

Atlantic Gateway Logistics Park

Anson County, NC



Cooperative
READY SITES
Powered by North Carolina's Electric Cooperatives



Site Specifications

Acreage: 90.8 ac +/- Available

Water Capacity: 50,000 - 100,000 GPD /
Anson County Water

Sewer Capacity: 50,000 - 100,000 GPD
/ Anson County Wastewater Treatment
Plant

Natural Gas: Piedmont Natural Gas
Company, Inc (Duke Energy)

Electric Supplier: Pee Dee Electric

Telecom: Windstream Kinetic

Zoning: Heavy Industrial / Residential

Est. Total Build Out: 685,000 SF

Largest Building: 150,000 SF

Due Diligence Reports

Phase 1 ESA	2020
Geotechnical Borings & Report	2020
WOUS Delineation & COE Confirm	Req'd
1' Topographic Survey	Req'd
ALTA Boundary Survey	2020
Endangered Species Review	Req'd
Archeological/Cultural Significance	Req'd
PER / Conceptual Site Plan	Req'd
Development Cost Estimate	Req'd

Additional Information

Cooperative Ready Sites

Cooperative Ready Sites are evaluated with due diligence studies aligned with NC Certified Sites and current market demand for Prospect Ready sites.

This initiative is helping communities attract and retain quality businesses that bring jobs and private investment to rural North Carolina.

Our electric cooperatives are building a brighter future for 2.5 million North Carolinians across 93 of the state's 100 counties.



NC Electric
Cooperatives
Your Touchstone Energy® Cooperatives

142,000

working age population
(18-65) within 45 minutes
of the site

Top 5 employers

300

Hornwood Inc. (Manufacturing)

165

Wade Manufacturing Co. (Manufacturing)

150

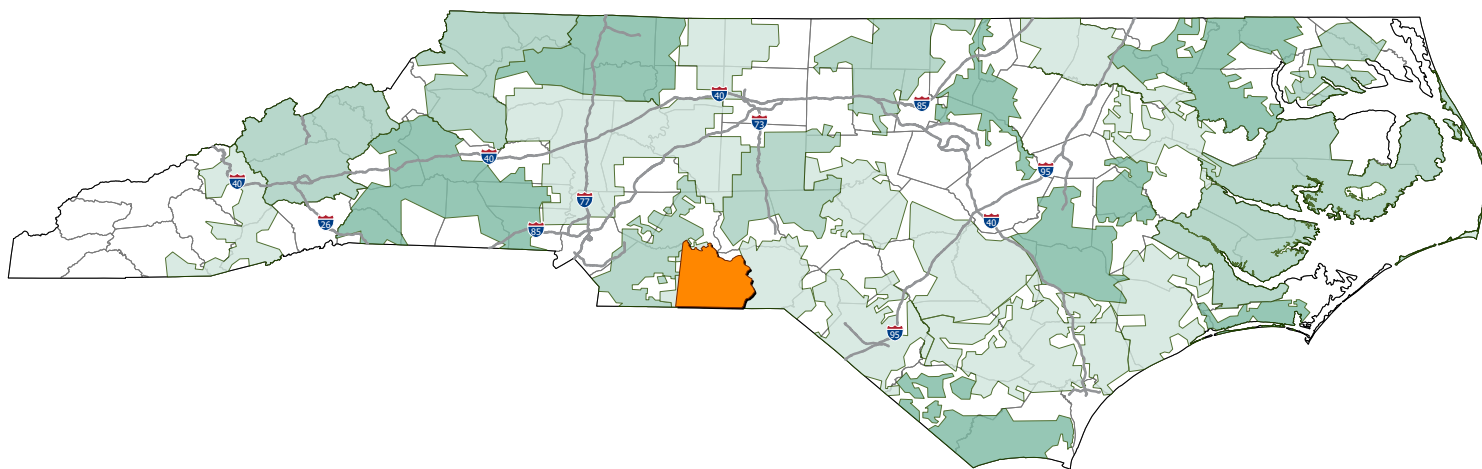
Columbus Mckinnon Corp. (Manufacturing)

135

Darling Ingredients (Food & Beverage)

126

Lisk Trucking Inc. (Transportation)



For further information, please contact:



Anson County

John B. Marek
Executive Director
john@ansonedp.com



North Carolina's Electric Cooperatives

Ryan Nance
Director, Economic Development
ryan.nance@ncemcs.com



Pee Dee Electric

Anthony E. Eason
Vice President of Engineering & Operations
teason@pdemc.com



Timmons Group

Blake Hall, PLA, PE, LEED AP BD + C
Principal
blake.hall@timmons.com