



WASHBURN SWITCH ROAD

Cleveland County, NC

General Information

Site Address:	Washburn Switch Road, Shelby NC 28150
Site Size:	147 Acres
Price	\$25,000 per acre
Zoning:	Heavy Industrial

Utilities

Electric:	Duke Energy – 12.5 kV and 100 kV lines. The nearest substation is 2.5 miles from the site (Blanton Substation for 12.5 kV system).
Water:	Shelby – 4.5 mgd excess capacity
Wastewater:	Shelby – 3.2 mgd excess capacity
Natural gas:	Shelby
Telecom Fiber:	A T & T

Transportation Accessibility

Rail:	CSX
Nearest Commercial Airport:	Charlotte/Douglas International Airport
Distance to Airport:	43.00 miles
Distance to Interstate:	Located 12 miles from I-85
Highway:	Site access is provided by two State Highways (two-lane). Site is located 2 miles from Highway 74 (four-lane).

Additional Information

Site Prep/Due Diligence:	All due diligence has been performed
Air Quality:	Attainment
Other:	Provide due diligence reports

For further information, contact the Duke Energy Business Development Team

This site has participated in Duke Energy's Site Readiness Program. See www.ConsiderTheCarolinas.com for more information regarding Duke Energy's Site Readiness Program.

