

Unique Heavy Infrastructure Site Available

Former Alcoa Aluminum Smelter - Badin, North Carolina



- Main site 130 acres (50 acres shovel ready)
- Approximately 535,000 s.f. of buildings
- 20 ton cranes
- Additional 320 acres available
- 40 miles east of Charlotte
- Dual rail served
- Zoned for Heavy Industry
- Air attainment status

Site Specifics

- **Electricity:**
 - Retail service provided by Duke Energy
 - Transmission ties to 8 generating sources
 - On site distribution capability for 200+ MW
- **Treated Water:** Up to 1 million gpd available from Stanly County; additional 6 million gpd excess capacity from City of Albemarle
- **Sewer:** 300,000 gpd available from Stanly County; additional 7 million gpd excess capacity from the City of Albemarle
- **Rail:** Connections to CSX and Norfolk Southern
- **Natural Gas:** 6" high pressure line onsite
- **Known Fiber:**
 - Windstream adjacent
 - AT&T connections on site
 - Embarq nearby
- **Zoning:** Heavy Industrial

