts that new retail completions will total 52 million sq. ft. in 2013 – double the 20 million sq. ft. expected to be delivered.



The International Business Park, located in Concord, North Carolina offers many assets for retail developers, and is ideal for a mixed use hotel and retail development.

Nestled in the heart of one of the most dynamic economic regions, the International Business Park has a five mile proximity to a population of nearly 88,000 established business men and women. The diversified 500-plus acre park, which is currently home to more than 30 companies including four that are on the Fortune 500 list, is located 20 miles from downtown Charlotte, along the growing I-85 corridor and near two emerging research and technology engines: the **University of North Carolina at Charlotte** and the **North Carolina Research Campus**. With an estimated average household income of more than \$58,000, any business retailer could find valuable revenue opportunities within the **International Business Park**.

Community College Graduates Advancing Scientific Discovery

Behind every great scientist is a great research assistant, and at the North Carolina Research Campus those individuals are often graduates of **Rowan-Cabarrus Community College** (RCCC).

Research assistant, Jody Albright praises the quality of RCCC's classes and instruction. "The core classes of the biotech program are really good at giving a nice overview of what goes on in labs. You get to play around with DNA and bacteria... and learn about bioprocessing and what it would be like to work in the industry." RCCC also offers a cooperative education program that provides internships on the Research Campus. The graduates that take advantage of this program gain the experience and contacts beneficial in securing full-time employment, and companies get direct access to a highly trained, educated workforce.

RCCC is also leading the way in advanced manufacturing education and training.

In January 2013, RCCC, which is located a few short miles from the **International Business Park** was awarded a Golden LEAF Foundation grant of nearly a half million dollars for job training in advanced machining. According to the organization, many firms across the state and nation report having difficulty finding workers with the pre-requisite skills necessary for employment in advanced manufacturing.

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"Rowan-Salisbury Schools will continue to support the college as it expands its specialized training for specific skill sets needed in today's workplace, provides more short-term certificate and diploma offerings, and enhances the two-year degree program," stated Dr. Judy Grissom, superintendent of Rowan-Salisbury School System. "These program improvements will ensure that our students are well-prepared for future employment."

4541 Enterprise Drive Quickly Advancing Toward Completion



The 88,527-square-foot class "A" speculative industrial building located at 4541 Enterprise Dr. is quickly advancing towards completion.

"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 or www.4541enterprisedrive.com or contact the agents from CBRE at (704) 331-1225. You can also view the construction process by clicking [here](#).

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