



North Carolina Industrial Center

Your Future. Our Focus.

NCIC, a 600 acre industrial development, is centrally located between Atlanta and Washington, DC, in the heart of North Carolina. The park is perfect for office, manufacturing, and distribution facilities.

Zoning

M2 - Manufacturing/
Warehouse/Distribution

Total Acreage Available

Phase I 85 +/- AC

Phase II 400 +/- AC

Power

Underground 24 KV
Overhead 44 KV & 100 KV
Separate Substation
Redundancy Available

Fiber

Embarq (on-site)
Time Warner (on-site)
AT&T (capable of service)
Tier 3 or Tier 4 (capable)

Water

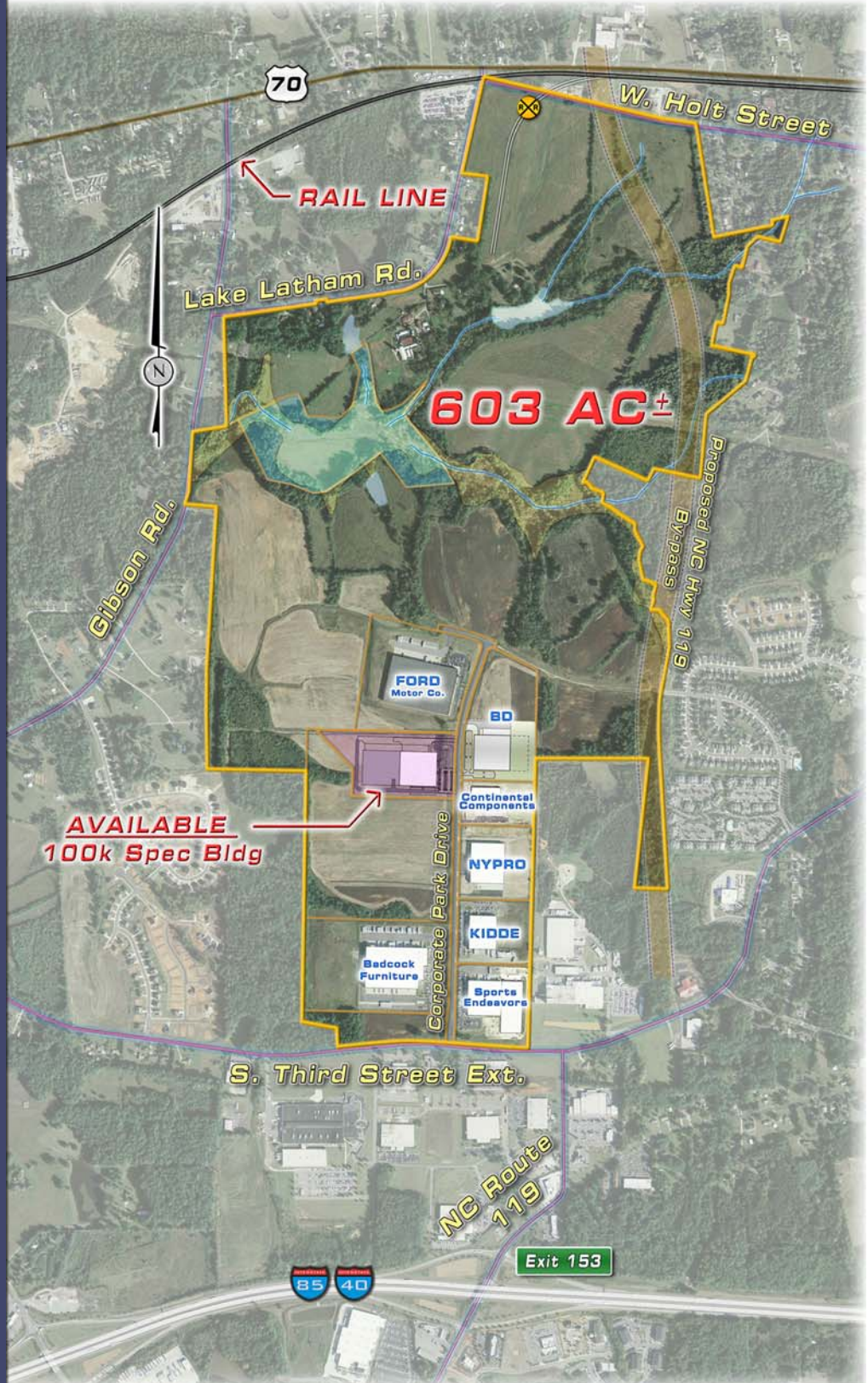
12" and 16" Main
3,000 gpm

Sewer

12" Outfall for all lots
1.2 mgd capacity

Natural Gas

PSNC Energy





Permitted Uses

- Manufacturing
- Office
- Warehousing
- Communication Facility/
Data Center
- Distribution
- Research, Development,
or Testing
- Wholesale Trade
- Bulk Mail/Packaging
- Courier Service
- Misc. Services

Wetland Delineation - Phase I & II
Complete

Boundary Surveys Complete
Cost Savings to Owner

Topographical Surveys Available

Environmental Studies Available

Typical Soil Bearing Capacities:

3,000 - 6,000 psi



Badcock & More Home Furniture

- Lot sizes are flexible and can be subdivided to meet your company's needs.
- NCIC is 1/2 mile from access to interstates I-40 and I-85 via Exit #153 and 2 miles from Exit #152.
- Protective covenants including (but not limited to):
 - Sidewalks and uniform landscaping throughout the park
 - Professional building appearances
 - Curb and gutter on all roads
 - Professional entrance with median landscaping and signage



Kidde Safety

For more information on NCIC or any of Samet's other corporate parks, please contact
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