



## Florence Officials Promote Unique Industrial Building

Amid the current recession, there is no shortage of vacant industrial real estate. But few properties offer the ready advantages of the Florence Industrial Center, a 422,000-sq.-ft. industrial building sitting conveniently near the junction of I-95 and I-20. As economic growth returns to pace, the property's unique amenities will likely position a forward-looking manufacturer well.

Three factors set the Florence Industrial Center apart, according to Mike Racine, asset manager at Hackman Capital Partners, LLC, owner of the site. "There's the quality of the building, the quality of the location and the quality of the community." With 30- to 43-foot ceiling heights, 6- to 12-inch floor thickness, ample water and electric capacity, and on-site storage space, the well-maintained building can accommodate heavy industry. Its 49-acre lot fronts I-95 and is an easy drive to ports at Georgetown and Charleston. "We're halfway between New York and Miami," added Racine, whose Los Angeles-based company purchased the site in late 2006.

Another distinguishing feature: the property is half a mile from the Southeastern Institute of Manufacturing and Technology (SiMT), a one-of-a-kind training, technical support and business service center owned and operated by Florence-Darlington Technical College. Opened two years ago, SiMT offers client industries workforce development,



Florence Industrial Center; Florence, S.C.

conference facilities, CAD expertise and rapid prototyping for product development. Its Interactive Digital Center (IDC), the first in South Carolina, enables companies to create 3D simulations useful in operations design, marketing presentations and training. "You'll find bits and pieces of this scattered around the country, but we're the only place where all these things are found under one roof," explained Jack Roach, director of SiMT, which serves clients across the nation.

"This is one of the best, most marketable industrial buildings in the state of South Carolina," said Joe King, executive director of the Florence County Economic Development Partnership. The site was formerly occupied by Maytag Corporation, which made washers and dryers there until a consolidation shuttered the facility in early 2007. With its full complement of amenities, the Florence

Industrial Center is "the total package," according to King, who believes it could accommodate industrial operations ranging from metalworks and fabrication to defense-related manufacturing and food processing.

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## RECENT ANNOUNCEMENTS

### Alpla Inc.

Hoke County, N.C.  
Global supplier of plastic packaging  
\$7.2 million capital investment  
40 new jobs

### Baldor Electric Company

Buncombe County, N.C.  
Transmission components manufacturer  
\$5 million capital investment  
32 new jobs

### BorgWarner Automotive Cooling

Henderson County, N.C.  
Manufacturer of electric fan assemblies  
\$12.5 million capital investment  
20 retained jobs

## NORTH CAROLINA:

# Former Textile Exec Leads Helm at N.C. Department of Commerce



As head of a North Carolina textile company, J. Keith Crisco refused to be daunted by the punishing winds of global competition. Today,

as Secretary of the North Carolina Department of Commerce, Crisco is applying that same spirit in elevating the state's prominence as an international business destination. "Our secret to success in the textile business was not to waste time complaining about the world we'd been given; we instead tried to adapt to it and succeed in it," said Crisco, who was appointed to his new position in January by Governor Beverly Perdue. "That's what we're going to do at Commerce – adapt." Crisco is eager to establish a global brand for the state, one that leverages the state's excellent universities, strong biotech community

and emerging alternative energy industry.

A native of Stanly County, N.C., Crisco earned a bachelor's degree in mathematics and physics from Pfeiffer University before enrolling at Harvard Business School and receiving an MBA. After serving as a White House Fellow during the Nixon administration, Crisco began his career at Burlington Industries, working in Chicago and New York City. He later served for eight years as president of Stedman Elastics in Asheboro, N.C. In 1986, he joined several partners in founding Asheboro Elastics Corporation, which now operates in seven countries.

Joining Crisco at Commerce as deputy secretary is Dale B. Carroll, who served as CEO of the 23-county Advantage-West Economic Development Group for 10 years.

## NORTH CAROLINA NEWS

**Heather Beard** has joined Duplin County Economic Development Commission as its new executive director – 1.910.296.2180; heather.beard@duplinedc.com

**Steve Yost** is the new director of North Carolina's Southeast regional partnership – 1.910.862.8511; stevey@ncse.org

### Did you know...

North Carolina ranked #3 in the 2009 Pollina Corporate Top 10 Pro-Business States Report.

Source: Pollina Corporate Real Estate, Inc., June 2009

## FEATURED PROPERTY:

# Ramtex Building

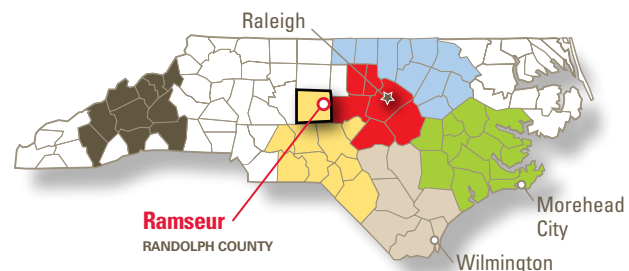


1259 Foushee Road  
Ramseur, N.C.

|   |  |
|---|--|
| <b>Size/Acres</b>                             | 761,000 SF on 72.5 acres; former manufacturing, warehouse, office space      |
| <b>Interstate, airport, &amp; port access</b> | U.S. Hwy 64 – .75 mi.; Piedmont Int'l – 43 mi.; Port of Wilmington – 189 mi. |
| <b>Interior</b>                               | Concrete block; 6" floor thickness   |
| • Columns                                     | 20' x 36' spacing  |
| • Ceiling height                              | 32' at center; 23' at eaves  |
| <b>Exterior</b>                               | Concrete/brick; Insulated metal roof   |
| • Doors/docks                                 | 1 drive-in door; 13 loading docks  |
| <b>Water/sewer/gas</b>                        | All infrastructure available   |
| <b>Year built</b>                             | 1950; additions from 1961 to 1995  |
| <b>Sale price/lease</b>                       | \$8,000,000/lease available  |

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### Devon Office Furniture

Chesterfield County, S.C.  
Office & furniture manufacturer/distributor  
\$500,000 capital investment  
20 new jobs

### Johnson Controls

Florence County, S.C.  
Automobile battery recycling facility  
\$100 million capital investment  
250 new jobs

### Nature's Earth Pellets

Scotland County, N.C.  
Natural products manufacturer  
\$12 million capital investment  
98 new jobs

## COMMUNITY FOCUS

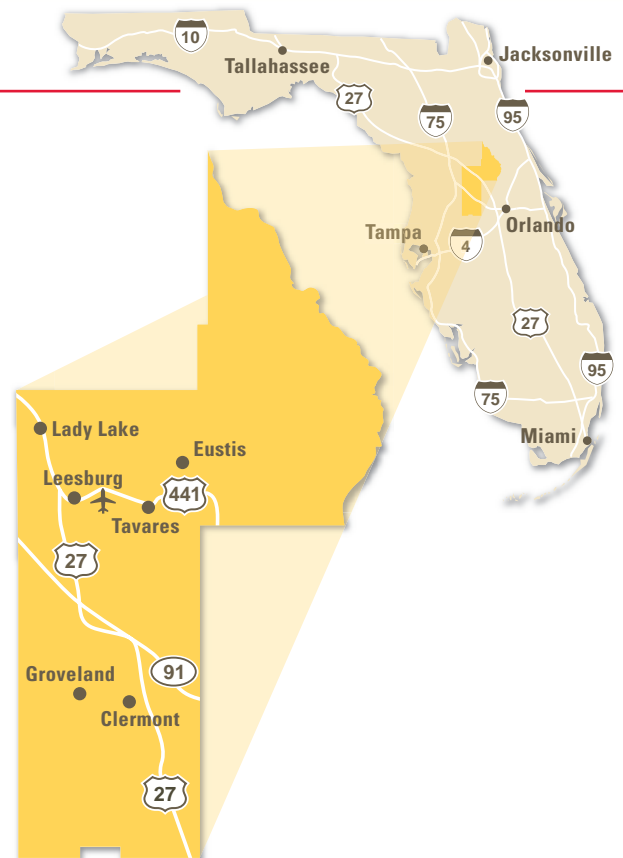
### LAKE COUNTY, FLORIDA

With its 1,100 named lakes, historic towns and year-round outdoor recreation, Lake County has many amenities sought by arriving Florida residents. But businesses also find the assets they need, including high-quality industrial sites, innovative colleges and universities, a growing workforce and a diversified economy.

"This is a big county, and it's important to get everyone talking to each other and focused on economic development," said Dottie Keedy, director of the Lake County Department of Economic Growth and Redevelopment. The department was created in 2006 to help shape and execute a comprehensive strategy for improving economic infrastructure and employment opportunities. The plan, adopted by the county last year, targets five areas: business services, agritechnology, "clean" technologies, arts and leisure, and health and wellness. The vision of county leaders is long-range. For example, they are currently identifying "green" projects that can be fueled by a \$2.8 million federal Energy Efficiency and Conservation Block Grant for which Lake County is eligible. "We want to apply these funds as strategically as possible, in a way that embraces sustainable job creation," Keedy said.

Lake County is conveniently located between the University of Florida and the University of Central Florida, enhancing its attraction for knowledge-driven firms. That access, plus the county's rich legacy in citrus cultivation, has led to promising opportunities for crop-based nutraceuticals, health foods and cosmetics. Eustis Commerce Park, with abundant water, sunshine and greenhouse facilities, is a fertile environment for cultivation and extraction of ingredients for next-generation consumer products. "We want to move higher on the value-added food chain," said Jerry Brown, president of Florida Food Products, which owns and operates the 90-acre park.

As part of the Metro Orlando region, Lake County hopes to attract cutting-edge environmental firms with its convenience to technological and scientific mind-power. Soon to open in downtown Leesburg is a new business incubator for promising entrepreneurs. A collaboration between the University of Central Florida, Lake Sumter Community College, the City of Leesburg and Lake County, the 4,000-sq.-ft. facility will offer on-site management expertise, business training and shared support services to local companies. "We're excited about finding the right tenants – true entrepreneurs with the ability to grow innovative companies," according to Dottie Keedy.



AG3, Inc., a biological technology company in Eustis, Fla., produces tissue culture liners for mass plant propagation.

## Nice Blends Corp.

Columbus County, N.C.  
Food processing facility  
\$2.5 million capital investment  
54 new jobs

## Wilsonart International

Henderson County, N.C.  
Distribution operation  
\$1.2 million capital investment  
17 new jobs

## FLORIDA news

### AT A GLANCE

- Location: In central Florida, between Orlando and Ocala; part of the Metro Orlando region
- Land Area: 1,156 square miles (2,995 sq. kms.)
- Population: 305,150 (2009, est.)
- Workforce: 134,638 (April 2009)
- Unemployment Rate: 10.3% (April 2009)
- Average Household Income: \$60,280 (2009)

### TRANSPORTATION

- Highways: County served by Interstate 75, Interstate 4, and U.S. Highways 441 and 27; access to Florida Turnpike
- Air: Corporate and general aviation service at Leesburg International Airport. Commercial air service at nearby Orlando Sanford International Airport (SFB) and Orlando International Airport (MCO)
- Rail: Region served by CSX Transportation

### COUNTY/STATE BUSINESS INCENTIVES

- Business Assistance Program
- High Value Job Creation Program
- Expedited Permitting Assistance
- Quality Target Industry Tax Refund Program
- Quick Response Training Program

### KEY INDUSTRIAL RESIDENTS

- ACCENT, LLC
- Bailey Industries
- Casmin Incorporated
- Cherry Lake Tree Farm
- Cutrale Citrus Juices USA
- Duro-Stress Inc.
- Embarq
- Florida Food Products
- G&T Conveyor Company
- Lake Port Square
- West Orange Truss Lumber

### EDUCATION

- Lake Sumter Community College provides vo-tech curricula, continuing education, workforce training and business services on campus and online via its Leesburg and Clermont campuses.
- University of Florida, University of Central Florida and Saint Leo University are within close proximity.

### QUALITY OF LIFE

- Abundant water recreation activities at over 1,000 named lakes, as well as exceptional golf courses and equestrian sports facilities.
- High-quality medical, health care and wellness facilities including Florida Hospital Waterman in Tavares, which offers the latest in medical technology.

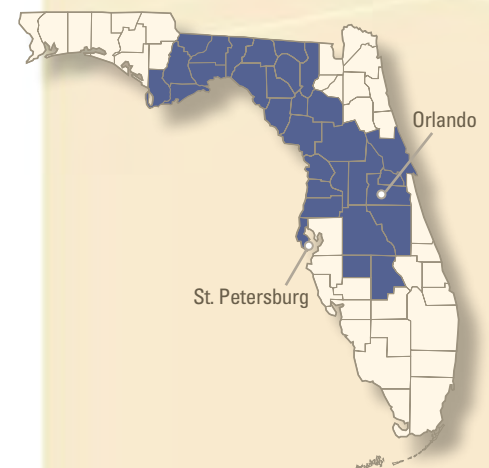
**Crystal R. Sircy** is the new senior vice president for the Business Retention & Recruitment division at Enterprise Florida – 1.850.298.6628; csircy@eflorida.com

**Bob Turk** is the City of Deland's new Economic Development Manager – 1.386.626.7021; turkb@deland.org

### Did you know...

Florida has been identified as one of the world's top emerging biotechnology cluster hotspots by industry thought leaders.

Source: Genetic Engineering & Biotechnology News, May 2009



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**SOUTH CAROLINA:**

## Expanding Shaw Air Base Unveils “Green” Barracks

South Carolina’s Shaw Air Force Base, long home to the latest aviation technologies, is becoming a showcase for environmentally innovative buildings. In mid-March, 144 base personnel moved into a new dormitory that is expected to meet criteria for a Leadership in Energy and Environmental Design (LEED) Silver-level certification.

The three-story, 54,302-sq.-ft. facility utilizes a geothermal heating and air conditioning system. Utilizing recycled materials, the barracks also boasts efficient lighting and landscaping. The facility comes with a \$22 million price tag. “It’s the kind of building that is expensive to build but economical to operate,” said Maj. General (Ret.) Tom Olsen, former vice-commander of the 9th Air Force who now serves as director of the Sumter Base Defense Committee. The dormitory houses single enlisted personnel.



Photo: U.S. Air Force

Shaw Air Force Base “green” dormitory

Long home to the 9th Air Force and the 20th Fighter Wing, Shaw will soon house the 3rd Army Headquarters support office, which is relocating from Atlanta. “They will bring about 1,500 personnel and their families,” said Olsen. “It’ll have a great impact on our economic development.”

## SOUTH CAROLINA news

### Did you know...

South Carolina has been named one of the top places for economic development and innovative job creation for 2009. *Area Development - Silver Shovel Award*

South Carolina ranks among the top five states in the 2009 Pollina Corporate Top 10 Pro-Business States Report.

Source: Pollina Corporate Real Estate, Inc., June 2009

The Port of Charleston is the second largest in the Southeast, with more than 1.3 million TEUs (20-foot equivalent units) moving through the port in 2008.

Source: U.S. Department of Transportation Maritime Division

### FEATURED PROPERTY:

## Hemingway Spec Building

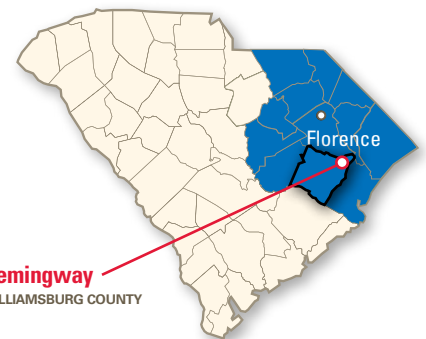
Hemingway Commerce Centre  
U.S. Highway 41/51, Hemingway, S.C.



|   |  |
|---|--|
| <b>Size/Acres</b>                             | 32,000 SF on 10 acres  |
| <b>Interstate, airport, &amp; port access</b> | I-95 – 39 mi.; Florence Regional – 35 mi.; Port of Georgetown – 32 mi. |
| <b>Interior</b>                               | Insulated metal & concrete block/built to suit                         |
| • Columns                                     | 40’ x 40’ spacing  |
| • Ceiling – clear ht.                         | 34’ at center; 25’ at eaves  |
| <b>Exterior</b>                               | Insulated metal roof   |
| • Doors/docks                                 | 1 drive-in door/3 loading docks  |
| <b>Water/Sewer line</b>                       | 10”/8”   |
| <b>Year built</b>                             | 2007–2008  |
| <b>Sale price/Lease price</b>                 | \$800,000/negotiable   |

**For more information, contact:**

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**Hemingway**  
WILLIAMSBURG COUNTY

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**PROGRESS ENERGY NEWS:**

## Progress Energy Expands Its Solar Energy Strategy

Progress Energy recently unveiled an expanded solar energy strategy in the Carolinas and Florida – including a range of new residential and commercial solar incentives and programs. The company strategy, launched under the name SunSense, is expected to expand the scope and use of solar energy in the Carolinas and Florida by more than 100 megawatts over the next decade. The cost of implementing the program is expected to have minimal impact on customer bills.

SunSense includes a number of elements, such as incentives for commercial and residential solar photovoltaic (PV) installations and solar water heating. Many of these programs are now available in the Carolinas, and the Florida programs are anticipated to be available in 2010. For more information, visit [progress-energy.com/sunsense](http://progress-energy.com/sunsense).

SunSense also includes a partnership program to install 2-kilowatt solar PV systems on selected schools in Progress Energy's service area at no cost. The PV systems will play an important role in teaching alternative energy topics to students.



SunSense is expected to expand the scope and use of solar energy in the Carolinas and Florida by more than 100 megawatts over the next decade

In addition to solar incentives and programs, the company is expanding its fleet of solar PV arrays. In early July, Progress Energy Carolinas signed an agreement to create the first utility-scale solar power project to be constructed on local government property in North Carolina. The company will build, own and operate a 1.3-megawatt solar PV array on City of Raleigh property. This is the fifth and largest solar array project announced by Progress Energy Carolinas, bringing the total amount of solar-generated electricity scheduled to be purchased by the company to more than 5 megawatts.

# circuit

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