



# Growing Gaston

## Product Development Report: Part 1 of 3

If success is where preparation and opportunity meet, the future should be bright in Gaston County. Ongoing development initiatives undertaken by the public sector and the private development community are poised to attract new jobs and corporate investment across the county. In the next few editions of Growing Gaston, we will bring you more information about economic development activities that are underway and those that are gaining momentum in a three-part series called the “Product Development Report.”

### Gateway 85 to Add Significant Warehouse Space in Gaston

In January, representatives from the City of Gastonia, the City of Lowell, Gaston County and JLL Commercial Real Estate joined Missouri-based NorthPoint Development for a groundbreaking to celebrate this transformative project and its long-term benefits.

“There is a lot of interest in this type of land development,” said Donny Hicks, Executive Director of the Gaston County Economic Development Commission. “This project will allow Gastonia, Lowell, and Gaston County to successfully compete in the industrial warehouse market.”

Located along the Interstate 85 corridor in Gastonia and Lowell, the Gateway 85 project will be comprised of more than 300 acres and is anticipated to include approximately 3.6 million square feet of industrial warehouse space at full buildout. The development site is located just east of Cox Road, bounded to the north by NC Highway 7 and Interstate 85 to the south. Construction is well underway at the site with tenant space expected to be available by the end of 2021.



### Trinity Capital Puts Down Marker on Delta Industrial Park

In February, Charlotte-based Trinity Capital announced plans to develop a 600,000 square foot Class-A industrial building (expandable to 1,000,000 square feet) at the Delta Industrial Park located on Delta Drive in Gastonia. Located immediately off I-85 at Exit 14, the building will be highly visible and easily accessible.

The 480 linear foot building will be cross-docked, with 130 total dock doors and four drive in doors, feature 36 foot clear heights and 54’ x 50’ column spacing.



This facility will be ideal for a wide range of uses, including manufacturing, distribution, fulfillment, e-commerce, and third party logistics.

“Our ability to offer 600,000 square feet and expand up to 1,000,000 square feet provides potential customers with tremendous flexibility,” said Massie Flippin, Partner at Trinity Capital.

“The site also has excellent access to I-85 and is well positioned to capitalize on the growing I-85 mega-region between Atlanta and Richmond.”

If you would like additional information for any of the properties described above, or if you wish to schedule a site visit, please contact the Gaston County Economic Development Commission at 704-825-4046.

## Apple Creek Corporate Center an Attractive Option

Just west of Dallas on Hwy 279, site development activities are accelerating at the more than 300 acre county-owned industrial park.



When complete, Apple Creek Corporate Center will include ten pre-graded, development-ready sites that can accommodate facilities ranging from 30,000 square feet to 400,000 square feet under roof. Fully served by all major utility providers, Apple Creek is prepared to meet the needs of most advanced manufacturing operations.

Infrastructure construction is not the only work ongoing at the Apple Creek Corporate Center. GNT USA Inc., which announced their location decision in August 2020, has commenced construction of a facility to house a food processing operation. Building activities are anticipated to be complete later this year with operations to begin soon after.

With nine site still available for development, the Gaston County Economic Development Commission has developed virtual marketing materials and is actively promoting the park to targeted manufacturing sectors and the site selection community.

Most recently, Apple Creek Corporate Center was included as a feature full-page advertisement in the April edition of Business NC (page 100). For more information, visit our website [www.applecreekncc.com](http://www.applecreekncc.com) to see the new Apple Creek Corporate Center video.



# MAKING HEADLINES

## Swedish Plastics Firm to Purchase Speculative Building in Gastonia Technology Park

On April 14, 2021 the Gaston County Economic Development Commission announced that Polykemi Inc. has agreed to purchase and make improvements to the 50,000 square foot Maistro speculative building located at 2800 Repe Court in Gastonia. Polykemi Inc. plans an initial investment of \$11.8 million and the creation of 22 new jobs to operate a plastics compounds production facility in the Gastonia Technology Park.

Polykemi Inc., part of the Polykemi Group, has been providing custom plastic compounds for the automotive, furniture and household industries for more than 50 years. Polykemi is a third-generation family-owned company with sales offices worldwide and factories in Sweden and China, including a recycling operation and innovative packaging company.

The new Gastonia manufacturing facility will be the company's first North American operation and represents Polykemi's single largest investment to date. "Since creating our subsidiary Polykemi Inc. in 2012, our aim has been to establish a production site in the US and we are very happy to announce that this project is now becoming a reality" said Johan Hugoson, CEO of Polykemi Inc.

"Being present with our own production will enable us to get closer to our customers and to explore the many opportunities we see in the US market." Gaston County Manager Dr. Kim Eagle stated "This project is yet another example of how Gaston County is becoming known around the world as the place to locate for manufacturing firms. Like many others that chose to locate here, Polykemi is bringing high-quality jobs that pay above our county average, which is a huge win for our residents."



*Future home of Polykemi, Inc. (Maistro Spec Building – Gastonia Technology Park)*

***For more information on available buildings or sites, please visit [Gaston.org](http://Gaston.org), or call the Gaston County EDC at (704) 825-4046.***

# Highland School of Technology Leading the Way

Highland School of Technology takes the top spot among local public high schools in the [U.S News & World Report 2021 Ranking](#) of the nation's top-performing public high schools. Highland School of Technology moved up from third place (U.S. News' Ranking in 2020) and is the only school in the Charlotte region that is considered one of the ten best in North Carolina, landing at number eight. Nationally, Highland School of Technology places at number 316. Nearly 24,000 charter, magnet and traditional public high schools across the nation were reviewed, with about 17,900 included in the national ranking. The ranking focuses on six categories: college readiness, reading and math proficiency, reading and math performance, underserved student performance, college curriculum breadth, and graduation rates.

## Unified Approach to Help Businesses in Gaston County



First approved in August 2020, the merger of the Gaston Regional Chamber of Commerce and the Greater Gaston Development Corporation became official on January 1, 2021. The newly formed Gaston Business Association is an accredited Chamber of Commerce providing a unified voice of business in Gaston County to create, influence and leverage economic opportunities.

Speaking with the Gaston Gazette in January, Patrick Mumford, President & CEO said “the priorities of the new organization, which were determined by a survey of its members, will be to drive economic diversification, promote business success, influence the business environment through advocacy in Raleigh, Washington D.C., and in the Charlotte metro area, and enhance the county’s workforce.” For more information about the Gaston Business Association visit their website, [www.gastonbusiness.com](http://www.gastonbusiness.com).

## Get to Know the EDC Board of Directors: Dick Cromlish Jr.

Mr. Richard (Dick) S. Cromlish Jr. currently serves as Co-Vice Chair of the Gaston County Economic Development Commission. Mr. Cromlish is a Belmont business and civic leader and in 2016 was recognized by the Gaston County Board of Commissioners with its highest honor – the William Gaston Award. The award is named for New Bern native Judge William Gaston (1778-1884), the man for who the county is named.



A lifelong resident of Belmont, Mr. Cromlish has been married to his wife, Sandra, for 56 years and has two sons, Travis and Stan. Described by his colleagues as a reliable and engaged proponent of economic development and quality growth, Mr. Cromlish has been a stable presence on the Economic Development Commission for more than 27 years. Always active in his community, Mr. Cromlish was elected and served on the Belmont City Council for 12 years, was a founding member of Keep Belmont Beautiful and has served in various leadership roles with Citizens South Bank, Montcross Chamber, and Belmont Rotary Club to name a few.