Whether it’s our (#1) regional talent pipeline, our proximity to D.C., the Virginia Tech Innovation Campus, or our ample room to grow, there are so many reasons to place Alexandria at the top of your company’s list. Let us show you why our city has the best business climate in the best state for your business.

Find out more at alexandriaecon.org/why-alexandria
VIRGINIA: BEST BUSINESS CLIMATE AND TOP TECH TALENT PIPELINE

Virginia is the top-ranked state in BF’s flagship Best Business Climate category. The Commonwealth also ranked first in our Cybersecurity leaderboard and in a new category we’re unveiling in our 2021 State Rankings Report: Tech Talent Pipeline.

"Virginia has undertaken the most impressive effort in the U.S. to fill the national shortage of skilled workers in the data-centric sectors that are driving economic growth in the 21st century," BF Editor in Chief Jack Rogers said. "World-class universities are partnering with industry giants to add thousands of new computer science grads to Virginia’s rapidly expanding tech workforce. This combination positions VA to defend its tech talent pipeline leadership for years to come."

With a highly educated and skilled workforce—including the highest concentration of tech workers in the nation—world-class universities and unmatched digital infrastructure, Virginia already had established a leadership position in the race to establish the top tech talent pipeline when the Commonwealth recently unleashed a bevy of new market-responsive talent pipeline initiatives.

Virginia is injecting more than $2 billion into a Tech Talent Investment Program that cumulatively represents the largest state commitment to computer science education.

Virginia’s Tech Talent Investment Program will generate an additional 31,000 computer science grads, strengthening and enhancing CS programs beginning in K-12. Universities and colleges across Virginia have committed to the state effort to strengthen the computer science talent pipeline, with several unveiling new facilities that aim to be the crown jewels of tech talent development. The top-ticket projects include:

—Virginia Tech is tripling its Northern Virginia footprint with the development of its new $1-billion Innovation Campus in Alexandria, which will eventually make its home on 3.5 acres in the first phase of a new mixed-use development and innovation district near the future Potomac Yard Metrorail Station.

—With state funding and matching private philanthropy, George Mason University is investing $250 million at its Arlington, VA campus, more than doubling the number of students enrolled in computer science majors to 15,000 and building a new HQ for the Institute for Digital InnovAtion that was launched at the university last year.

—Bolstered by the largest philanthropic gift in the school’s history ($120 million), the University of Virginia established the School of Data Science to address the increasing national shortage of data scientists. The School of Data Science will position UVA as a global leader training students in data analysis, machine learning, statistics, computer science and communication.

The U.S. Bureau of Labor Statistics projected 531,200 computer science and information technology jobs would be added nationally from 2019 to 2029. Through its Tech Talent Investment Program agreements with 11 universities, Virginia committed to creating 31,000 new computer science/engineering graduates over 20 years. The Innovation Campus in Alexandria is a major component to that commitment.

Boeing recently became the first foundational partner for Virginia Tech’s
PASCO READY SITES PROGRAM

ASSESS - EVALUATE - CERTIFY

→ Evaluated industrial ready sites ranging from 100-1,000+ acres
→ Contiguous and developable acreage outside the 100 & 500 year flood zones
→ Single & multiple users
→ Access to industrial quality utilities
→ Within 10 miles of an interstate or four-lane highway

INTERACT WITH THE SITES
Explore each Ready Site’s utilities, transportation networks, and aerial property views using interactive maps and videos. Visit PASCOEDC.COM/READY-SITES.

CALL US TODAY! 888-60-PASCO
Innovation Campus, making a $50-million, multiyear commitment. Virginia Tech President Tim Sands said Boeing's commitment will help jump-start the university's effort to create the most diverse graduate technology campus in the country. The investment will provide student scholarships, help recruit world-class faculty and fund STEM programs for underserved students in K-12.

**NC SNARES APPLE’S $1B CAMPUS**

North Carolina, *BF’s* 2020 State of the Year, surged into second place in our annual Best Business Climate ranking, up from fifth place in last year’s leaderboard for this flagship category.

NC, which ranked fourth in our new Tech Talent Pipeline category, has put down a potent marker that it intends to duke it out with its northern neighbor for the Tech Talent crown. The Tar Heel State snared the most coveted economic deal from the tech sector this year when Apple chosen Research Triangle Park as the location of its first East Coast campus, a $1-billion project that will create 3,000 new jobs with an average annual salary of $185,000.

In April, Apple announced a commitment to invest $430 billion in the U.S. over the next five years. Rogers said the tech giant’s selection of Research Triangle Park as the site of its first mega-project in this five-year plan gives North Carolina a leg up on what is expected to be a heated competition for forthcoming investments from Apple.

"The deal that North Carolina secured in winning the Apple campus is a template for equity-driven economic development," Rogers said, noting that the tech giant has agreed to invest $100 million to support schools and community initiatives in Raleigh-Durham as well as $112 million to help rural areas improve infrastructure so they can attract more businesses.

"This crown jewel of high-tech R&D will build a sustainable tech talent pipeline as it develops world-class facilities," Rogers said. "As the home of NASCAR, North Carolina is no stranger to high-performance racing. NC has secured the pole position in a high-stakes contest for tech sector hegemony."

The focus of Apple’s East Coast campus in NC will be machine learning, artificial intelligence and software engineering, the tech giant said. Gov. Roy Cooper said that once Apple creates the jobs, the tech giant will be eligible for incentives he considers "transformational."

Under an agreement approved by a state incentives panel, Apple would get $846 million in cumulative cash payments over the next 39 years if the company meets job-creation and investment thresholds. The payments are calculated based on the income tax the state withholds from paychecks of the new workers.

The state Commerce Department estimates the project will generate nearly $2 billion annually in additional state revenues through 2061. Groundbreaking on the new campus is expected this fall.

"Apple’s global name recognition and the scale of its new presence in the Research Triangle will elevate North Carolina’s already strong reputation for producing highly skilled tech workers as well as having the quality of life and affordability that attract more of the same," said Christopher Chung, chief executive officer of the Economic Development Partnership of North Carolina, which was among the state and local partners that...
INDUSTRY WORKS...
FOR LOCAL JOBS.

The City of Industry has a daytime workforce population of more than 60,000 people working in over 3,000 companies located in the city. Designed to attract businesses that benefit from a skilled and dedicated workforce from the surrounding communities, the City is committed to continuously improving the necessary tools to attract manufacturers and employees that want to grow and take pride in American made products. Please visit the Industry Business Council to learn more about the Made in City of Industry program and the City of Industry’s dedication to Jobs, Enterprise, and Regional Infrastructure.---
Located near the Houston Ship Channel, TGS Cedar Port offers:

- Dual-Served (UP & BNSF) Rail Access
- Railcar Storage
- Transloading
- Railcar Cleaning
- Warehousing
- Barge Terminals
The Largest Master-Planned Rail-and-Barge-Served Industrial Park in the USA.

We still have sites available for sale, lease and build-to-suit. Make your move to TGS Cedar Port in Baytown, Texas.

- Pipeline / Feedstock Access
- Heavy Haul Corridor

For more info, visit BusinessFacilities.com/location-info

SITE ELEVATIONS RANGE FROM 20-30 FT ABOVE SEA LEVEL. FOREIGN TRADE ZONE ALSO AVAILABLE.
helped attract the Apple investment. Other tech players that have announced new investments in North Carolina in 2021 include Google, Robinhood, Adverum Biotechnologies, Invitae, Pennymac and Gilead Sciences. In total, these companies are expected to create more than 2,500 jobs in NC.

**RISING STARS: ARIZONA, WEST VIRGINIA**

Two states that have been rising stars on our radar had breakthrough results in our 2021 State Rankings Report.


AZ has a rapidly expanding semiconductor fabrication sector that includes Intel's largest manufacturing site. In March, Intel announced it would invest an additional $20 billion in Arizona to build two new semiconductor fabs to meet the demands of a global semiconductor shortage that has crippled the automotive industry, which increasingly relies on chips as it packs new technology in vehicles. [At presstime, Arizona and Texas are the frontrunners for Samsung's $17-billion chip fab project.]

"As one of the fastest-growing states with an established tech talent pipeline; a specialized, high-tech supply chain; and an innovation ecosystem that keeps churning out new semiconductor applications, Arizona is surging to the top in this critical growth sector," Rogers said.

Representing the largest private sector investment in state history, Intel's $20 billion expansion in Arizona will include the construction of two new semiconductor fabs at the company's Ocotillo campus in Chandler, AZ. The expansion project will create 3,000 new high-tech, high-wage jobs and 3,000 construction jobs, while supporting an estimated 15,000 additional indirect jobs.

The expansion is part of Intel's IDM 2.0 upgrade, a major evolution of the company's integrated device manufacturing (IDM) model.

"I'm thrilled to announce plans for Intel's first large-scale foundry operation, which will be in Arizona," said Intel CEO Pat Gelsinger, at the project announcement in March. "To make [this] expansion in Arizona possible, we are excited to be partnering with the state of AZ and the Biden Administration on incentives that spur this type of domestic investment."

Intel's operations in Arizona go back more than 40 years. With this new expansion, Intel will employ nearly 16,000 Arizonans and will have invested more than $50 billion in the state. Intel operates four other fabs in Arizona, including Fab 42, the company's largest chipmaking factory in the U.S., said to be the most advanced in the world. In addition to high-volume manufacturing, Arizona is also home to Intel's Assembly Test Technology Development Group.

West Virginia joined the top 10 in BF's 2021 State Rankings Report in our flagship Best Business Climate category for the first time.

National coverage of West Virginia usually includes an invocation of the dim future of the coal industry. So it may surprise readers to learn that WV has grabbed a leadership position in an emerging technology that promises to transform high-speed transportation: in October, Virgin Hyperloop announced that it has chosen the Mountain State as
Like Ryan Gresh
Thanks to Connecticut’s thriving biotech community, this entrepreneur is able to make an impact with ingredients that relieve pain without compromising his commitment to wellness.

As Co-Founder & CEO of The Feel Good Lab in Farmington, CT, Gresh is proud to base his business in his home state, where he has found the capital and support he needed to make it happen.

With its easy access to New York and Boston, Connecticut is a talent hub and hot spot for innovation and development.

The future is here, if you dare to break away from the ordinary. Join Ryan Gresh in the home for bold risk-takers. Visit AdvanceCT.org to learn more.
the home of its $500-million Hyperloop Certification Center.

High-speed Hyperloop travel works using electric propulsion and electromagnetic levitation in “near-vacuum conditions” within the hyperloop tube system. The Hyperloop Certification Center will be constructed on nearly 800 acres of land in Grant and Tucker counties in Northeast West Virginia, an area selected, in part, because of its topography and proximity to large population centers in the Eastern United States, according to Mike Schneider, VP for project development at Virgin Hyperloop.

Construction on the certification center is set to begin in 2021. The center will serve first as a construction testing hub for hyperloop pod vehicles, and later as a training ground for conductors and operators when Virgin Hyperloop is ready to offer commercial hyperloop travel in the U.S. Virgin Hyperloop officials said they plan to have hyperloop travel available in the United States beginning in 2030.

North-Central West Virginia has been called the Silicon Valley of America’s biometrics activity. West Virginia University (WVU) is the Federal Bureau of Investigation’s lead academic partner in biometrics research.

LED FASTSTART: GOLD STANDARD IN CUSTOMIZED TRAINING

Louisiana Economic Development’s FastStart continues to set the standard for excellence in Customized Training, maintaining its status as our top-ranked state in this flagship category for a record 12 consecutive years.

In a recent letter to Business Facilities, Gov. John Bel Edwards announced that Louisiana is now establishing the LED FastStart Technology Center (FSTC).

“For over 12 years, LED FastStart has been providing ‘best-in-class’ talent recruitment and workforce training services to secure new and expanding projects in Louisiana,” Gov. Edwards said in the letter. “During this period, LED FastStart operations have been both highly successful and increasingly complex. What is now required is a state-of-the-art facility focused on designing and delivering these advanced training services.”

The FSTC as planned will become a training facility with fully developed Augmented Reality (AR) and Virtual Reality (VR) production suites, high-tech training material production capacity, client meeting and demonstration areas and conference rooms. The new facility, along with the dedicated staff at LED FastStart, will soon be equipped to provide client companies with customized training programs in advanced manufacturing and a host of other skill sets and sectors, as never before.

“LED FastStart, the top-ranked workforce training program in BF’s annual State Rankings Report, consistently delivers exceptional results for client companies,” Edwards said. “Its investments in higher education shape and create the talent pipeline industry and communities need to thrive. LED FastStart’s forward-looking approach to workforce development and talent attraction ensure it continues to set the standard to beat.”

Gov. Edwards noted that, to synchronize training with employer demand, Louisiana has long-focused on higher education partnerships.

“Our partnerships are boosting the number of graduates in advanced manufacturing, computer science and other growth sectors,” Edwards said. “During
Moving Innovation Forward

"In addition to a strong workforce pipeline and a business-friendly climate, the world-class logistics infrastructure in Memphis gives Medtronic the ability to produce and ship our products overnight to anywhere in the world."

Rob Varner | Vice President
Medtronic Americas Distribution & Transportation

95% of the world’s gross domestic product (GDP) within 72 hours

75% of the United States population within a two-day drive

#1 busiest cargo airport in the world, with 450+ daily arrivals and departures to global destinations

Memphis connects you to the world like no other place.

With an unmatched logistics infrastructure, Memphis makes it possible for companies to deliver innovation anywhere around the globe. Right on time.

Join other iconic brands innovating the future.
Schedule your visit today. Contact Ted Townsend ttownsend@memphischamber.com

MemphisMoves.com
Greater Memphis Chamber
the past decade, with LED FastStart playing an integral role, those partnerships have produced more than 20,000 new jobs in STEM fields."

Edwards referenced a recent McKinsey Global Survey which illuminated the scope of the workforce skills gap, with most respondents experiencing skill gaps in the workforce or expecting them soon. "Few respondents indicated they had a solution to this challenge," Edwards said. "I believe LED FastStart is that solution, and will power successful companies in Louisiana in the challenging days that lie ahead."

"These Universal Machining Centers enable the automated production of parts on five vertical, horizontal and rotational axes at one time. CNC, or computer numerical control, automation enables a trained operator to become a critical part of an advanced manufacturing workforce," Gov. Edwards said. "For Louisiana to continue as a global leader in manufacturing, we must make these investments in the highest-quality manufacturing equipment on our campuses to ensure our future workforce is trained to be best-in-class."

Edwards also touted LED FastStart’s recently launched next-generation online recruiting platform. "This portal creates a unique online experience for employers and identifies job seekers using artificial intelligence tools," he said.

The new LED FastStart Recruiting site includes customized landing pages, with vivid content about each company, and a hiring process that is searchable by job position, category, company or region within Louisiana.

"The establishment of the LED FastStart Technology Center, with fully developed Augmented Reality and Virtual Reality production suites, ensures that Louisiana’s premier workforce development program will stay ahead of the curve for years to come," Rogers said.

Rogers also noted that a weighted factor in BF’s evaluation of customized training programs this year was the flexibility exhibited by these programs in response to the challenges created by the COVID-19 pandemic.

As COVID-19 cases spread in Louisiana and it became apparent that high schools needed to suspend on-site classes for the school year, LED FastStart coordinated with the Louisiana Department of Education and partner high schools to transition to online delivery of C4M curriculum.

LED FastStart rapidly transitioned project-specific training to remote delivery formats such as webinars and virtual classes. The LED FastStart eLearning team quickly converted many traditional instructor-led training courses to webinar format, including courses on Talent Management and Quality Programs. The eLearning team developed enhanced processes for virtual walkthroughs with subject matter experts, employing robust virtual review sessions of training content.

The media division of LED FastStart produced 26 Public Service announcements during the crisis for radio, TV and social media, including messages from Gov. Edwards and Ed Orgeron, the LSU football coach.

Louisiana’s hegemony in workforce training is facing a strong challenge from Virginia, which ranked second in our customized training category.
Virginia offers companies a choice of workforce development incentives, including the state’s customized training and recruiting program, as well as grant funding that permits companies to choose training and recruitment providers.

The Virginia Talent Accelerator Program provides recruiting and training services fully customized to a company’s unique jobs, operation and culture. The program is led by a highly experienced team, hired from the private sector, and all services are provided free of charge as an incentive for job creation.

Since its launch, the results generated by the Virginia Talent Accelerator Program have been impressive. Morgan Olson’s step-van assembly plant in Danville, VA is a good case in point. The company started hiring assemblers and fabricators for its new, $57.8 million, 703-job step van production facility in March of 2020.

The original plan projected that it would take three years for the operation to reach 703 employees. Now Morgan Olson is on track to reach that milestone in about half the time, with the Virginia Talent Accelerator Program playing a vital role in accelerating the start-up. In addition to expediting the new hire training process, the program has helped Morgan Olson dramatically reduce new-hire turnover relative to other plants, according to Mike Ownbey, Morgan Olson President Mike Ownbey.

“In our other plants across the country, we have about a 50 percent first-year attrition rate from employees coming in the door. In Virginia, we only have a 10 percent rate, which is amazing. I credit it all to the Virginia Talent Accelerator Program,” Ownbey said.

Mike Grundmann, senior vice president, Talent Solutions, at Virginia Economic Development Partnership told BF that the key to the success rate at Morgan Olson was the Virginia Talent Accelerator Program’s commitment to start training recruits before they actually were hired, ensuring that the candidates selected for these jobs are a good fit for the company.

After a project is announced, the Virginia Talent Accelerator Program’s job-specific training work begins. This training is fully customized to a client’s unique processes, equipment, procedures and standards. A Virginia Talent Accelerator Program team travels to an existing client facility with similar operations to observe the process and specific work being performed by equipment operators. The team works closely with the client’s operations and human resource officials to understand their best practices for recruiting and training.

Customized Training was not the only rankings category in our 2021 State Rankings Report that reflected the impact of the coronavirus crisis. We based our Recovery Leaders category on the percentage increase of a state’s GDP for 4Q 2020 compared to 3Q 2020. South Dakota topped this recovery leaderboard by registering 9.9 percent GDP growth for this period, with Texas, Utah, Connecticut and Tennessee filling out the top five, respectively.

The top five states in our Most Educated category, which is based on the percentage of grads with a Bachelor’s Degree or better, tracks closely with the leaderboard in our Highest Average Income ranking. Massachusetts takes the brainiac crown, followed by Colorado, New Jersey, Maryland and Connecticut,
LOUISIANA’S WORKFORCE INITIATIVES

FUEL GROWTH

CUSTOMIZED, LEADING-EDGE SOLUTIONS

LED FastStart provides award-winning, custom solutions tailored to meet the needs of qualified businesses.

“Louisiana Economic Development’s FastStart program remains our gold standard for customized workforce development and talent attraction.”

– Jack Rogers, Editor-in-chief, Business Facilities

HIT THE GROUND RUNNING IN LOUISIANA

Contact the Louisiana Economic Development team and discover customized solutions to maximize growth. From workforce training and recruitment to turnkey certified sites, LED is ready to help businesses grow in Louisiana.

For more information contact us at: 800.450.8115

©2021 Louisiana Economic Development. All rights reserved. LED FASTSTART, logos and related marks are trademarks of Louisiana Economic Development. All other trademarks are the property of their respective owners.
respectively. The top salaries crown goes to New Jersey, followed by Connecticut, Massachusetts, Maryland and California.

**TRACKING THE RACE TO NET-ZERO**

*BF* has augmented its suite of renewable energy rankings this year to include a leaderboard of the states that have adopted the most aggressive Renewable Portfolio Standards and a top-10 ranking for Offshore Wind Power that compares commitments states have made to develop offshore wind power (measured in megawatts) by 2035.

Rogers compared the competition in the race to get the highest percentage of electricity from renewables to the mountain stage of the Tour de France. "The race to net-zero carbon emissions has finally begun in earnest, and the leaders have separated themselves from the peloton by aiming for the top of the mountain," Rogers said.

In our new Renewable Portfolio Standards state ranking, we ranked the leaders who have the most stringent short-term (to be achieved by 2030) and longer-term goals, based on RPS adopted by state legislatures as of April 2021, as compiled by the National Conference of State Legislatures.

This formulation has produced the first tie among top-ranked states in the 17-year history of our annual Rankings Report: Maine, which has set the bar at 80 percent of electricity from renewables by 2030 and 100 percent by 2050, shares first place with New York, which has adopted a goal of 70 percent by 2030 and 100 percent by 2040.

"We recognize that New York’s mountain to climb will be much steeper because of its huge population and the amount of energy it takes to power the Empire State," Rogers said. "This ranking focuses on the goals that have been set and rewards the leadership that set those goals, which should be emulated by all 50 states."

Rounding out the top five in *BF*’s RPS category are Washington (100 percent by 2045), California (44 percent by 2024, 60 percent by 2030) and Nevada, (50 percent by 2030, 100 percent by 2050), respectively.

Offshore wind power is now a key component of U.S. energy strategy: President Biden announced a new U.S. goal of installing 30 GW of offshore wind power by 2035. Our top 10 in Offshore Wind Power (MW by 2035) is based on targets set by state legislatures or legislative targets now being considered. New York is no. 1 with its 9,000 MW commitment, followed by New Jersey at 7,500 MW and Virginia, which recently upped its target to 5,200.

**IDAHO IS NOW THE PLACE TO GO**

*BF*’s leaderboard for the Fastest-Growing States by population may raise a few eyebrows. Southwestern states who have dominated this category in recent years now have some stiff competition from the Rocky Mountains. Sparsely populated Idaho—you read that right, Idaho—is now the destination of choice for migrating Americans.

"Anyone who has been tracking recent trends in economic development shouldn’t be surprised by the exodus that is bringing thousands of people to the Gem State," Rogers said.

“The good news for Idaho is that most of these newcomers aren’t golden agers who want to bask in the sun in retirement communities. Millennials who demand an affordable but superior quality of life—and a thriving tech ecosystem—are finding all of that and more in Idaho. A thriving and expanding tech hub in Boise in a state with unmatched scenic beauty is a tough combination to beat for locations striving to be top millennial magnets," he added.
**HARTFORD, CT: TOP MILLENNIAL MAGNET**

Millennials are migrating into Connecticut from New York City and Boston in droves, making Greater Hartford, CT BF’s top-ranked Millennial Magnet in our 2021 Metro Rankings Report.

Local tech companies are locating, expanding and hiring tech talent throughout Connecticut. They’re also attracting and hiring talent from around the world and bringing them to the Greater Hartford region. Labor market analysts Emsi Burning Glass named Hartford the second hottest metro in the U.S. for tech talent.

Companies like India-based HCL Technologies have been creating a presence in Hartford. The information technology company established a global delivery center in downtown Hartford in 2021 and has been hiring, with dozens of job postings available in the Hartford Region.

On the heels of HCL’s announcement, New Jersey-based IT company GalaxE.Solutions decided to expand its presence by leasing a floor at Hartford’s CityPlace. The IT company had already opened an innovation center in Hartford in September 2019 at the Stilts Building downtown.

India-based IT giant Infosys established a presence in Hartford in 2018. By May 2020, the company employed about 500 people in Connecticut and has committed to hiring 1,000 employees in Connecticut by 2023.

These tech companies are also expanding and growing in the Hartford Region by building partnerships with some of the region’s larger companies that are committed to helping foster startup growth and innovation. Some support InsurTech initiatives by providing POCs, advisory services and internship opportunities. Others, like Nassau Financial Group, have gone a step further to create an incubator for InsurTech startups that intend to build a presence in Hartford.

“Hartford is an innovation hub. The opportunities are endless and there’s a huge amount of potential for growth,” emphasizes LaunchHartford Program Specialist Jazna Stannard, a millennial who moved to Hartford from Boston in early 2021 to work for an initiative that’s helping develop Hartford’s innovation ecosystem by connecting local startups with industry leaders.

The cost of business in Connecticut is substantially lower than northeast hubs like Boston and New York. Combining the total tax cost with the Class “A” office lease costs, Hartford is $1.1 million lower than New York City and $700,000 lower than Boston on an annual basis.

With a lower cost of living and a unique balance of city and country life, young professionals increasingly are drawn to the Hartford region. The new AllHart initiative launched by the Metro-Hartford Alliance is designed to help young professionals achieve and enjoy work/life balance in the Greater Hartford Region. With a focus on culture, lifestyle and community, AllHart attracts a diverse talent pool and amplifies the sense of connection for millennials living and working in the region.

AllHart provides information about everything from safety to transportation, as well as what makes Hartford unique as a region, what the community values and suggestions for new bars, cafés and experiential dining and outdoor activities to explore. “Hartford is a convergence of diverse cultures and rich history, which creates a breeding ground for world-
Discover Your Avondale EDGE

Over 300,000 SF of new Healthcare Facilities

One of the fastest growing cities in Arizona

Over $100 Million of new Healthcare Capital Investment

Over 22,000 healthcare workers in our booming Health Tech Corridor

40% of Metro population growth in the West Valley by 2030

Over 3 million SF of manufacturing & logistics inventory under construction

AvondaleEDGE.com

623.333.1400

For more info, visit BusinessFacilities.com/location-info
class music and arts, food cuisines and a varied set of activities each season,” said Jesse Imse, Marketing Communications and Brand Manager at engineering firm AECOM, and HYPE (Hartford Young Professionals and Entrepreneurs) Executive Committee member. “The Hartford Region’s location also plays a role in our uniqueness. Being able to take advantage of hiking, beaches and major cities within a one-day trip is unparalleled.”

Tucson, AZ surges into the top 10 in BF’s Millennial Magnets ranking in 6th place. A diverse and welcoming community, Tucson offers an outstanding quality of life along with a low cost of doing business. Tucson has one of the highest concentrations of startups of any U.S. city its size. Thriving growth sectors in Arizona’s second-largest city include biotech, information technology, optics and solar power.

HQ ARE FLOCKING TO CHARLOTTE, NC

The Charlotte, NC Region is now home to nine of the 500 largest publicly traded companies in the United States, and 18 of the largest 1,000, according to Fortune Magazine. Charlotte added three companies to the Fortune 500 list and two to the Fortune 1000 list over the past year. Charlotte newcomers Honeywell (92) and Truist (217) joined longtime Fortune 500 headquarters like Bank of America (25), Lowe’s (44), Duke Energy (123), Nucor (139) and Sonic Automotive (301). Hickory-based telecommunications company CommScope jumped into the Fortune 500 at No. 381 after ranking 569 in 2019. Brighthouse Financial (457) made the cut for the second year in a row.

Honeywell announced earlier this year that it will locate its headquarters in Charlotte, creating 750 jobs over the next six years. The Fortune 100 company, which provides software-oriented solutions for many of the world’s most complex industries, will bring more than $248 million in investment to Mecklenburg County by the end of 2023.

“We selected Charlotte because it offers a great business environment along with access to a workforce that has the skillset Honeywell will need to be competitive over the coming decades,” said Darius Adamczyk, Honeywell chairman and chief executive officer. “Charlotte also provides Honeywell with many advantages in support of our ongoing transformation and emergence as a premier technology company.”

Honeywell plans to relocate the company’s extended senior management team along with its Safety and Productivity Solutions business group headquarters.

The City of Charlotte and Mecklenburg County are supporting the investment through a Business Investment Program (BIP) grant of $46 million over 15 years, the largest BIP ever offered. The county estimates an additional $51 million in net revenue over the 15-year grant. The project was a collaborative effort between the North Carolina Department of Commerce and the Economic Development Partnership of North Carolina (EDPNC), along with the City of Charlotte, Mecklenburg County and the Charlotte Regional Business Alliance.

Centene Corporation, a Fortune 50 provider of managed care services for public and private health plans, is building an East Coast regional headquarters and technology hub in Charlotte. The project is bringing 3,237 new jobs to NC and an investment of more than $1 billion by 2032. “We chose Charlotte as
TO THE STARS in Kansas

9,481 NEW JOBS ANNOUNCED
$2.5 BILLION NEW CAPITAL INVESTMENT
4,390 RETAINED JOBS

Kansas celebrated a record-breaking 2020 but we aren’t done yet. Kansas has the plan, the policies, and the people to make your next project a success. Reach new heights in Kansas.

KansasCommerce.gov
the home to our East Coast headquarters because we believe it will enable us to continue our strong growth and our mission to serve the most vulnerable populations,” said Michael F. Neidorff, Chairman, President and CEO of Centene. “We look forward to our future in Charlotte and intend to be a strong part of the community, as we are in all of the places where we have business operations.”

Centene’s 3,237-job commitment makes the company’s new Mecklenburg County campus the largest job creation project in the 18-year history of NC’s Job Development Investment Grant (JDIG) program. The company will retain its existing nearly 600-person workforce at various offices in North Carolina. Its expanded workforce will include allied health professionals, data analysts, information-technology specialists, administrators and others. Centene’s new positions will offer salaries that average $100,089 annually, creating a regional payroll impact of nearly $324 million per year. Mecklenburg County’s overall average annual wage is currently $68,070.

ARLINGTON, VA AND ALEXANDRIA, VA SHINE IN BEST BUSINESS CLIMATE

Arlington, VA, BF’s top-ranked mid-sized metro for Best Business Climate and its neighbor, Alexandria, VA, BF’s top-ranked small metro (population under 200,000) for Best Business Climate, form the epicenter of a thriving tech hub that includes the National Landing site of Amazon’s mammoth HQ2 project.

The eCommerce giant’s second headquarters is expected to create 25,000 direct jobs within 20 years and more than 22,000 indirect jobs during the same period, generating an estimated direct economic impact of more than $55 billion over the 20-year incentive term with Amazon.

The National Landing site, which straddles Arlington and Alexandria alongside the Potomac River, contains over 17 million square feet of existing commercial space and 150 acres of developable land. The National Landing site offered Amazon the rare combination of a massive site in a vibrant, transit-rich, urban location that is a magnet for top talent.

Virginia Tech’s $1-billion Innovation Campus in Alexandria, which will be built on 3.5 acres in the first phase of a new mixed-use development and innovation district near the future Potomac Yard Metrorail Station, was part of the package that secured the HQ2 deal with Amazon, BF’s 2018 Deal of the Year Gold Award winner.

In exchange for performance-based incentives, Amazon agreed to make extensive, long-lasting investments in Virginia’s education, workforce and transportation infrastructure.

Virginia Tech is partnering with Lionstone Investments to build its 1-million-square-foot Innovation Campus in Alexandria as part of a new 65-acre mixed-use development in National Landing, just steps away from the future Potomac Yard Metrorail Station. (Lionstone is a data-driven real estate investment firm that specializes in investing in U.S. locations with concentrations of highly productive jobs.) The Campus will sit on 15 acres just south of the Four Mile Run stream that separates Alexandria and Arlington.

The campus will include academic classrooms, incubator space for new startups and research and development, offices for industry collaboration and...
Your Next Biomedical Location

Greater Peoria - a 5 county region in the heart of Illinois - has long been known for its manufacturing prowess. From its early days as the “Whiskey Capital of the World,” to its vital role in the mass production of penicillin during WWII, to the growth of Caterpillar as the world-leader in earth movers, Greater Peoria continues evolving, but remains true to its spirit: We are makers.

Supported by our manufacturing and medical ecosystems and a community of supportive resources, Greater Peoria is strongly positioned to become a biomedical manufacturing leader in the Midwest.

Join us as we build the next innovation.

380k+ Regional Population

250+ PhD researchers working at institutions in the region

11 Colleges with relevant programs in Illinois including Bradley University, University of Illinois College of Medicine of Peoria & Eureka College

10 Dry and wet lab spaces for entrepreneurs

4 Industry leaders: Charles Rivers Labs, Cook Medical, Rheo Engineering and Virtusense

2 Major hospital systems: UnityPoint Health & OSF HealthCare

2 Local contractors with lab space experience: O’Shea Builders and River City Construction

Location Advantages

• 2.5 hour drive to Chicago and St. Louis
• Barge, rail, air and truck shipping available year round
• Access to a Foreign Trade Zone

Peoria Bio-Made is a non-profit founded by Jake Becraft of Strand Therapeutics. Together with stakeholders in the Peoria area, they are working to realize the Peoria Bio-Made initiative and how it is positioning Peoria, Illinois to be the next BioMedical Manufacturing hub of the United States.

To learn more, visit data.greaterpeoria.us

Lenora Fisher
Greater Peoria Economic Development Council
Director of Business Attraction
C: 309-253-6010
E: lfisher@greaterpeoriaedc.org

Scan to visit webpage

For more info, visit BusinessFacilities.com/location-info
convening space for alumni events. The development plans call for public open space and ground-floor retail, knitting the campus into the fabric of Alexandria. A new Metro station is being developed on the Yellow/Blue lines at the south end of the property, providing mass transit service roughly a quarter of a mile from the Innovation Campus. Reagan National Airport will be one Metro stop north of the site and Crystal City, and the new Amazon headquarters, will be two stops away.

“Lionstone uses analytics to identify the human capital driving economic growth, and then invests around them. Potomac Yard is an ideal location to create a sustainable mixed-use community where innovation, economic vitality and a deep pool of technology talent can intersect and thrive,” said Lionstone President Jane Page.

Virginia Tech announced plans to build the Innovation Campus in Alexandria last November as part of the tech-talent pipeline package created by the Virginia Economic Development Partnership and approved by the General Assembly to attract Amazon to build its HQ2 in Northern Virginia.

To refine and execute its vision, Virginia Tech has assembled an experienced senior leadership team to develop curricula, build partnerships and community relationships, and develop a campus location that will benefit the Alexandria community as well as Virginia Tech students and employees.

When complete in about 10 years, the campus will enroll 750 master’s candidates and hundreds of doctoral students and postdoctoral fellows.

Henderson, NV has surged into 5th place in our mid-sized metro ranking for Best Business Climate.

Henderson is a burgeoning business center that has drawn major tech players like Google, Amazon and Haas Automation to the city with a rapidly expanding skilled workforce.

Google, which built a $600-million data center in Henderson in 2019, announced it will double its investment in the city to $1.2 billion. Other companies like K-2, a leading provider of Lithium ion energy storage, and VadaTech, a global supplier of embedded computer solutions, were both founded in Henderson.

Henderson is now Nevada’s second-largest city with a population of 314,232, which is expected to continue growing at a 1.8-percent pace through 2025. Henderson has the Silver State’s highest per capita income, 19 percent higher than the U.S. average.

Proximity to the company’s California headquarters drew Haas Automation to Henderson. A global leader in tool-making with annual sales exceeding $1.8 billion, Haas also needed lots of space for its $327 million manufacturing complex. Henderson offered that, with 20 million square feet of available space, sites and land. The city’s lower costs and taxes and enlightened pro-business climate were factors that sealed the deal.

Henderson has the lowest property taxes and utility rates in the region, and a streamlined regulatory process that adds greater ease and speed to relocating or startup businesses. Lower costs and a “get-to-yes” environment, whether for incentives packages or permitting, have captured the interest of businesses from costlier and more regulatory-bound states.

The city’s 14 master-planned neighborhoods include some of the nation’s fastest-selling real estate. Henderson offers a spectacular array of outdoor recreation options, including 180 miles of trails and over 1,300 acres of city parkland.

BRAMPTON, ONTARIO DEFENDS FOOD PROCESSING CROWN

In our 17th annual Metro Rankings Report, Brampton, Ontario has repeated as the top-ranked Food Processing hub.

As part of Ontario’s Food Cluster—one of North America’s largest Agri-Food sectors—Brampton has a thriving food and beverage sector supported by industry-leading technology, top-quality products and a rich agricultural tradition. Brampton’s food and beverage sector is a one-stop shop complete with food testing, processing and packaging facilities as well as transportation, packaging design, equipment and refrigeration storage, all within the City.

Brampton’s food and beverage sectors contribute $1.3 billion annually to the Canadian GDP. 8,500 people are employed in approximately 300 companies in food and beverage manufacturing, processing and support industries.

Top employers in the food and beverage sector in Brampton include headquarters for Loblaws, Maple Lodge Farms and Italpasta. Additionally, key employers like Coca-Cola Bottling and Give and Go Prepared Foods have facilities in Brampton. All of these companies have strategically positioned themselves within Brampton to take advantage of the city’s talent, infrastructure and market access.

Rowan County, NC has joined the top 10 in our metro Food Processing ranking in 5th place.

(Continued on page 72)
Before you locate your business anywhere, consider everything.

Natural disasters like hurricanes, wildfires and droughts can upset your company’s access to resources, supply chains and employees. They can even affect the very continuity of your business. Wisconsin’s remarkably low risk of natural disasters and solid infrastructure will help keep you up and running. That, along with our fiscal responsibility, steady growth and abundance of clean energy makes Wisconsin a low risk, high rewards choice in any climate.

Learn more at InWisconsin.com/locate
The Agricultural and Food Technology industries have been undergoing tremendous change due to trends such as changing consumer habits, food safety and security, proliferation of niche brand and an aging population seeking healthier diets. As companies in this industry sector look to adapt to these trends by spending billions on research, new product development and supply chain optimization, more are looking at Rowan County as a location for their investments.

Supported by a wealth of resources in the area, Rowan County and the Charlotte region are transforming into a specialized and world renowned research, development and production center for food production and the biosciences.

Companies like Cheerwine, the manufacturer of the effervescent cherry soft drink that has been an icon of Southern food and culture for more than a century, and newer ones like Carolina Malt House, that provide high quality, locally sourced grains to Southeastern breweries, are two examples of food companies that are flourishing in Rowan County.

Other food processors in the region include Freshouse, Rockwell Farms, Frerich Foods and Patterson Farms. Many are drawn to the area to be near the headquarters of Salisbury-based Food Lion, the grocer that operates more than 1,000 stores in 10 southeastern and mid-Atlantic states and is owned by Ahold Delhaize, the world-leading food retailer based in the Netherlands.

“We are proud of the continued growth of our county’s agbiosciences sector, and the potential it holds to provide a stronger economy for our area,” Rowan EDC President Rod Crider told BF. “We have a strong agricultural heritage and new resources in place to help us build a brighter future. Our strategic location, growing labor pool and logistical advantages make it easy to see why more companies are choosing to locate in Rowan County.”

One of the most valuable resources available to food processors is the North Carolina Food Innovation Lab (NCFIL) in Kannapolis. The NCFIL is a new, current Good Manufacturing Practice (cGMP) pilot plan accelerating plant-based food research, ideation, development and commercialization.

NCFIL brings together the latest in food processing equipment, expert food scientists and partners from across the state to help food companies and entrepreneurs get their products to market quickly and effectively. Managed by NC State University and located in the NC Research Campus, the NCFIL offers services for every stage of product development, including the following: Product Research and Development, Pilot Plant Production, Training and Workshops and Food Industry Consulting.

Another major asset for food processing in Rowan County is its great water resources. Rowan County is especially rich in the water resources required of food processors thanks to its location on the Yadkin River that generates an average daily flow of 2 billion gallons per day (GDP). Maximum daily capacity is 18 million GPD.

Rowan County is situated in the heart of the eastern U.S., one of the largest and fastest-growing consumer markets in the nation. Its abundance of transportation options provide superior logistics as well as supply-chain flexibility. Same-day access to all Eastern U.S. markets is facilitated by three interstates that tran-
sect Rowan County—I-85, I-77 and I-40. Rowan County is just 45 minutes from two major international airports and home to the general aviation Mid-Carolina Regional Airport. An intermodal facility is located in nearby Charlotte and other shipping and rail options are easily accessible.

Situated between North Carolina’s Charlotte region and the Piedmont Triad region—two of the fastest growing population centers in the U.S.—Rowan County has access to a 1.4 million person labor force. This continuing influx of talented professionals to the region provides businesses and companies access to a robust pool of highly skilled and educated workers.

MEMPHIS, TN: LOGISTICS LEADER

In our 17th annual Metro Rankings Report, Memphis, TN stands atop our metro Logistics Leaders ranking, overtaking a perennial logistics champ, New Orleans. Our Logistics Leaders category measures all forms of transportation logistics, including shipping by air, rail, water and highway.

Memphis International Airport (MEM), home to the global FedEx hub, is now the busiest cargo airport in the world, mainly due to FedEx Express’ surge in shipment volume in 2020, with 4.6 million metric tons of cargo, according to Airports Council International’s annual tally. MEM overtook Hong Kong International Airport (HKG), now second.

The logistics supremacy in Memphis is not limited to air cargo. Memphis is one of only four U.S. cities to be served by five Class I railroads. Single system shipment is available to all 48 contiguous states, Alaska, Mexico and Canada.

Trucks leaving Memphis can reach 35 percent of the U.S. population overnight and 68 percent on the second day. A confluence of interstate highways offer shipping options by road: I-40 connects coast-to-coast; I-55 intersects Memphis and connects Chicago to Louisiana; I-69 connects Canada to Mexico, with Memphis at the halfway point of the 2,600-mile highway also known as the “NAFTA Superhighway.” The Memphis area is home to more than 400 trucking companies.

The Port of Memphis is 400 river
miles from St. Louis and 600 river miles from New Orleans, where cargo can be transferred to ocean-going ships.

Commodities shipped through the port include petroleum, steel, salt and grains.

In March 2018, FedEx announced a $1 billion investment in its Memphis hub, to be completed by 2025.

Manufacturers and 3PLs in Memphis metro include Nike, Technicolor, DHL Supply Chain, Williams-Sonoma, McKesson, Ford, Kenco Logistics Services, Barrett Distribution Centers and CEVA Logistics.

Memphis has more logistics workers per capita than any other metropolitan area in the country, with nearly 20 percent of the metro workforce employed in the trade and transportation sector.

The University of Memphis offers supply chain disciplines that include internships, master’s and Ph.D. programs.

**INDUSTRIAL PARKS KEEP GETTING BIGGER AND BETTER**

Size still counts in our Industrial Parks ranking. The top three mega-complexes in this category—Tahoe-Reno Industrial Center in Nevada, TGS Cedar Port Industrial Park in Baytown, TX and Elk Grove Business Park in Illinois—could also hold their own in any global ranking of these self-contained cities of industry.

But the size of our top-ranked industrial parks is just one of a bevy of weighted factors BFs considers in its annual evaluation for this category, including growth potential; recent expansions; and unique assets like water resources, on-site utilities and residential developments for industrial park employees.

Cedar Port, which has added new cold-storage facilities, moves into second place in our 2021 Industrial Parks ranking, rising from third in last year’s evaluation, when this category debuted. [For information about recent developments at Cedar Port, see sidebar on p. 100-101].

TexAmericas Center, in Bowie County, TX, surges into 5th place; Tomball Business and Technology Park in Tomball, TX joins our top 10.

Located along the Interstate 30 corridor, just 15 miles west of Texarkana, lies TexAmericas Center (TAC), a unique hybrid of an economic development organization and real estate development and management company. TAC is a state redevelopment authority that remediates military sites, most recently 6,800 acres of a former ammunition depot.

A massive mixed-use industrial park boasting more than 12,000 acres and 3.5 million square feet of commercial and industrial product, TAC services the Arkansas, Louisiana, Oklahoma and Texas markets. Formed in 1998 by Texas as part of an initiative to redevelop former military property, TAC offers custom industrial real estate solutions, including purchase, lease, build-to-suit (purchase, lease and reverse) and retrofit or build-out-to-suit options.

TAC and its Regional Economic Development (RED) Team are considered one of the highest-performing and most successful Local Redevelopment Authorities.
in the U.S. As a state-sanctioned Local Redevelopment Authority, TAC operates as both a private business and a local unit of government. Having a professional engineer on staff and the ability to control its own zoning, contracts and permitting processes allow TAC to provide businesses a much shorter timeline to become operational.

TexAmericas Center is divided into three distinct campuses, each boasting its own unique attributes. The 756-acre Central Campus includes 750,000 square feet and offers over 200 acres of shovel-ready sites, including the Texas Economic Development Council-designated 101-acre S.T.A.R. (Sites That Are Ready) Site, multiple hardstand sites and vehicle performance testing. In addition, the Central Campus features a golf course, walking trails, an exercise track and a U.S. Army PX. It’s also home to TC@TAC, a technical and vocational education facility developed in partnership with Texarkana College and the U.S. Army to support the training and education mission of the Red River Army Depot and the surrounding business community.

The Eastern Campus boasts 8,900 acres and over 2.1 million square feet of former munitions production and warehouse and storage space, along with office, flex and manufacturing space. Comprised of the former Lone Star Army Ammunition Plant, the campus features 36 miles of rail, including a 350-car classification yard and transload services. The East Campus offers multiple individual business parks, including parks focused on energetics, food processing, heavy manufacturing, heavy utility users, rail-intensive users, wholesale, fulfillment, warehouse and distribution, transloading, enviroTECH and light manufacturing.

The Western Campus consists of 2,900 acres and over 250,000 square feet of former munitions storage bunkers. TAC envisions this property will be home to multiple individual business parks, including those focused on green energy production, AgTECH and data storage. [For more information about recent developments at TAC, see our Snapshots interview with TAC Chief Economic Development Officer Eric Voyles.]
Ideally situated in Baytown, TX across the Houston Ship Channel from Bayport and Barbours Cut Container Terminals, TGS Cedar Port Industrial Park spans 15,000 acres with heavy utilities and industrial and commercial transportation infrastructure in place. TGS Cedar Port Industrial Park is the largest master-planned, rail-and-barge-served industrial park in the U.S., offering industry-leading access for distribution, manufacturing and terminal users.

With more than 11,000 acres available for sale, lease, build-to-suit and design builds, including in excess of three miles of barge depth waterfront, land sites at TGS Cedar Port are delivered “turn-key”—fully entitled with utilities and detention in place. Located in the Houston Industrial sector’s Southeast submarket, which has been one of the fastest-growing in all of Texas during the past six years, TGS Cedar Port is one of the largest intermodal transportation logistics facilities in the world, with more than 100 miles of dual-service operating track owned and operated within the park.

TGS Cedar Port is both barge-served and is dual served by the Union Pacific and the BNSF railroads, and can accommodate users from four acres to more than 1,500 acres. The Park offers access to trucking routes including Cedar Port Parkway and Interstate 10.

TGS Cedar Port currently has more than 16 million square feet of industrial and manufacturing warehouses that are either existing or under construction. Recent developments at Cedar Port include a new 298,000-square-foot cold storage facility and a 1.5-million-square-foot distribution center.

Last month, Blackline Cold Storage LLC and affiliates held a groundbreaking ceremony at the 36-acre site of their new cold storage facility, to be owned in partnership with Artemis Real Estate Partners. The facility will provide approximately 70 new jobs to the area when the first phase of construction is complete on the TGS Cedar Port site.

The rail-connected site is strategically located within the heavy-haul corridor in close proximity to the Barbours Cut and Bayport container terminals, with convenient access to the regional interstate highway system. The Blackline site offers ample land for a phased expansion of up to 650,800 square feet at full buildout.

“The need for cold storage in Houston is growing like crazy,” said Mike Day, CEO of Blackline Cold Storage. “The import/export trade through Port Houston is growing. There’s a big need for import/export of all goods, including cold products.”

Floor and Décor Outlets of America Inc. is building a 1.5 million-square-foot cross dock distribution center in TGS Cedar Port that will service the south-central United States. The center is expected to be completed by the end of this year.

“The decision of Floor & Décor to locate in Cedar Port for their regional distribution site follows a trend for larger retailers and eCommerce tenants to choose Cedar Port Industrial Park as their large-scale distribution home,” said William F. Scott, Cedar Port managing partner. “This in turn continues to fuel our growth, allowing us to further enhance our infrastructure and fuel the partnership’s commitment to invest hundreds of millions of dollars on capital improvements in the largest industrial park in North America.”

A $250 MILLION INVESTMENT IN INFRASTRUCTURE

TGS provided rail services to Cedar Crossing—the development’s original name—for 15 years before purchasing it in 2014 and renaming it Cedar Port.

“Since acquiring TGS Cedar Port Industrial Park in 2014, Cedar Port Partners’ vision has been to create the railroad infrastructure and operations capability to serve the greater Houston market, as well as the nation,” said James Scott, president of Construction and Infrastructure of TGS Cedar Port Partners, L.P.

“Cedar Port has a global reach supported by the two Port of Houston world-class container ports near the park. By the end of 2021, Cedar Port will have constructed over $250 million in rail, roadway, barge terminal, drainage and utility infrastructure,” Scott said.

TGS Cedar Port—located in the Houston Industrial sector’s Southeast submarket, which has been one of the fastest-growing in all of Texas during the past six years—is one of the largest intermodal transportation logistics facilities in the world, with more than 100 miles of dual service operating track owned and operated within the park.
The mainline rail service at the park is provided by Union Pacific and BNSF Railway. TGS operates and oversees rail service within the park and can tailor operations to customer needs.

The current storage capacity at Cedar Port is 4,000 railcars (expanding to over 5,000). The current rail infrastructure includes the Union Pacific and BNSF interchange yard, which can interchange six 135-car trains; has the capability to handle 286,000-lb. railcars; and offers rail-served aggregates, asphalt and ready mix plants; rail-served warehousing, steel mills, chemical plants and other industries. Both operators share track rights to the industrial rail spur entering the park, and the Union Pacific and BNSF operate nearby intermodal facilities in Harris County. The infrastructure also includes a locomotive repair facility and railcar transloading, cleaning and repair facilities.

These railroad connections move plastics and petrochemical products both inbound and outbound; Cedar Port also receives inbound limestone aggregates used in construction projects across the region.

A short barge trip from Bayport and Barbours Cut Container Terminals, the industrial park has an existing barge dock along Cedar Bayou, on the western boundary of the park with a draft depth of 12 feet. The dock is currently being used by tenants within the park, but excess capacity remains. An additional barge dock for the industrial park will be constructed adjacent to the existing dock.

The park boasts a combination of more than 12 million square feet of new speculative cross-dock and rail-served facilities and existing industrial and manufacturing warehouses. Available incentives include tax abatements, workforce training funds, Foreign Trade Zone designation and financing for infrastructure development and site improvements.

Sites are typically delivered turn-key, net of detention, and outside of 500-year flood plain. Other improvements typically include heavy-haul road, potable water and sanitary sewer. Multiple telecommunications services are available, and industrial sized electrical is located throughout the Park.

Five roads have access into the industrial park, including the new master-planned Cedar Port Parkway, a heavy haul-rated roadway now under construction.

Cedar Port Industrial Park has a plethora of industrial pipeline infrastructure in the park that can be used to transport both feedstocks (commodities including crude, ethane, ethylene and refined products) or finished goods.

TGS Cedar Port is being marketed by John Simons, Joel Michael and Holden Rushing of NAI Partners, the 5th-largest commercial real estate services firm in Houston, and the largest and only independently-owned brokerage in the top five.

“We are now in a position to create development solutions for a wide range of links in the supply chain, from rail-served bulk goods and manufacturing through distribution space and eCommerce/retail delivery,” says John Simons, partner with NAI Partners.

Warehousing and distribution players with facilities at Cedar Port include Walmart, Home Depot, Ikea, DHL, JSW Steel, Hunt Southwest, Avera, Black Creek, Clay Construction, NIT Industrial, Harcros Chemical, Ipsco and W8 Shipping.

Available incentives include tax abatements, workforce training funds, Foreign Trade Zone designation and financing for infrastructure development and site improvements.
MidAmerica Industrial Park (MAIP), in Pryor, OK (halfway between Tulsa and Northwest AR), ranked 4th in our 2021 Industrial Parks ranking. With 9,000 acres under single ownership since its inception more than 60 years ago, MAIP serves 80 companies with more than 4,500 employees.

MidAmerica is home to Google’s second-largest data center (with an investment of $3.5 billion) and the third-largest agri-nutrition plant operated by DuPont.

Electric vehicle manufacturer Canoo recently announced a commitment to create more than 2,000 jobs and build its first mega microfactory on a 400-acre site at MAIP.

“Oklahoma has always been a pioneer in the energy industry, and this partnership with Canoo shows that our state is an innovation leader in electric vehicle technology,” Gov. Kevin Stitt said. “We are thrilled to partner with Canoo to provide high-paying jobs for Oklahomans and position America as the global leader for vehicle manufacturing for decades to come.”

Canoo’s mega microfactory at MAIP is targeted to open in 2023 and will include a full commercialization facility with a paint, body shop and general assembly plant. The campus will also include a low-volume industrialization facility. Canoo is scheduled to bring its first vehicle to market in Q4 2022 by partnering with VDL Nedcar while the Oklahoma facility is built.
No. 6 on our leaderboard for Industrial Parks is Quonset Business Park in North Kingston, RI.

Once home to a naval base, the park has been transformed into the leading engine of economic development in Rhode Island, supporting over 200 companies and 12,200 jobs. Quonset Business Park has been a leader in job creation and economic growth in the state, attracting more than $2 billion in private investment. The Park is also home to 17 percent of the manufacturing jobs in Rhode Island.

The remaining available land at Quonset can accommodate up to 3.6 million square feet of new construction, and it is easy to become Quonset’s newest company. Quonset’s Site Readiness program makes pre-permitted and pre-engineered parcels available that allow businesses to get shovels in the ground within 90 days of site control.

Quonset’s industrial spaces have the capacity to support large, high-tech operations like Electric Boat and Toray Plastics, while the Commerce Park section accommodates some of the state’s most successful corporations like Ocean State Job Lot. Quonset’s Flex Industrial Campus gives new and expanding companies room to grow in a move-in ready and affordable space, adaptable to the needs of their business. This includes flexible manufacturing, or warehouse space between 10,000 square feet and 40,000 square feet. These are equipped with office spaces, restroom facilities and high bay space for manufacturing, assembly or warehouse use, with ceilings up to 24 feet.

Quonset also offers customizable office space for start-ups, small businesses and professional service companies in the Gateway Office Complex. With the four existing office buildings fully leased, the fifth building is now accepting new tenants. The Gateway Offices provide companies with affordable rates and the option of flexible shorter-term leases. Each facility includes wireless high-speed internet, a shared kitchen and break areas (including an outdoor courtyard), a conference room, an abundance of natural light and multiple restrooms.

Quonset’s location in North Kingston, RI places businesses in the heart

---

LET’S MAKE THE FOOD OF THE FUTURE

Rowan County, North Carolina is an emerging, global center of food industry investment, talent and research in the Charlotte metro region that offers a number of competitive advantages.

Those include the North Carolina Food Innovation Lab (NCFIL), a new current Good Manufacturing Practice (cGMP) pilot plant accelerating plant-based food research, ideation, development, and commercialization.

Rowan County: Where Food, Agriculture and Science Converge

rowanedc.com
of the Northeast, giving them broad access to the East Coast’s largest customer markets.

Decatur Commerce Park is again No. 9 in our Industrial Parks ranking. The 147-acre Park in Decatur, IL offers up to one million square feet that can be divided into parcels. Decatur Commerce Park provides turnkey logistics and a location in the demographic center of the U.S., servicing the huge Chicago, St. Louis and Indianapolis markets, and also provides same day service to Cincinnati, Memphis, Kansas City, Minneapolis, Milwaukee and Detroit.

The nearby ADM Midwest Inland Port is a multimodal hub that delivers both domestic and international flexibility for companies. The 280-acre ADM Intermodal Ramp offers non-congested, toll-free access to rail and highway shipments. Three Class 1 railroads—CN, CSX and Norfolk Southern—and a bevy of highways (Interstates 72, 55, 74, 57 and US Highway 51) make Decatur Commerce Park a prime logistics location.

"Commerce Park has all the right tools to help a business flourish in Decatur, Illinois," said Jaime Weiss, president of Weiss Realty Co. and owner of Commerce Park. "Whether it be the strong, local workforce, unique transportation opportunities, access to the foreign trade zone or the cost savings associated with the Decatur-Macon County Enterprise Zone, this 147-acre industrial park invites businesses to take advantage of everything Decatur has to offer while allowing them to stay connected and get farther faster."

When the Decatur Park notched 9th place in our inaugural Industrial Parks ranking last year, Nicole Bateman, president of the Economic Development Corporation of Decatur-Macon County, said the Park was a driver for economic development in the region.

"With rail on site, intermodal ramp across the street and room for a facility up to one-million square feet, it’s easy to see why Commerce Park was recognized as ninth in the nation. It provides rich economic development opportunities for Decatur," Bateman said.

The 99.5-acre Tomball Business & Technology Park is fully served with all utilities, provides off-site detention and is minutes from Tomball’s major highways. Operated by the Tomball Economic Development Corporation (TEDC), the master-planned and deed-restricted light industrial park utilizes flexible lot sizes and competitive pricing to stand out.

Several companies have announced plans to locate in the Tomball Park. JDR Cable Systems, a subsea power cable company, recently opened their U.S. headquarters in the Park and eCommerce jewelry company, Kinsley Armelle, also decided to make the Tomball Business & Technology Park its corporate headquarters, moving into its facility in January. CCJ Collaborations has started construction on their highly anticipated brewery inside the Park.

Along with U.K.-based JDR, which is owned by Poland-based TFKable Group, international players at Tomball Business & Technology Park include Canadian-based Packers Plus Energy Services and French-based SUEZ Water Technologies & Solutions.

Growth in the Tomball Business & Technology Park has coincided with Tomball’s increasing level of connectivity. Due to the expanded Tomball Parkway and recently completed Grand Parkway, along with nearby Beltway 8 and Interstate 45, Tomball businesses can quickly reach key transportation hubs. The Tomball Business & Technology Park is half an hour from George Bush Intercontinental Airport and less than an hour to Port Houston, each among the nation’s busiest air and sea ports. David Wayne Hooks Airport, just five miles from Tomball, gives businesses a nearby option for chartered flights and fixed-based operator (FBO) services.

WICHITA, KS: MOST AFFORDABLE METRO

Wichita, KS takes the crown in our new ranking for Most Affordable metros, followed by Fort Wayne, IN and Lincoln, NE. Lubbock, TX, which joined the top 10 this year in our 2021 ranking for Best Business Climate (mid-sized metros), also made the cut in the Most Affordable leaderboard.

1. GRAMERCY, LA (FTZ 124)
2. CHICAGO, IL (FTZ 22)
3. LOS ANGELES, CA (FTZ 202)
4. NASHVILLE, TN (FTZ 78)
5. NEW YORK, NY (FTZ 1)
6. FRANKLIN COUNTY, OH (FTZ 138)
7. BERKS COUNTY, PA (FTZ 147)
8. DORCHESTER COUNTY, SC (FTZ 21)
9. HARRIS COUNTY, TX (FTZ 84)
10. BALTIMORE, MD (FTZ 74)

FTZ Activity (Exports)

1. TULSA, OK (FTZ 12)
2. GRAND RAPIDS-WYOMING, MI (FTZ 22)
3. BATON ROUGE, LA (FTZ 2)
4. NEW HAVEN-MILFORD, CT (FTZ 21)
5. DURHAM-CHAPEL HILL, NC (FTZ 21)
6. MADISON, WI (FTZ 84)
7. BAKERSFIELD, CA (FTZ 12)
8. DES MOINES-WEST DES MOINES, IA (FTZ 21)
9. WORCESTER, MA (FTZ 21)
10. GREENVILLE-MAULIN-EASLEY, SC (FTZ 21)
"A business-friendly climate and affordability are essential elements for growth in 2021," Rogers said. "This combination gives Lubbock a big advantage as to maximize its growth potential."

The expansion of four local companies will create more than 500 jobs and bring $11.4 million in capital investments to Lubbock. VXI Global Solutions LLC, an international company which designs and supports customer engagement platforms, will create more than 350 new jobs to serve its long-standing customers. In 2020, CEV Multimedia, a multimedia company which produces and provides Career & Technical Education content and instructional materials, expanded the number of teachers served through its online platform, iCEV, by 200 percent. Over 1.2 million students from across the U.S. and internationally utilize CEV’s curriculum.

The Lubbock-based multimedia company will create 89 new Lubbock-based positions, adding over $229,555 of capital investment into the community. The company also announced plans for facility improvements to its 11,670-square-foot building.

Also headquartered in Lubbock, Starnik Systems announced the groundbreaking of its new 20,000-square-foot headquarters building in southwest Lubbock. This expansion represents a capital investment of $5 million and will bring nearly 75 new jobs, ranging from entry-level specialists to executives.

"Lubbock provides a great opportunity to succeed in all areas of family, education and business. We will continue to invest in this community that we love so much," said Balu Viswanathan, CEO of Starnik.

SIMFLO, a leader in the vertical and submersible turbine markets, is expanding its facility in Lubbock, adding an additional 35,000 square feet of production, storage, office and training space. The company also announced the construction of a new, enclosed testing facility, which will be one of the largest test pits in North America. The expansion includes the creation of 12 full-time positions, and will have a collective $5 million economic impact.
<table>
<thead>
<tr>
<th><strong>Startup Ecosystems</strong></th>
<th><strong>Life Sciences</strong></th>
<th><strong>Artificial Intelligence (Research)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
<td><strong>SAN FRANCISCO</strong></td>
<td><strong>UNITED STATES</strong></td>
</tr>
<tr>
<td><strong>2</strong></td>
<td><strong>NEW YORK</strong></td>
<td><strong>GERMANY</strong></td>
</tr>
<tr>
<td><strong>3</strong></td>
<td><strong>TEL AVIV</strong></td>
<td><strong>FRANCE</strong></td>
</tr>
<tr>
<td><strong>4</strong></td>
<td><strong>BEIJING</strong></td>
<td><strong>SINGAPORE</strong></td>
</tr>
<tr>
<td><strong>5</strong></td>
<td><strong>TORONTO</strong></td>
<td><strong>SWITZERLAND</strong></td>
</tr>
<tr>
<td><strong>6</strong></td>
<td><strong>SINGAPORE</strong></td>
<td><strong>JAPAN</strong></td>
</tr>
<tr>
<td><strong>7</strong></td>
<td><strong>LONDON</strong></td>
<td><strong>ITALY</strong></td>
</tr>
<tr>
<td><strong>8</strong></td>
<td><strong>ATLANTA</strong></td>
<td><strong>UNITED KINGDOM</strong></td>
</tr>
<tr>
<td><strong>9</strong></td>
<td><strong>BERLIN</strong></td>
<td><strong>SPAIN</strong></td>
</tr>
<tr>
<td><strong>10</strong></td>
<td><strong>AUSTIN</strong></td>
<td><strong>CANADA</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Manufacturing</strong></th>
<th><strong>Offshore Wind Power (Installed Capacity)</strong></th>
<th><strong>Offshore Wind Power (New Installations)</strong></th>
<th><strong>FDI (Europe)</strong></th>
<th><strong>FDI (Latin America / Caribbean)</strong></th>
<th><strong>FDI (Middle East / Africa)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
<td><strong>CHINA</strong></td>
<td><strong>UNITED KINGDOM</strong></td>
<td><strong>UNITED KINGDOM</strong></td>
<td><strong>UNITED KINGDOM</strong></td>
<td><strong>UAE</strong></td>
</tr>
<tr>
<td><strong>2</strong></td>
<td><strong>UNITED STATES</strong></td>
<td><strong>CHINA</strong></td>
<td><strong>CHINA</strong></td>
<td><strong>BRAZIL</strong></td>
<td><strong>SOUTH AFRICA</strong></td>
</tr>
<tr>
<td><strong>3</strong></td>
<td><strong>JAPAN</strong></td>
<td><strong>GERMANY</strong></td>
<td><strong>GERMANY</strong></td>
<td><strong>COLOMBIA</strong></td>
<td><strong>SAUDI ARABIA</strong></td>
</tr>
<tr>
<td><strong>4</strong></td>
<td><strong>GERMANY</strong></td>
<td><strong>NETHERLANDS</strong></td>
<td><strong>NETHERLANDS</strong></td>
<td><strong>COSTA RICA</strong></td>
<td><strong>MOROCCO</strong></td>
</tr>
<tr>
<td><strong>5</strong></td>
<td><strong>SOUTH KOREA</strong></td>
<td><strong>BELGIUM</strong></td>
<td><strong>UNITED KINGDOM</strong></td>
<td><strong>CHILE</strong></td>
<td><strong>NIGERIA</strong></td>
</tr>
<tr>
<td><strong>6</strong></td>
<td><strong>INDIA</strong></td>
<td><strong>DENMARK</strong></td>
<td><strong>GERMANY</strong></td>
<td><strong>ARGENTINA</strong></td>
<td><strong>ISRAEL</strong></td>
</tr>
<tr>
<td><strong>7</strong></td>
<td><strong>ITALY</strong></td>
<td><strong>SWEDEN</strong></td>
<td><strong>DENMARK</strong></td>
<td><strong>PERU</strong></td>
<td><strong>EGYPT</strong></td>
</tr>
<tr>
<td><strong>8</strong></td>
<td><strong>UNITED KINGDOM</strong></td>
<td><strong>SOUTH KOREA</strong></td>
<td><strong>UNITED STATES</strong></td>
<td><strong>PANAMA</strong></td>
<td><strong>KENYA</strong></td>
</tr>
<tr>
<td><strong>9</strong></td>
<td><strong>SPAIN</strong></td>
<td><strong>UNITED STATES</strong></td>
<td><strong>JAPAN</strong></td>
<td><strong>DOMINICAN REPUBLIC</strong></td>
<td><strong>GHANA</strong></td>
</tr>
<tr>
<td><strong>10</strong></td>
<td><strong>MEXICO</strong></td>
<td><strong>FRANCE</strong></td>
<td><strong>INDIA</strong></td>
<td><strong>URUGUAY</strong></td>
<td><strong>OMAN</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Logistics Leaders</strong></th>
<th><strong>Artificial Intelligence (Capital Investment)</strong></th>
<th><strong>Artificial Intelligence (Research)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
<td><strong>MEMPHIS, TN (MEM)</strong></td>
<td><strong>UNITED STATES</strong></td>
</tr>
<tr>
<td><strong>2</strong></td>
<td><strong>HONG KONG (HKG)</strong></td>
<td><strong>CHINA</strong></td>
</tr>
<tr>
<td><strong>3</strong></td>
<td><strong>SHANGHAI (PVG)</strong></td>
<td><strong>UNITED KINGDOM</strong></td>
</tr>
<tr>
<td><strong>4</strong></td>
<td><strong>ANCHORAGE, AK (ANC)</strong></td>
<td><strong>GERMANY</strong></td>
</tr>
<tr>
<td><strong>5</strong></td>
<td><strong>LOUISVILLE, KY (SDF)</strong></td>
<td><strong>SINGAPORE</strong></td>
</tr>
<tr>
<td><strong>6</strong></td>
<td><strong>INCHON (ICN)</strong></td>
<td><strong>JAPAN</strong></td>
</tr>
<tr>
<td><strong>7</strong></td>
<td><strong>TAIPEI (TPE)</strong></td>
<td><strong>ITALY</strong></td>
</tr>
<tr>
<td><strong>8</strong></td>
<td><strong>LOS ANGELES, CA (LAX)</strong></td>
<td><strong>UNITED KINGDOM</strong></td>
</tr>
<tr>
<td><strong>9</strong></td>
<td><strong>DOHA (DOH)</strong></td>
<td><strong>SPAIN</strong></td>
</tr>
<tr>
<td><strong>10</strong></td>
<td><strong>MIAMI, FL (MIA)</strong></td>
<td><strong>CANADA</strong></td>
</tr>
</tbody>
</table>

2021 RANKINGS REPORT
TEL AVIV: CENTER OF STARTUP NATION

Israel continues to rise in our annual Global Rankings, notching 4th place in our top 10 for capital investments in Artificial Intelligence (AI). Israel’s moniker as Startup Nation is justified by Tel Aviv’s success as our third-ranked global city in Startup Ecosystems.

Tel Aviv has the highest number of startups per capita in the world after Silicon Valley. It is home to 107 multinational companies with R&D centers and innovation hubs, including Yandex, Amazon and Alibaba. Israel ranks third in the number of AI startups globally.

In March 2018, Google opened in Israel its first startup accelerator focused on artificial intelligence and machine learning outside of the U.S. Logz.io, an open source analytics platform, received $52 million in late stage VC in June 2019. AI chip developer Habana Labs was acquired by Intel for $2 billion in 2019. According to Startup Genome, AI is the leading sector for startups based in Tel Aviv, accounting for 40.7 percent of all startups and 25 percent of employees in the city, followed by Cloud and big data at 38 percent.

Israel exports $6.5 billion in cybersecurity products annually; it offered the first cybersecurity PhD and it is home to six cybersecurity university research centers. The Tnufa National Pre-Seed Fund offers grants of up to 85 percent for approved expenses.

Israel is forming global partnerships to share its startup expertise. Earlier this year, NJ Gov. Phil Murphy, President Daniel Chamovitz of Ben-Gurion University of the Negev (BGU) and President Joel S. Bloom of New Jersey Institute of Technology (NJIT), announced the creation of a world-class Institute for Future Technologies at the NJIT campus in Newark, NJ. The institute, which brings together two higher ed leaders in cyber technologies and environmental engineering, will offer dual degrees and exciting new research opportunities, with seed funding from the State of New Jersey.

“NJIT is one of the state’s premier STEM-focused universities, and BGU is one of the driving forces behind the success of Israel’s technology economy,” Murphy said. “By joining together in this
groundbreaking venture, NJIT and BGU will combine their expertise and track records in technological research and development to help strengthen the economic opportunity and tech leadership [in NJ].”

Acting Consul General of Israel in New York Israel Nitzan added, “This exciting partnership is another expression to the vibrant and fruitful relations of Israel and New Jersey. We share many commonalities, among them our spirit of innovation and creativity. We are proud of this collaboration between two top-notch academic institutions that will conquer the future of cybersecurity and environmental engineering.”

The Institute for Future Technologies will combine the academic and research capacities of two global institutions, creating the region’s next hub of technological innovation. The partnership by NJIT and BGU aims to provide bespoke cyber technologies, civil and environmental engineering education, will conduct applied research and development, and will support innovation and entrepreneurship through technological commercialization efforts.

The Institute’s mission is to deliver dual NJIT-BGU graduate (Ph.D. and M.S./M.Sc.) degrees for local students; corporate training programs; applied research (opportunities for Ph.D. students and research staff, based on corporate, government and defense R&D projects and funding); and innovation and entrepreneurship that promotes technology transfer and commercialization of R&D and other intellectual property from NJIT, BGU and other sources, including launching ventures and spinoffs.

One main component of the NJIT-BGU agreement is collaboration in civil and environmental engineering, including research in structures, buildings, materials, infrastructures, energy and environmentally conscious construction, water resources and air quality. These civil engineering efforts intersect with a cybersecurity effort initiative to protect aquatic environments from cyber attacks.

“Our thriving ecosystem is leading the way in offering world-class education, developing top talent and advancing research. This collaboration between the State of Innovation and the Startup Nation will strengthen our economic and cultural ties,” said Jose Lozano, President/CEO of Choose New Jersey.

**BOSTON, MA: TOP LIFE SCIENCES HUB**

Boston is the top-ranked Life Sciences Hub in BF’s 2021 Global Rankings.

The Greater Boston lab and life science market has continually ranked first for nearly a decade in JLL’s annual national life sciences research report.

Greater Boston is home to 19 of the 20 largest biotechnology and pharmaceutical companies by market cap, making Boston a leader in biotech investment and talent. With more than 50 local universities, multiple world class research hospitals and nearly $20 billion in private venture capital investment during the last three years, Greater Boston "remains the epicenter of life science activity in the world," according the JLL report.

San Francisco, CA, Research Triangle, NC and Philadelphia also notched top-10 results in our global Life Sciences Hubs ranking, in third, ninth and 10th, respectively.

The North Carolina region that encompasses Raleigh, Durham and Chapel Hill, each of which contributes elements to Research Triangle Park (RTP),
offers the lowest operating biomanufacturing costs of any U.S. biopharma location. The Raleigh–Durham–Chapel Hill region is home to over 60 percent (40,000) of North Carolina’s more than 66,000 life sciences employees, and more than 70 percent (525) of the state’s 735 life sciences companies.

Recent biopharma expansions in the region include AveXis, a Novartis company, which opened a $115-million manufacturing site in Durham to support production of Zolgensma® (onasemnogene abeparvovec) and other gene therapies. Eli Lilly recently announced plans to build a $474 million pharma manufacturing plant in the Durham County portion of Research Triangle Park, creating 462 new jobs.

In 2019, bluebird bio opened its first wholly owned manufacturing facility in Durham, where it produces lentiviral vector for the company’s investigational gene and cell therapies, while Pfizer announced a $500-million facility expansion in Sanford, NC, projected to add 300 jobs to the site’s 650 employees.

UK STILL NO. 1 IN OFFSHORE WIND

The United Kingdom has expanded its position as the top-ranked nation for Offshore Wind Power in BF’s 2021 Global Rankings Report. Rounding out the top five in installed capacity for offshore wind power are China, Germany, the Netherlands and Belgium, respectively.

The UK, which has committed to add 15 GW of offshore wind power over the next five years, will continue to dominate this category. Netherlands, no. 2 in new installations in 2020, is coming on strong, according to the Global Wind Energy Council, which tracks offshore installations. The United States is expected to mount a steady march upward from its current ninth-place ranking in this category as President Biden’s recently announced goal of installing 30 GW by 2035 spurs new offshore wind power installations.

China tops our 2021 global leaderboard for installed capacity in Renewable Energy, a commanding position the PRC is expected maintain for years to come. China’s goal is to bring 1,200 GW of wind and solar online by 2030, including 408 GW of new wind capacity.