



build IT here

generous incentives
favorable tax structure
quality labor supply

NEW CAROLINAS CENTRE INDUSTRIAL PARK

- Owned by the towns of Cheraw and Chesterfield
- Abundant Water and Sewer Availability at Competitive Pricing
- Fiber Optic Lines Available
- Located on Four-laned SC Highway 9
- Proposed Shell Building for Industrial Park

Cheraw Town Hall



Cheraw, Inc.
Kappie Griggs, Chairman
843.537.5228
peascoar@mindspring.com

Town of Cheraw
Mike Smith, Community Development Director
843.537.7283 • msmith@cheraw.com
www.cheraw.com

Greater Cheraw Chamber of Commerce
Patsy Hendley, President
843.537.7681 • pjhendley@bellsouth.net
www.cherawchamber.com

Chesterfield County Economic Development
Cherry McCoy, Executive Director
843.623.6500 • cherryatcc@shtc.net
www.chesterfieldcountysc.org



**Located in Chesterfield County, SC,
Cheraw is a great place to
build your business.**

QUALITY / QUANTITY / AFFORDABLE LABOR SUPPLY

- Plant Closings in Chesterfield, Marlboro, Anson, and Darlington Counties - 1000+ jobs
- Great Work Ethic



generous incentives, favorable tax structure and quality labor supply



EDUCATIONAL ADVANTAGES WORKER TRAINING PROGRAMS

- Excellent Machine Tool Program at Northeastern Technical College
- Established Machine Tool Apprenticeships
- First South Carolina County with High School Metalworking Curriculum
- readySC Program
- Advertising / Screening / Training of Qualified Workforce at No Cost to Company



PRO-BUSINESS CITY / COUNTY / STATE EXCELLENT QUALITY OF LIFE

Within 90 minutes of Douglas International Airport
 120 minutes to Raleigh-Durham International Airport
 120 minutes to Port of Wilmington, NC
 150 minutes to Port of Charleston, SC
 Approximately 45 minutes to I-95 and I-20
 Excellent Local Airport will accept Private Jets

Potential Value of Incentives from Chesterfield County Based on Creation of 100 Jobs at \$12.00 Per Hour

Job Development Fees Cash

Annual Payroll (2080 Hours) \$2,496,000
 Percentage of Retention* 3%
 Rebate Factor 100%
 Net Annual Cash Rebate \$74,880
 10-Year Cash Rebate \$748,800

*Based on wage levels, could be as high as 5% and requires approval by SC Coordinating Council for Economic Development

Jobs Tax Credits

Year One	\$0	Year Four	\$9,000	Total \$4,500,000
Year Two	\$9,000	Year Five	\$9,000	
Year Three	\$9,000	Year Six	\$9,000	

Fee-in-lieu of Property Taxes

Savings over 20 Years \$1,305,738
 (Fee vs. Ad valorem taxes)

Estimated on scenario of \$4 million building/land and \$10 million equipment

Statutory requirement of \$2.5 million total investment to qualify

readySC: Through the State Board of Technical and Comprehensive Education's TECH, the State of South Carolina will screen, qualify, and pre-train workers at virtually no cost to the company. All training is customized to fit the company's needs.

Value - \$ Priceless

GENEROUS STATE AND LOCAL INCENTIVES

- Retain up to 5% of your Annual Payroll for 10 Years
- SC Jobs Tax Credit up to \$9,000 Per Job for 5 Years
- Generous Carry-Over
- Fee-in-lieu of Property Taxes Option - Up to 40% Savings
- Cost Share and/or Land Grant Opportunities

Favorable Tax Structure

NO TAX

- No Inventory Tax
- No Intangible Tax
- No Local Income Tax
- No Unitary Tax on Worldwide Profits
- No Value-added Tax
- No Wholesale Tax

Only a 6% Corporate State Income Tax

LOCATION / PROXIMITY / ACCESSIBILITY ADVANTAGES

Within 90 minutes of Charlotte, NC and Columbia, SC
 45 minutes to Florence, SC
 90 minutes to Myrtle Beach, SC
 120 minutes to Raleigh, NC

