



Onslow County Shell Building Offers Proximity to Eastern N.C. Aviation Sector

Officials in Onslow County, N.C., expect to complete construction by late May on a 50,000-sq.-ft. building that will provide an arriving manufacturing, assembly or distribution operation with access to eastern North Carolina's growing aerospace cluster. The \$1.6 million shell building, located at Burton Industrial Park, would make an ideal inbound logistics center, according to Jim Reichardt, the county's director of economic development.

The new building site is convenient to numerous industrial transportation assets. "There's definitely easy access to I-40, which is just 35 minutes northwest of the property," Reichardt said. I-95 is only 75 minutes away. Both interstates are linked to Onslow County by four-lane highways. North Carolina ports at Morehead City and Wilmington are about one hour north and south, respectively, while Jacksonville's Ellis Airport is only eight miles from the 735-acre park.

The tenant of the new building, which is expandable to twice its current size, will also be in close proximity to enviable workforce assets. With the growing population of military personnel, civilian workers and dependents nearby at U.S. Marine Corps installations at Camp Lejeune and New River Air Station, there is a healthy supply of trailing spouses and



exiting service personnel seeking private-sector positions. As important, the new building is less than an hour from Spirit AeroSystems' new plant at the Global TransPark, where more than 1,000 workers will design and manufacture center fuselage frame sections for the Airbus A350 XWB.

"We're now getting real interest from aerospace companies because of what Spirit is doing," Reichardt said.

Onslow County partnered with Progress Energy and NC's Eastern Region to invest in the development of the Burton shell building, which will be owned by the county. Both partners, as well as the North Carolina Department of Commerce, will collaborate with Onslow County EDC

in marketing the building, said Reichardt, whose organization is already busy designing a campaign utilizing printed and Web-based promotional materials.

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RECENT ANNOUNCEMENTS

Blue Earth Solutions, Inc.

Lake County, Fla.
Polystyrene & styrofoam product recycling plant
\$8.6 million capital investment
15 jobs

Bren-Tronics Energy Systems

Alachua County, Fla.
Manufacturer of lithium-ion cells for rechargeable batteries
\$10 million capital investment
15 new jobs

Chasco Machine

Hernando County, Fla.
Manufacturer of aircraft control & fuel systems
\$1.77 million capital investment
31 jobs

SOUTH CAROLINA:

Northeastern S.C. Emerges as a Pharmaceutical Manufacturing Force

Oseltamivir Phosphate is a vital component of the global health community's efforts to prevent and treat the flu. But it is also emerging as a key part of northeastern South Carolina's economy. As the active pharmaceutical ingredient (API) for the treatment known as Tamiflu, the product is at the heart of the region's most recent pharmaceutical manufacturing investment – a \$60 million expansion to Roche Carolina's sprawling facility in Florence. Formally dedicated last May, it was the largest expansion undertaken at Roche Carolina since operations were launched there in 1995. The company, part of Switzerland's F. Hoffmann-La Roche Ltd., also makes APIs that go into drugs that fight cancer, hepatitis and obesity.

"The same factors are still as relevant to us today as they were in the early 1990s," said



Pete Mazzaroni, the company's manager of public affairs. Proximity to the Port of Charleston – through which Roche Carolina receives raw materials and ships finished product to global buyers – and the region's excellent highway infrastructure

were among the assets it sought. But its productive workforce and positive experience with local educational and governmental authorities also account for its choice of Florence over a handful of competing Roche plants. "We've been able to demonstrate the success of a world-class manufacturing presence here," Mazzaroni said.

Impressive though it is, Roche Carolina is not the only health care-related manufacturing player in the region. Nearby, IRIX Pharmaceuticals produces APIs used in medications that fight infections and treat cardiovascular and central nervous system disorders. GE Medical Systems manufactures MRI machines at a site not far away. The three illustrate breadth and versatility of the region's advanced manufacturing economy, according to Jeff McKay, executive director of the North Eastern Strategic Alliance (NESA), a Florence-based economic development organization serving the surrounding nine-county region. "The success of those companies is something we can build on," McKay said.

SOUTH CAROLINA NEWS

Did you know...

Williamsburg County will soon be home to Solar Energy Initiatives Inc.'s new solar technology campus and distribution hub. Construction will begin in spring 2010.

Marion County has completed its master plan for the South Atlantic International Logistic Center project. Marketing of the 2,600-acre rail-served site will begin soon.

Florence-Darlington Technical College will offer a new nuclear engineering technology degree program in summer 2010 to prepare students for projected employment needs in the region for the nuclear power industry.

FEATURED PROPERTY: FEDERAL-MOGUL BUILDING

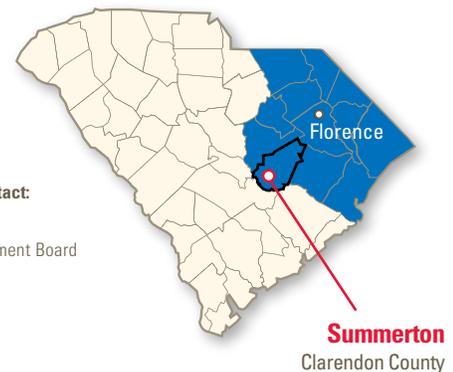


9104 Alex Harvin Highway
Summerton, S.C.

Size/acres	144,000 SF (office/manufacturing/warehouse) 47 acres
Interstate and airport access	I-95 – 4 miles via Hwy. 301 Port of Charleston – 75 miles; Florence Regional Airport – 50 mi.
Interior	24'4" in production area
• Ceiling height	40'x40' and 40'x20'
• Column spacing	
Exterior	Concrete block/insulated metal panels; modified Bitumen roof Seven electric dock high doors; five drive-in doors 10-ton bridge crane; on-site fire pumps
Electric power	3-phase; (2) 3750 kVA transformers on site
Sale/lease	For sale or lease

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CKS Packaging

Orange County, Fla.
 Manufacturer of plastic containers
 \$1 million capital investment
 130 jobs

Forgitron

Kershaw County, S.C.
 Manufacturer of forged aluminum truck wheels
 Multi-million capital investment
 10 jobs

Materials Innovation Technologies

Florence County, S.C.
 Carbon fiber recycler
 \$5 million capital investment
 140 jobs

Northeast Foods, Inc.

Johnston County, N.C.
 Contract baker for commercial & fast-food industries
 \$25.4 million capital investment
 84 new jobs

COMMUNITY FOCUS

BRUNSWICK COUNTY, NORTH CAROLINA

With its industry-ready land, diverse natural resources and a growing pool of high-quality workers, Brunswick County is uniquely poised for success in traditional and emerging industries. Close proximity to the Port of Wilmington and a web of industry-friendly highways make the county an especially appealing backdrop for distribution and logistics operations, according to Jim Bradshaw, executive director of the Brunswick County Economic Development Commission. Moreover, abundant coastline and inland waterways along with fertile farmlands make the county a strong contender for both marine- and agriculture-based life sciences. "We've had three biotech companies locate here over the past year and a half," said Bradshaw, who is the county's chief industrial recruiter.

Promising life science and medical device firms now operating in Brunswick County include Glycotech, which converts by-products of bio-diesel manufacturing into organic compounds for industrial and consumer markets. Such firms benefit from the flow of young graduates emerging from Brunswick Community College's A.A.S. program in biotechnology, a curriculum shaped around local demand for skilled laboratory technicians in biology and chemical technology. The college offers equally sought-after instruction in aquaculture technology, in which it awards certificates, diplomas and associate degrees. "Brunswick County is strategic because it can accommodate an array of life science sectors that spans alternative energy, food and bio-pharma," said Randall Johnson, director of the southeastern office of the North Carolina Biotechnology Center.

In harnessing its exciting economic potential, Brunswick County invests aggressively in new industrial sites and parks. The 1,007-



acre North Carolina International Logistics Park straddles Brunswick and neighboring Columbus counties under a collaborative vision that puts distribution centers within



16 miles of the Port of Wilmington. "The transformative economic potential of the park will extend well beyond either of these two counties," said Steve Yost, director of North Carolina's Southeast Commission, the 11-county regional partnership working with local and state leaders to develop NCILP. Brunswick County officials are also prepping for the development of an adjacent 1,000-acre property, set to become the rail-served Mid-Atlantic Logistics Center. A third park, the Brunswick Industrial River Park, will give tenants deepwater access to the Cape Fear River, supporting the county's sizable marine trades industry.

County officials have also recently beefed up support programs for companies already operating there. "Existing industries are so important," said Bradshaw, who is leading a multi-functional team of economic and workforce development specialists now making systematic visits to employers. "Despite the down economy, many of our companies tell us they are doing well and even planning expansions," he said.

Pelliconi

Orange County, Fla.
Manufacturer of plastic
bottle closures
\$10 million capital investment
24 jobs

Solar Energy Initiatives Inc.

Williamsburg County, S.C.
Solar technology campus
& distribution hub
\$3 million capital investment
200 jobs

Talecris Biotherapeutics

Johnston County, N.C.
Maker of protein therapies derived from
human blood plasma
\$260.7 million capital investment
259 jobs

AT A GLANCE

- Location: Along N.C.'s Atlantic coast, between Wilmington, N.C., and Myrtle Beach, S.C.
- Land Area: 1,050 sq. miles (2,720 sq. kms)
- Population: 109,208 (2009)
- Workforce: 48,947 (Dec. 2009)
- Unemployment Rate: 12.4% (Dec. 2009)
- Median Household Income: \$47,185 (2009)

TRANSPORTATION

- Highways: Nearby I-140 connects to I-40; U.S. Highways 17 and 74/76 offer four-lane passage north, west and south
- Seaports: Port of Wilmington 15 minutes away
- Air: Commercial airlines and general aviation services via Wilmington International Airport (ILM) and Myrtle Beach International Airport (MYR)
- Rail: Industrial service via CSX Corporation

KEY INDUSTRIAL RESIDENTS

- Alltek, Inc.
- American Distillation, Inc.
- Archer Daniels Midland Company
- Coatings & Adhesives Corporation
- DAK Americas, LLC
- Dean Hardwoods, Inc.
- Victaulic Company of America
- Atlantic Telephone Membership Corporation
- Progress Energy

TAX INCENTIVES

- Job Development Investment Grant
- One North Carolina Fund
- Article 3J Tax Credit
- Local financial incentive grants

EDUCATION

- Brunswick Community College offers academic, vocational and continuing education programs, as well as customized workforce training, across its three campuses.
- UNC-Wilmington ranked sixth in *U.S. News & World Report's* 2010 listing of top public universities. Its marine biology graduate programs rank among the nation's best.

QUALITY OF LIFE

- The county is well known for its pristine beaches, ocean-side communities and numerous natural and man-made lakes.
- More than 30 public and private golf courses line the county. The N.C. Oyster Festival and the N.C. Festival by the Sea are popular annual celebrations.

NORTH CAROLINA news

Alfred J. "Fred" Papa is the new executive director of Warren County Economic Development Commission – 1.252.257.3114; fpapa@warrencountync.org

Phyllis Owens has joined Harnett County Economic Development as its new executive director – 1.910.893.7524; powens@harnett.org

Kyle Edney has joined AdvantageWest as its new executive vice president – 1.828.687.7234; kedney@awnc.org

Kenneth "Bo" Gregory is the new economic development project manager for Fayetteville-Cumberland County Chamber of Commerce – 1.910.484.4242; bgregory@fayettevillencchamber.org

Peggy Anderson is interim director of Johnston County Economic Development – 1.919.989.5003; peggy.anderson@johnstonnc.com



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FLORIDA:

Park an Economic Engine for Central Florida

An integral part of America's largest unincorporated master-planned community and home to a host of nationally and internationally recognized tenants, Poinciana Office & Industrial Park is the largest industrial park in Osceola County and ideally situated at the crossroads of Central Florida's commercial, industrial and business corridors.

With nearly 4 million square feet currently under roof and some 2,400 employees, the 1,545-acre park is located in the 47,000-acre master-planned community of Poinciana developed by Avatar Properties Inc. The Park includes rail service from CSX and offers immediate access to Orlando International Airport, Kissimmee Municipal Airport and other key distribution points via a network of major thoroughfares with access to I-4, I-95, I-75 and Florida's Turnpike.



PepsiCo Beverages & Foods is one of the park's largest industrial tenants

In addition to the Park's ideal location just 15 miles south of Orlando and just 10 miles from Walt Disney World, the Osceola County Economic Development Department has established various tax exemptions, fast-track, five-day permitting, and has collaborated with the state of Florida in offering capital incentives for start-ups, expansions, technology transfers and exporters.

"Osceola County is proud to be home to the Poinciana Office & Industrial Park. The park is a major employment center and plays a key role in our economic development effort," states Maria Grulich Toumazos, administrator for the Osceola County Economic Development Department.

The Park has vacant warehouse and flex-space available, as well as pad-ready sites of one to 200 acres. Available utilities include water and sewer, natural gas, fiber optics and redundant electrical service from Progress Energy.

The Park's growing roster of tenants includes a Lowe's Home Improvement distribution warehouse; PepsiCo Beverages & Foods (Gatorade, Quaker Oats, etc.); Cargill, Inc.; McLane Suneast; Nursery Supplies, Inc.; Jeld-Wen; Multi-Foods; Symbol Mattress; and Nucor Steel Birmingham, Inc.

FLORIDA NEWS

John Hagen, CECD, is the new president/CEO of Pasco Economic Development Council – 1.813.926-0827; jhagen@pascoedc.com

Sumter County has announced that e5Solutions, Inc. will direct its economic development activities.

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Did you know...

Florida has been awarded an American Recovery and Reinvestment Act (ARRA) grant to build the nation's first High Speed Intercity Passenger Rail System between Tampa and Orlando and ultimately Miami.

FEATURED PROPERTY:

POINCIANA OFFICE & INDUSTRIAL PARK Building & Land

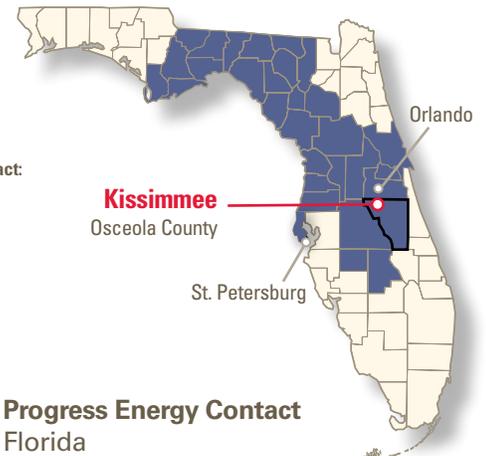


1901 S. Poinciana Blvd
Kissimmee, Florida

Size/acres	141,235 SF (office, warehouse & land - divisible) 18.52 acres
Interstate and airport access	U.S. 17-92 – 1 mile; I-4 and U.S. 192 – 7 miles; Kissimmee Municipal Airport – 5 miles
Interior	• Ceiling – clear ht. 16' ceiling height
Exterior	• Doors/docks Concrete block; new roof and fire sprinkler system Grade level and dock high access
Electric power	3-phase electric power; natural gas; fiber optic service on site
Sale/lease	For lease

For more information, contact:

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PROGRESS ENERGY NEWS:

Large-Scale Solar Project Planned for Home Appliances Warehouse

Progress Energy Carolinas has signed a contract with Advanced Green Technologies (AGT) in which AGT will build, own and operate a 1.27-megawatt (MW) solar photovoltaic (PV) array on the roof of a BSH Home Appliances warehouse in New Bern, N.C., and sell the output to the utility for distribution to its customers.

It is the seventh large-scale solar PV project announced by Progress Energy and is the result of the company's 2008 request for renewable energy proposals. It brings the total amount of solar-generated electricity scheduled to be purchased by the company to more than 10 megawatts. The New Bern solar plant will be the largest in Eastern N.C.

"Projects such as this, coupled with our aggressive energy-efficiency programs and advanced generation facilities, will provide the clean, reliable, affordable power our customers rely on us to provide," said Lloyd Yates, president and chief executive



officer of Progress Energy Carolinas. "We are proud to partner with Advanced Green Technologies and BSH Home Appliances on this innovative project."

Using thin-film, building-integrated solar PV (BIPV) technology, the array will cover approximately 210,000 square feet of the roof area. A BIPV system integrates photovoltaic modules into the building envelope, such as the roof or the façade. All system components are manufactured in the USA.

The new AGT solar array is expected to be online in spring 2010 and will generate about 1.5 million kilowatt-hours (kWh) of electricity per year, reducing carbon dioxide emissions by more than 1,000 tons annually. This is equivalent to the annual greenhouse gas emissions from about 200 vehicles. The expected annual energy output equals the annual energy usage of about 100 typical households.

circuit

CAROLINAS

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