



# 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

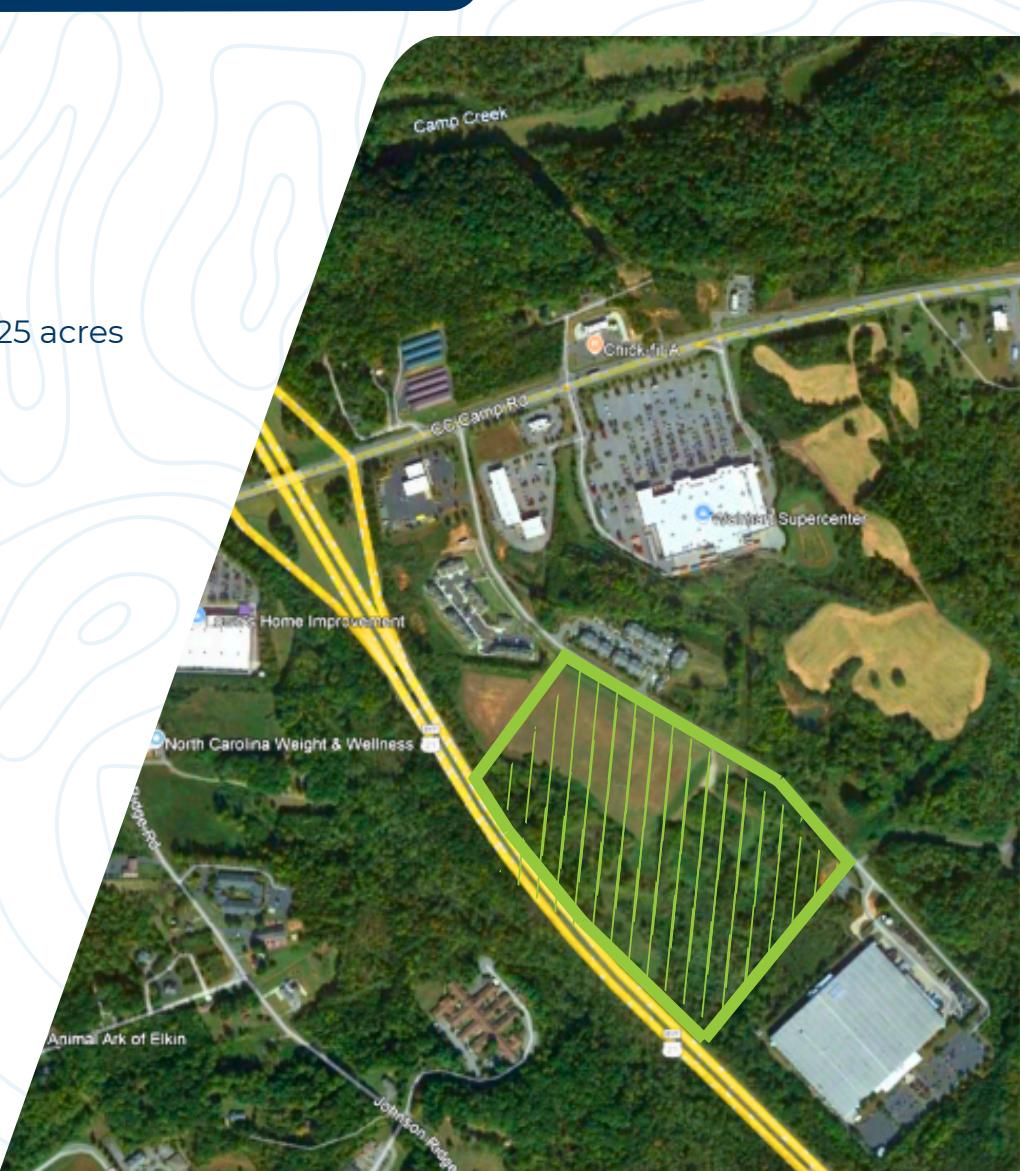
Public, able to be gifted as an incentive

### 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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## ELKIN, NC

### 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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