



ELKIN CORPORATE PARK ELKIN, NC

A Ready-to-Build Industrial Site in the Heart of the NC Foothills

STRATEGIC LOCATION | 273 PGW DRIVE



Interstate 77

1.2 miles



Interstate 40

30 miles



Winston-Salem

45 minutes



Charlotte Douglas Int'l Airport

78 miles



Charlotte Inland Port

78 miles



Port of Wilmington

250 miles

SITE DETAILS

Acreage and Due Diligence

Minimum acreage: 25 acres
Maximum acreage: 45 acres

All due diligence complete on the 25 acres

14 acre graded pad

Ownership

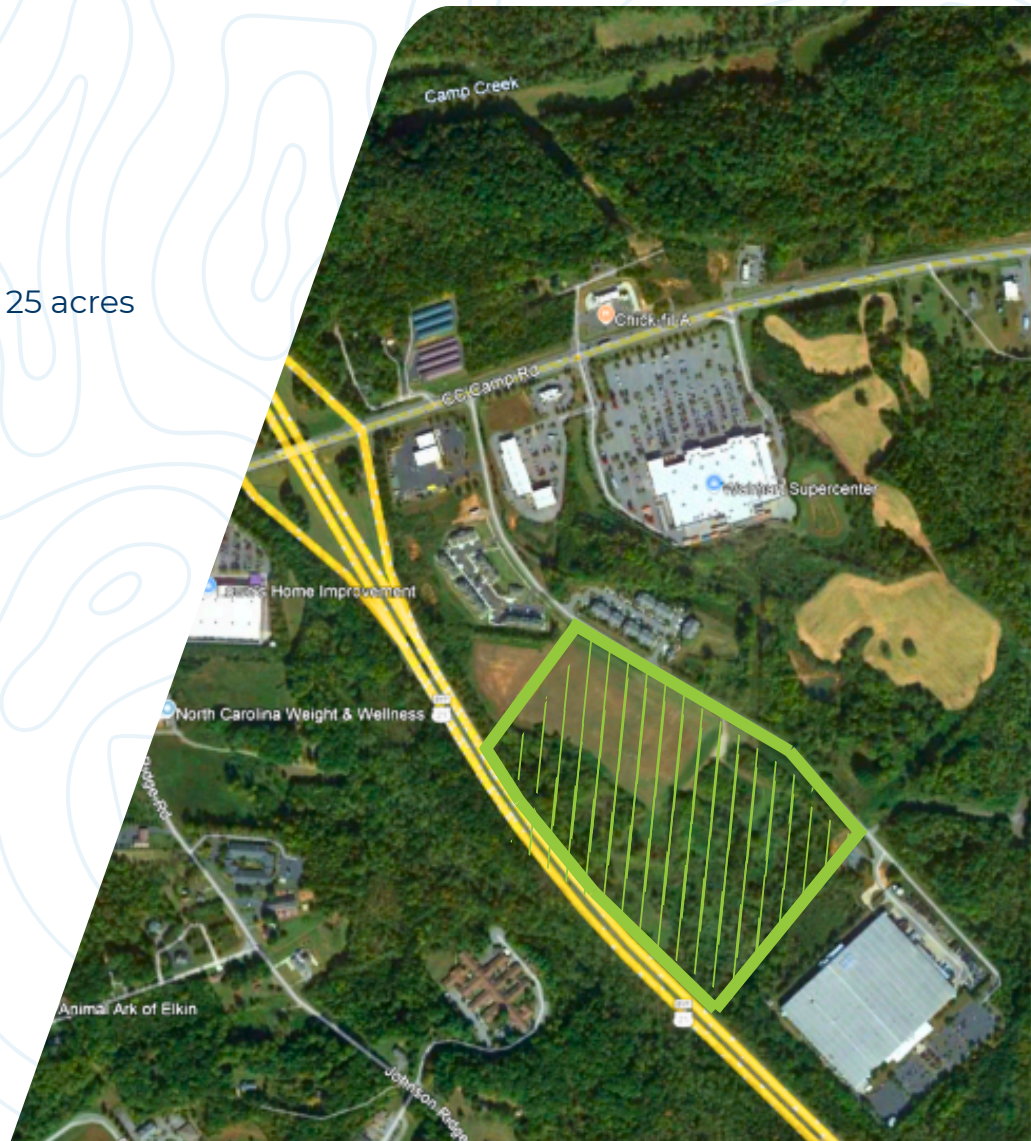
Public, able to be gifted as an incentive

Adjacent Utilities

- Water/Sewer
- Electric
- Natural Gas
- Fiber

Development Ready

Business friendly development process, plan review and approval in 15-days or less.





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UTILITY INFRASTRUCTURE



ELECTRIC

Customer Choice

Current Capacity:
5-10MW
Distance to 100kV
line: 1,000 ft.



WATER/SEWER

Water Capacity:
900,000GPD

Sewer Capacity:
110,000GPD



NATURAL GAS

Frontier NG

Current Line Size:
6"
Current Capacity:
80MCFH



INTERNET

Surry
Communications

Current Service:
Metro level

WORKFORCE & EDUCATION



Labor Shed: 400,000+ within 45-minute drive



Average Wages: \$45,000



Surry-Yadkin Works: 260 students/year in local industry; 60%+ hire rate



FLEET MFG High School Program: 50 students/year at Altec, Mt. Airy



Surry Community College: Top 5 in NC for student success



Nearby Manufacturers: Vitro Auto Glass, Tampco, Carolina Carports, Weyerhaeuser, ECMD



CONTACT US



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