**Gateway West Commerce Park**

**A Business and Technology Center**

**Benefits for Businesses:**
- Low cost, reliable electrical service
- Abundant water and sewer capacities
- Redundant fiber services
- Affordable natural gas service
- Streamlined permitting process
- 319,232 labor draw within 50 miles
- Centrally located along the East Coast
- Close to major interstates: 26, 40, 77 and 85
- Within an hour’s drive of major airports: Charlotte International, Asheville Regional, Greenville-Spartanburg International
- Training partnerships with local community college for employee training and certification
- Located within a designated Opportunity Zone

**Asking Price:** $40,000/AC unimproved, $52,000/AC pre-graded site  
**Total Acreage:** 74.27 acres
- Parcel A: 26.84 acres - pre-graded
- Parcel B: 47.43 acres
- Can be subdivided to meet project needs

**Property Details:**

- **Historical Use:**
  - Agriculture
  - Forestry

- **Adjacent Land Use:**
  - Isothermal Community College
  - Commercial and Industrial

- **Proximity to Major Metropolitan Areas:**
  - Spartanburg, SC - 32 miles
  - Asheville, NC - 60 miles
  - Greenville, SC - 60 miles
  - Charlotte, NC - 65 miles
  - Atlanta, GA - 200 miles
  - Raleigh, NC - 230 miles
  - Columbus, OH - 461 miles
  - Memphis, TN - 560 miles
  - New York, NY - 693 miles
  - Miami, FL - 760 miles

- **Zoning:**
  - M-1 within City Limits
  - M-1 within ETJ

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*Image shows a map of the property with parcel A and B marked.*
**Utilities**

**Electrical Provider:** Duke Energy  
- 100kV electric transmission power line in the area  
- 12.5 kV 3 phase power line on the site

**Water Provider:** Town of Forest City  
- 16” water main on Daniel Rd.  
- Permitted capacity of 8MGD  
- Total available capacity of 4.38MGD

**Waste Water Provider:** Town of Forest City  
- 10” sanitary sewer line along northern boundary of property with 270 GPM capacity

**Natural Gas Provider:** Dominion  
- 12” high pressure line  
- Approximately 350 psi

**Fiber Providers:** AT&T and PANGAEA  
- Redundant fiber connections are provided by dual routing from Charlotte and Atlanta with connectivity that is equivalent to that of most metropolitan areas

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**Other Info:**

Due Diligence Completed:  
- Phase I and Phase II ESA  
- Subsurface Geotechnical Exploration  
- Jurisdictional Determination  
- Endangered Species Survey  
- Archaeological Review

*Reports are available upon request

**Target Industry Sectors:**  
Automotive Parts, Data Centers, Advanced Manufacturing, Plastics

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For more information on this property and development opportunities within Rutherford County contact:  
(828) 287-6200  
info@rutherfordncedc.com  
Rutherford County Economic Development
GATEWAY WEST COMMERCE PARK

Now Ready for Development

Sites 1 & 2
Pad Ready