



AVIATION RESEARCH & DEVELOPMENT COMMERCE PARK

1028 CONSOLIDATED RD, ELIZABETH CITY, NC 27909

118 ACRES
(Subdividable)

\$14K
Per Year Per Acre
(Lease Rate)

FLEXIBLE TERMS
(From 5 to 40 Years)

The Elizabeth City Aviation Research & Development Commerce Park (Airpark) is a shovel-ready industrial park located next to the Elizabeth City Regional Airport. It is connected to the airport runway system by a 2,400 foot Class B taxiway.

✓ **Use:** Business & Industrial Park

✓ **Covenants:** Adopted in 2009 to ensure quality development and maintenance

✓ **Access:** Paved access with street lighting

✓ **Utilities:** Electric, Natural Gas, Water & Wastewater are all in place

AIRPARK BENEFITS

- Designed to support aviation related businesses
- Less than 10 miles from Future Interstate 87
- Development-ready lots with direct airport access
- Foreign Trade Zone 20 designation (Port of Virginia)

ELIZABETH CITY REGIONAL AIRPORT

The Elizabeth City Regional Airport is a joint civil-military airport that is co-owned by the U.S. Coast Guard, the City of Elizabeth City, and Pasquotank County.

The Airport is adjacent to the 2nd largest U.S. Coast Guard base in the world, Coast Guard Air Station Elizabeth City.

60K annual aircraft operations

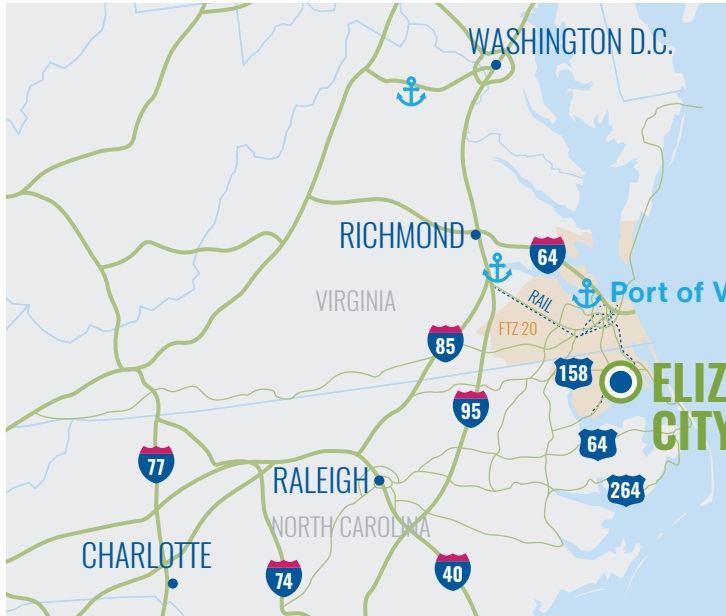
~164 flights per day (75% military / 25% general)

WHY CHOOSE ELIZABETH CITY & PASQUOTANK COUNTY?

LOCATION

Norfolk International Airport: Offers 130 daily flights to 16 major airports. Major carriers include Allegiant, American Airlines, Delta, Frontier, Southwest, and United.

Port of Virginia: Benefits include direct access to 45 countries and service available from every major shipping line/carrier.



WASHINGTON D.C.

RICHMOND

Port of Virginia

ELIZABETH CITY

RALEIGH

CHARLOTTE

50 MILES
From the Port of Virginia

45 MILES
South of the Norfolk-Virginia Beach MSA

<1 HOUR
To Norfolk International Airport (ORF)

<3 HOURS
To Raleigh-Durham International Airport (RDU)

BUSINESS ADVANTAGES

Low Union Activity: North Carolina is a right-to-work state with the lowest union rate in the nation at 4%.

Low Corporate Tax Rate: North Carolina has the lowest Corporate Tax Rate in the Nation at 2.5%. Virginia has one of the Nation's highest rates at 6%.

Low Property Tax Rates: Our property tax rates are about 10% lower than other Southeastern Virginia communities.

Low Cost of Living: Elizabeth City-Pasquotank County offers a 25% lower cost of living than both urban and rural South Eastern Virginia communities including Norfolk, Virginia Beach, Chesapeake, Isle of Wight, and Suffolk.

Higher Incentives: If you choose Elizabeth City-Pasquotank County to locate or expand your business, you will have access to higher incentives due to our State of N.C. "Tier 1 Status".

WORKFORCE & TRAINING

College of Ablemarle

- FAA approved Aviation Systems Technology program
- Associates of Applied Science in Aviation Systems Technology and Diplomas in Airframe Maintenance and Powerplant Maintenance
- 40K SF aviation training facility with four aviation labs

Elizabeth City State University

- Only 4-year collegiate aviation program in North Carolina
- Degree concentrations include Flight Education, Aircraft Control, Aviation Electronics (Avionics), and Aviation Management

