



## FERNCLIFF INDUSTRIAL PARK

Henderson County, NC

### General Information

Site Address:	Mills River, Henderson County, NC
Site Size:	262.45 Acres
Price	\$119,300 per Acre
Zoning:	MR – LI

### Utilities

Electric:	Duke Energy – 12.5 kV and 115 kV lines are located ~5,500 ft. from the site. Estimated schedule to provide service to all parcels is less than 12 months for 12.5 kV and 12-18 months for 115/12.5 kV. There is no connection cost. An easement must be sought from the state of NC. Facilities can be upgraded based on clients.
Water:	City of Asheville – 17 mgd excess capacity
Wastewater:	Cane Creek – Capacity of the wastewater system is 40 mgd and currently operating at 50% capacity. Peak utilization is 23 mgd.
Natural gas:	PSNC
Telecom Fiber:	A T & T

### Transportation Accessibility

Rail:	No
Nearest Commercial Airport:	Asheville Regional Airport (AVL)
Distance to Airport:	Adjacent; 3 minutes transit time
Distance to Interstate:	2 miles
Highway:	I-26

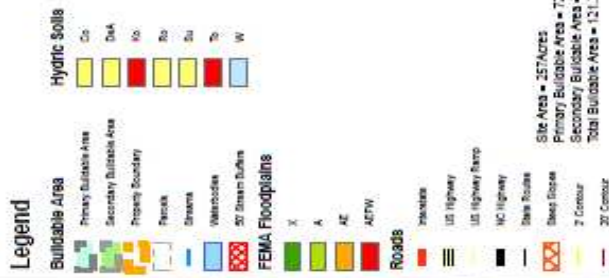
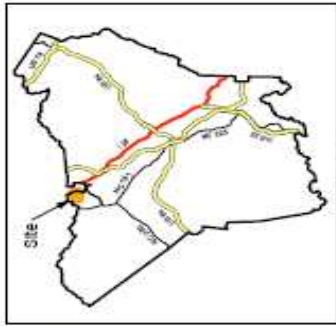
### Additional Information

Site Prep/Due Diligence:	Phase 1, Geotech, Wetlands studies complete; Archeological and Endangered Species studies to be performed with NC Certification
Air Quality:	Henderson County is In Attainment
Other:	Utilities will be kept underground in order to keep the "green" feature. An island river park will be made in the common area.

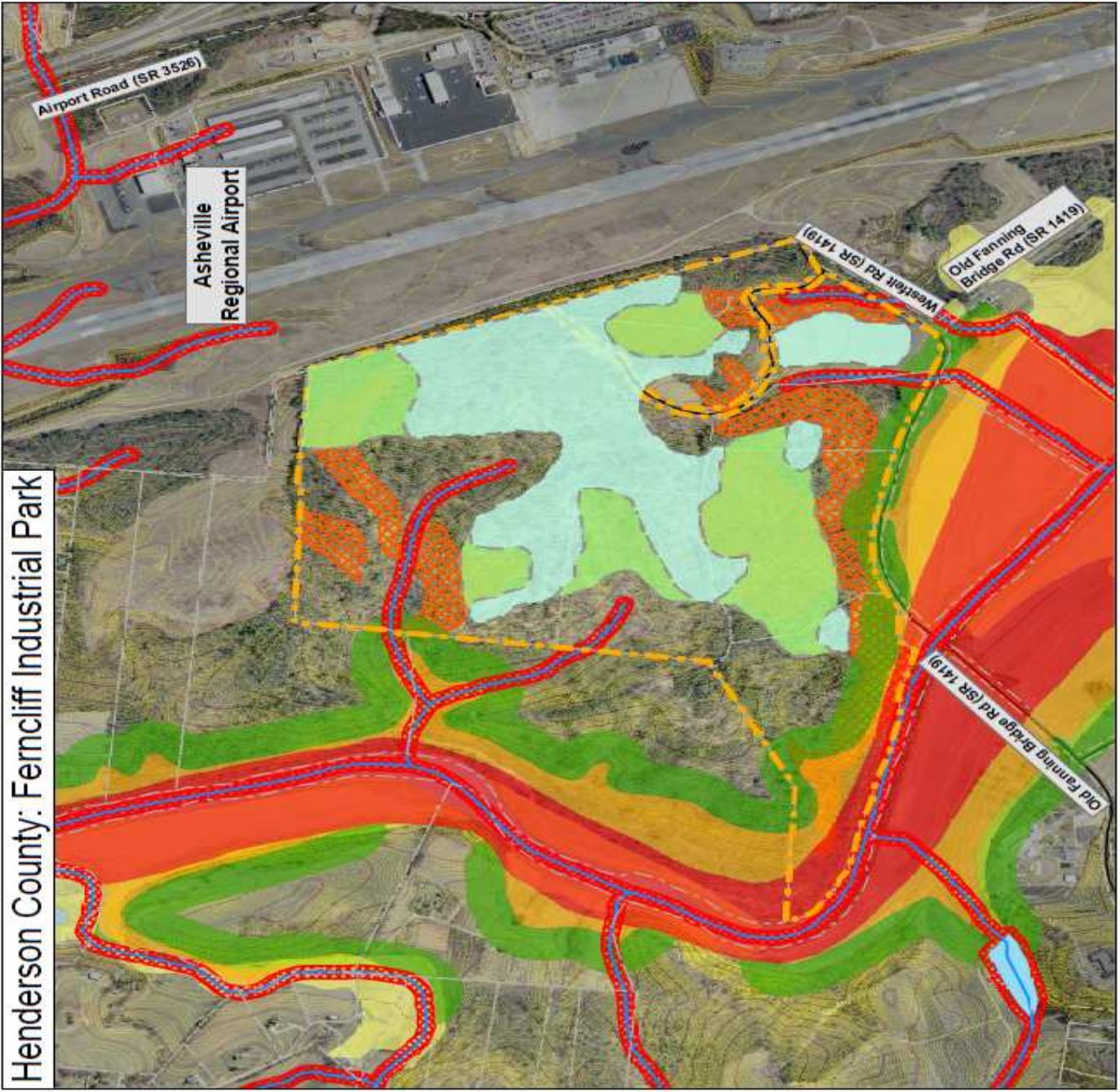
**For further information, contact the Duke Energy Business Development Team**

This site has participated in Duke Energy's Site Readiness Program. See [www.ConsiderTheCarolinas.com](http://www.ConsiderTheCarolinas.com) for more information regarding Duke Energy's Site Readiness Program.

# Buildable Area



**Duke Energy**  
**O'BrienAtkins**  
 December 12, 2008



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