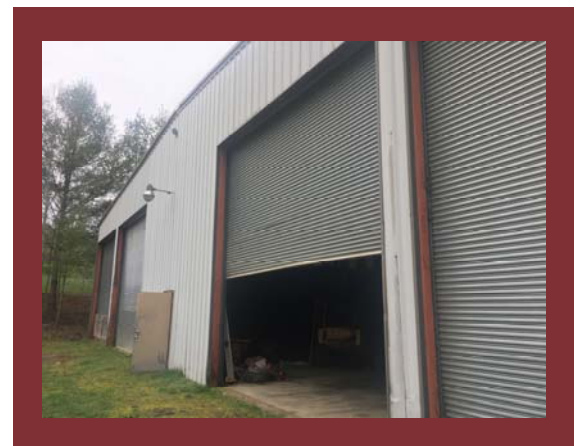


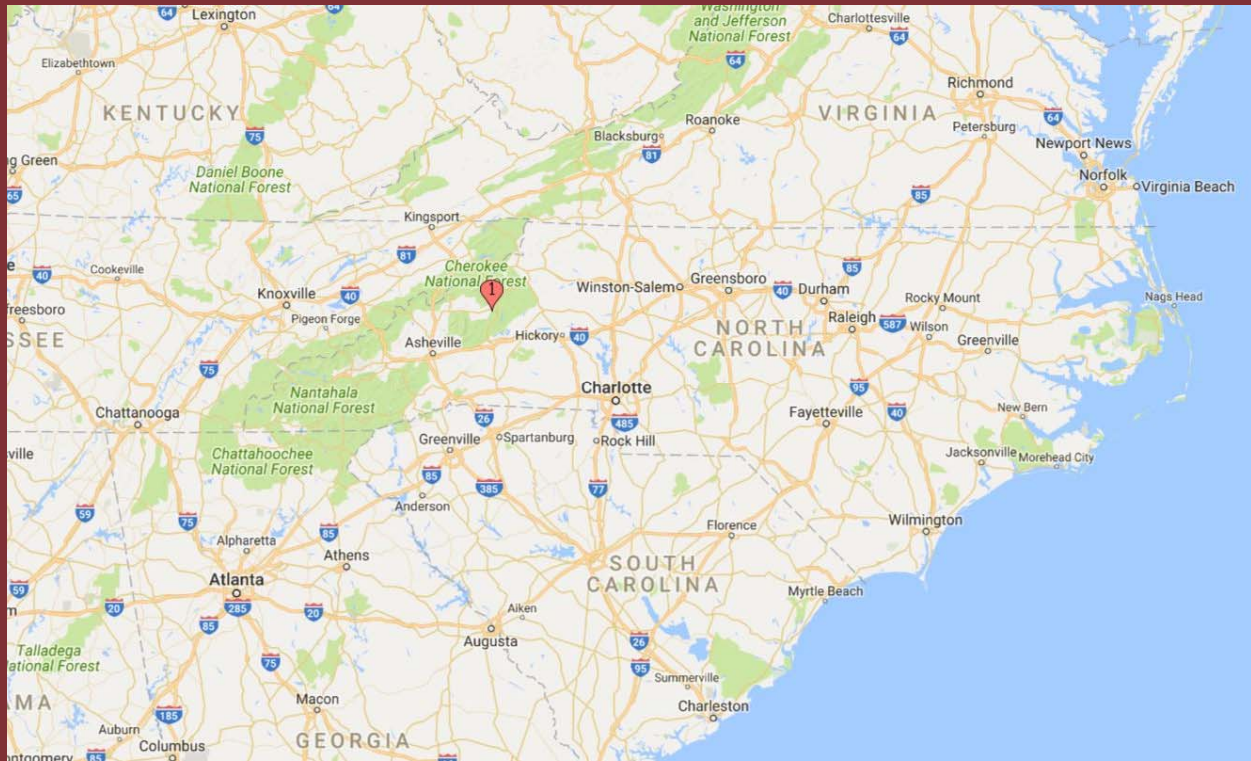
AVAILABLE PROPERTY

1129 MCKINNEY COVE ROAD, BAKERSVILLE, NC 28705

- 5 acres
- 20,000 square foot metal building on concrete pad
- \$300,000 purchase price
- No city taxes
- Sewer is adequate for 25 people
- Site has its own well with 60 gallon/minute capacity
- Country Cablevision fiber optic service up to 1 GIG
- Three-phase electricity provided by French Broad Electric
- Four twenty foot wide rolling garage doors
- No zoning restrictions



1129 MCKINNEY COVE ROAD, BAKERSVILLE, NC 28705



- 1.4 miles to NC Highway 226
- 18 miles from US Highway 19E
- Four lane access to I-40 and I-26
- Tier 1 potential incentives
- Potential incentives through EDPNC <https://edpnc.com/relocate-or-expand/incentives/>
- Low county effective tax rate of \$0.55/\$100 valuation
- Low 3% corporate NC income tax rate
- Mayland Community College Anspach Advanced Manufacturing School available for free workforce training
 - 10th ranked college on the 50 top community colleges — *thebestschools.org*
 - 32nd ranked college in the top 50 community colleges — *Washington Monthly*
 - 9th ranked college in the nation's top 10 community colleges — *Bankrate, Inc.*
 - 16th ranked in Community Colleges in the U.S. — *Create A Career's Top 25*
- Less than one-day drive time to 60% of the US population

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