

Greater Statesville Area Busy with Business and Industry Growth

We have several businesses who are expanding or have announced locating into our area, making up a diverse range of products. The Greater Statesville Development Corporation wants to express our thanks to these companies for their confidence in choosing to grow and expand in the Greater Statesville area. Listed below is some information on these industries:

Expansions:

R.P. Machine/Abundant Manufacturing

announced their expansion into a 160,000 square foot facility on Cochran Street, and plan to add approximately 20 new jobs. R.P. Machine/ Abundant Manufacturing offer sales/manufacturing of metalworking machines & gears for off highway/ off road vehicles. Their website address is: <http://www.rpmachine.com>

DeJong Enterprises has expanded their trucking-motor freight company into a 19,000 square foot facility in Bucks Industrial Park, adding three new jobs. Their web address is: <http://www.dejong.com>

Henry A. Petter Supply Company has expanded their business into a 20,000 square foot facility in the East Iredell Business Park. Petter Supply is a distributor of supplies for various industrial and manufacturing industries. Their website address is: <http://www.petersupply.com/>

Thorlo, Inc. has expanded their function specific athletic sock products company into a 35,000 square foot facility on N. Barkley Road. Their website address is: <http://www.thorlo.com>

Nationwide Express & Distribution is building a 50,000 square foot facility on Crawford Road to expand their trucking company. Their website address is: <http://www.nationwide-express.com>

Twisted S Customs has relocated into a 10,000 square foot building on Orbit Road. They are a fabrication, paint & body hotrod shop. For more information email: kustomeyz@bellsouth.net

Exterior Vinyl Wholesale is building a 30,000 square foot facility on Commerce Blvd. to expand their distribution center. They distribute vinyl siding, windows, handrail and fencing, as well as other related accessories. For more information email: evw@statesville.net

expansions continued-

Elmers Products added 40 new jobs and expanded their company by occupying a 122,000 square foot distribution facility on Northside Drive for their art-office supplies. Their website address is: <http://www.elmers.com>

New Business:

Peak Performance Motorsports located their NASCAR Racing team in a 35,000 square foot building on Peachtree Road. Hermie Sadler is the driver for the #66 Peak Fitness Ford Taurus Nextel Cup team. Their website address is: <http://www.peakfitnessracing.com>

Lakeside Doors and Millworks has located their business into a 5,250 square foot building on Buffalo Shoals Road. The company focuses on the assembly of exterior & interior pre-hung doors. For more information email: doorworker@aol.com

Canac, a division of Kohler Inc. recently purchased a 310,000 square foot building on Meacham Road, and has projected hiring approximately 449 people. Their website address is: <http://www.kohler.com>

Labor Force Estimates Iredell County

	Dec 2004	Jan 2005	Mar 2005
Labor Force	70,811	69,371	69,813
Employed	67,149	65,588	66,259
Unemployed	3,662	3,783	3,554
Rate %	5.2	5.5	5.1

Source: *Employment Security Commission* www.ncesc.com

Chamber Events

NC Department of Labor Safety Award Winners In The Statesville Area

The NC Safety Awards Luncheon will be held at the Holiday Inn, on Wednesday, May 25, 2005 at 12:00 p.m.

Congratulations to all the Statesville recipients

Alcan Composites USA	The Goodyear Tire & Rubber Company
Carolina Mill, Inc., Plant #12	Kewaunee Scientific Corporation
CommScope	McCombs Steel Company, Inc.
Fischbein Company	RMC Mid-Atlantic
G.L. Wilson Building Company	Textile Tape Weavers, Inc.
Betco Inc	The Valspar Corporation
Colonial Trading, LLC	Leggett & Platt, Inc.
Employment Security Commission	Purina Mills, Inc.
Flowserve	Sara Lee Intimate Apparel
Zimmer Orthopaedic Surgical Products	

Zimmer Orthopaedic Surgical Products is winning the "One Million Hours" accident free award.

Everhart Honda - 32nd Annual National Balloon Rally / June 3 - June 5, 2005

Iredell County Fairgrounds, Troutman NC / I-77 Exits 42 or 45 /

ADVANCE TICKETS / \$5.00 per person - Good any day
ADMISSION AT GATE \$10.00 per person / ALL PARKING \$2
FREE admission for children five years old and under

TICKETS NOW AVAILABLE at BB&T

(•Charlotte • Gastonia • Hickory • Statesville • Winston-Salem)
and at the Greater Statesville Chamber of Commerce

ORDER ONLINE AT www.statesvillechamber.org or call 704-873-2892

NO REFUNDS ON ADVANCE SALES / NO COOLERS • NO PETS

Contributing Sponsors:

•EnergyUnited Propane •Wal-Mart •Statesville Record & Landmark



A Passion For Service® is Coming!

Customer service expert Bill Drury will present a seminar entitled, "A Passion for Service" (How to Win Customers and Reduce Lost Sales). From 1985 till 1990, Drury was the National Training Consultant for the Zig Ziglar Corporation. He speaks, trains, and travels extensively, and has proven to be one of the most effective and entertaining speakers in the industry. We've heard fantastic feedback about this program! Bill's lively presentations and video tapes instruct over 20,000 people each year! Subjects Bill will cover include: Who really signs your paycheck; Stay motivated; Make a great first impression; Create a vision for service; Communicate respect to every customer; Personalize your service; Listen; Handle the irate customer; Overcome stress and burnout; Handle the ten most difficult customers. Some customer Service Facts: 7 out of 10 customers who stop doing business with a company do so because of the way they were treated on the first contact; 96% of unhappy customers never complain about discourtesy, but 91% of them will not buy again from a business that offended them; 97% of all companies never formally train employees in the simple art of customer retention. On August 11, 2005, there will be two identical presentations, allowing employers to send half their people in the morning, and half in the afternoon. The seminar's location will be announced at a later date. The morning session is from 8:30 - 11:30 a.m. and the afternoon session is from 1:00 - 4:00 p.m. To see your employees improve their skills, your investment is only \$79.00, \$69.00 each, for five or more for Chamber members and \$99.00 for Non-members. Call the Chamber at 704-873-2892 to reserve your spot! **Zig Ziglar** says, "He knows what he is talking about. He has an excellent style of delivery. Your people and your company will be better off after hearing Bill Drury."

Submitted by David Bradley, President / Statesville Chamber dbradley@statesvillechamber.org

Employment Security Commission - Working With High School Students

The Employment Security Commission/JobLink Career Center is staying busy this Spring assisting customers in going back to work. The local Statesville office saw 644 new or renewal applicants during the month of April and assisted 197 people in returning to employment. Our staff also took 155 new job orders from employers in the area during April. Some JobLink staff have recently gone to some of our local High Schools and talked with students about how you look for a job, how to complete applications and how to present yourself in an interview, etc. We would encourage any local employer who may have a summer job, in which they could use a summer worker, to call us at ESC/JobLink at (704) 878-4241. We will list that position and make efforts to help you get your position filled.

Submitted by Jean Manall, Manager ESC/JobLink Center (704) 878-4241 jean.manall@ncmail.net

2005 Industrial Market Watch – Greater Statesville Area

We are pleased to report that it looks as if the Greater Statesville area is following in the tracks of the national industrial real estate market. Just as absorption has picked up nationwide, Statesville's industrial market has as well. According to a report released by the National Association of Realtors, they predict continued net positive absorptions within the future. Users absorbed 1,208,603 square feet of space during the first three months of 2005. New construction and expansions are taking off as well. Currently 163,000 square feet is being constructed within the market.

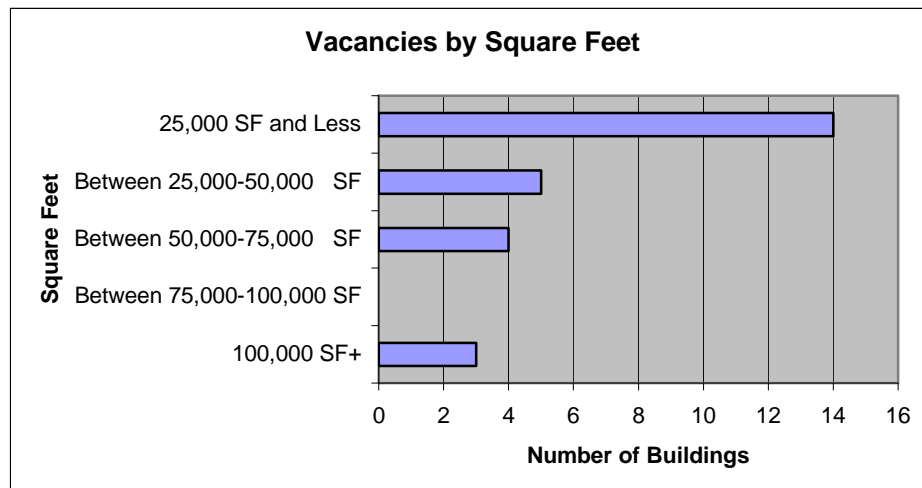
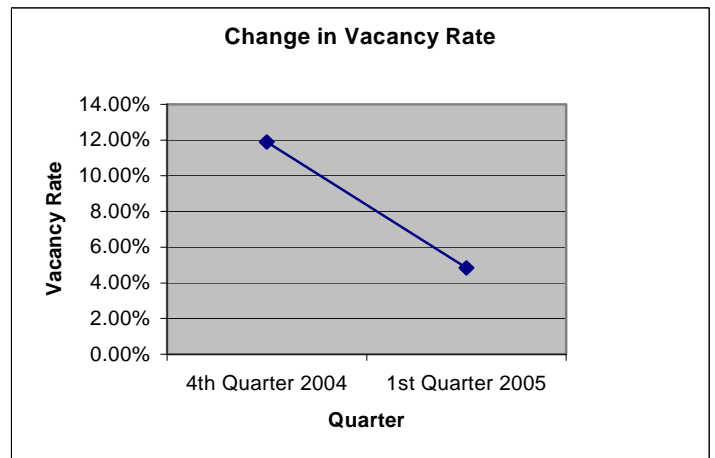
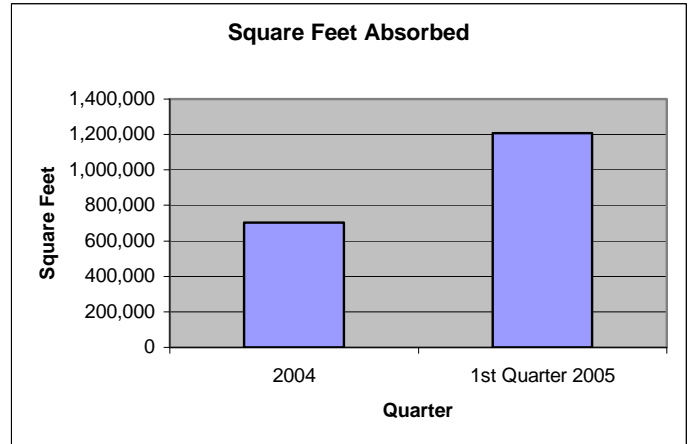
Obviously with absorptions rising, vacancies and expected vacancies have slowed within the market. Most of the vacancies that occurred within the market were due to the users expanding their operations and moving into larger facilities.

Current available space on the market totals 837,264 square feet with a vacancy rate of 4.84%. Of the total space available, 30% would be classified as functionally obsolete space. The following criteria are what typical users today look for: 24' or higher ceiling height, ESFR Sprinkler System and ample truck parking. Developers and users are constructing distribution/warehouse facilities that can be conducive to a variety of users at the present time and in the future.

Excerpts used from report compiled by Grant Miller,
SouthEast Commercial Real Estate Group, Inc.
gmliller@southeastcommercial.com

By the Numbers

Total Square Feet in Market	17,281,701
Total Square Feet Vacant	837,264
Vacancy Rate	4.84%
Average Asking Rent	\$3.05/SF



Below is a list of available properties provided to Greater Statesville Development Corporation.

PROPERTY AVAILABLE	TOTAL ACRES	AVAILABLE ACRES	RAIL SITE
Airport Park	400	250	
Amity Hill (Murdock)	25.50	25.50	
Amity Hill (Harmon)	312	312	
Barium Springs	435	435	Yes
Barkley Road	2.5	2.5	
Broffman	135	135	
Buffalo Shoals Industrial Park	33	33	
Campbell (Hwy. 64)	14.2	14.2	
Cannon/Wooten/Stradley	96	96	
Chappell	68	68	
Dowell Park	74.5±	50	Yes
East Iredell Business Park	195	19.5	
Five D Partnership	9	9	Yes
Fleetwood Road	20.66	20.66	
Flower House Loop (Piselli)	18	18	
Frye Estate	126.9	126.9	
Gilbert	10±	10±	Yes
Greg Edge Commercial Corner Lot1	Lot Downtown	Lot Downtown	
Harmon (Hwy. 64)	1.6+/-	1.6 +/-	
Harmony	250±	250±	
Holland	63	63	
J.C. Faw/Reid Farm	100 ±	100 ±	
J.C. Faw/Reid Farm	40 ±	40 ±	
J.C. Faw/Goforth	23	23	
Kajan	25+/-	25+/-	
Kiser Farm	342	342	
Lundy Farm	10+	10+	
McCoy	21,997	21,997	Yes
Morrison (White Street)	10	10	
Morrison Family	49.32	49.42	
Morrison Family	2.58	2.58	
Murdock Property (Murdock Rd.)	3.10	3.10	
Murdock Property (N Main St.)	.6321	.6321	
Murdock Road (Mann)	65.68 +/-	65.68 +/-	
NorthGate	108	108	
Peppercorn Plantation	500	500	
ReMax - Hwy. 21 near Jane Sowers	11.11	11.11	
Riverside Acres	644	644	Yes
Runge (Hwy. 64 & I-40)	6.07	6.07	
Runge (Old Mtn. Rd. & Conifer)	10	3.5	
Statesville Industrial Park	200	114±	
Stevenson Estate #1	40	40	Yes
Stevenson Estate #2	27	27	Yes
Tsumas (Bell Farm Rd.)	35	35	Yes
Tsumas (Stamey Farm Rd.)	68	68	
Tsumas (Hwy. 70)	270	270	Yes
West Farm	186	186	Yes
White	7	7	

Below is a list of available buildings provided to Greater Statesville Development Corporation.

BUILDING NAME	TOTAL SQARE FEET	AVAILABLE SQUARE FEET	CEILING HEIGHT	SALE or LEASE
Anderson	7,700	7,700	14'-24'	Lease
Barger Millworks	29,447	29,447	32'	Lease
Benbow	1,250	1,250	?	Lease
Carolina Tractor	19,600	19,600	24'9"	Sale/Lease
Dixie Seating	58,351	58,351	13'; 16'	Sale
Edwards, TL	7,619	7,619	16'; 12'	Lease
Edwards, TL	11,800	11,800	16'; 13'	Lease
Gilbert	20,325	20,325	18'	Sale/Lease
Gilbert Truck Terminal	6,700	6,700	?	Lease
Lake Norman Med. Whs	5000	5,000	20'; 14'	Lease
Lowes Foods	43,843	43,843	?	Sale
M & H Suzuki	11,774	11,774	8'-12'	Sale
MBS (Sections D & E)	50,000	10,000	22'	Lease
North American Products	7,211	7,211	12'8"	Lease
Northside Warehouse	22,500	11,250	23' ; 20'	Lease
Precision Tank	61,352	61,352	10', 14', 16'	Sale/Lease
R.P. Machine	50,000	50,000	24'-32'	Sale/Lease
Rene' Composites	56,000	56,000	24'; 24'	Sale/Lease
Shops at North Town	1,000	33,000	N/A	Lease
Smurfit Stone	62,502	62,502	22'; 20'	Lease
Southern Fastening	522,233	522,233	18' clear	Lease
Speedball Road	36,000	36,000	26'	Lease
Statesville Housing Auth	4,954	4,954	-	Sale/Lease
Statesville Warehouse	265,200	85,000	28'7"	Lease
Strouse Industrial office	3,000	3,000	-	Sale/Lease
TCI (Tire Centers)	39,000	39,000	16'6"; 12'5"; 9'	Lease
Travis	7,844	7,844	15'	Lease
Trevisan Truck Terminal	4,400	4,400	?	Lease
Wooten – 1905 Clayton	35,000	35,000	26'; 18'	Lease
Wooten	41,625	41,625	25' clear; 18" eaves	Lease

Business & Industry January – May, 2005:

New Industry

Peak Performance Motorsports		Kohler Company	
Square Footage:	35,000	Square Footage:	310,000
Jobs:	10	Jobs:	449
Lakeside Doors & Millworks			
Square Footage:	5,250		

Expansions:

R.P. Machine/Abundant Mfg.		DeJong Enterprises	
Square Footage:	160,000	Square Footage:	19,000
Jobs:	20	Jobs:	3
Henry A. Petter Supply Company		Thorlo	
Square Footage:	20,000	Square Footage:	35,000
Nationwide Express		Twisted S Customs	
Square Footage:	50,000	Square Footage:	10,000
Exterior Vinyl Wholesale		Elmers Products (Distribution)	
Square Footage:	30,000	Square Footage:	122,000
Jobs:	2	Jobs:	40

GSDC / COMMITTEE OF 100

May 18, 2005 / 12:00 p.m.

Statesville Civic Center / 300 S. Center St.

Guest Speaker:

Mr. Randall Booker, V.P. Operations/Cabinetry, Kohler Company



Greater Statesville Area Committee of 100
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