



**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](mailto:peascoar@mindspring.com)

**Town of Cheraw**  
Mike Smith, Community Development Director  
843.537.7283 • [msmith@cheraw.com](mailto:msmith@cheraw.com)  
[www.cheraw.com](http://www.cheraw.com)

**Greater Cheraw Chamber of Commerce**  
Patsy Hendley, President  
843.537.7681 • [pjhendley@bellsouth.net](mailto:pjhendley@bellsouth.net)  
[www.cherawchamber.com](http://www.cherawchamber.com)

**Chesterfield County Economic Development**  
Cherry McCoy, Executive Director  
843.623.6500 • [cherryatcc@shtc.net](mailto:cherryatcc@shtc.net)  
[www.chesterfieldcountysc.org](http://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	<b>Total</b>
Year Two	\$9,000	Year Five	\$9,000	
Year Three	\$9,000	Year Six	\$9,000	
				<b>\$4,500,000</b>

### 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

