



Trinity Partners

United Container LLC of Davenport, Fla., plans to move into this 170,895-square-foot building on Westinghouse Boulevard.

Container maker to bring 140 jobs

A Florida company plans to convert a vacant building in southwest Charlotte to a manufacturing plant, employing up to 140 people in two years.

United Container LLC of Davenport, Fla., expects to take occupancy in June of a 170,895-square-foot building it's leasing at 1201 Westinghouse Blvd., about a half-mile west of Interstate 77.

The warehouse/manufacturing building, which once housed St. Joe Container Co. and Box USA Group Inc., has been empty for some time, said Terry Brennan of Trinity Partners Industrial Group. He negotiated the lease between United Container and the building owner, Alliance IV, a Charlotte investment group.

Doug Smith



DEVELOPMENT

Manufacturing jobs are especially prized in an economy bulging with service industry employers.

"Manufacturing jobs are value-added jobs," said Tony Crumbley, vice president of research at the Charlotte Chamber. "With a manufacturing job, you take a raw material, create a new product, ship it out and bring dollars back into this economy."

He said about 9 percent, or roughly 41,500, of Mecklenburg County's total jobs are categorized as manufacturing. Countywide, he said, 183 manufacturers employ more than 100 people each. The county's manufacturing payroll totals more than \$2.1 billion.

Andrew Bullock, president and CEO of United Container, said the Charlotte plant will be the company's fourth manufacturing facility nationwide.

The new location will bring United Container closer to a growing customer base in the

Carolinas, he said. It now serves those customers from Florida.

United Container specializes in producing corrugated packaging materials for the food service, electronics and automotive industries. Among its major clients are General Electric, Alcoa, Sysco Foods and Multi Foods.

Jeffrey Knudson, United Container's chief operating officer, said the full-line Charlotte plant will have a 98-inch-wide corrugator capable of running at speeds of 1,000 feet per minute. The facility will have four-color printing, cutting and label laminating capabilities.

United Container, founded in May 1999, employs 129 people. The Charlotte plant is expected to employ 85 people within one year and 140 within two years.

Trinity Partners listed the building for the owners. Brennan said it found United Container while canvassing Standard In-

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dustry Classifications for prospective tenants.

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The building, on 14.5 acres, includes 166,505 square feet of warehouse/manufacturing floor

space and 4,480 square feet of offices. It has seven dock-high doors and eight rail doors. It's served by Norfolk Southern.

See Doug Smith's uptown development report every Friday on WBTV, Channel 3's news at 6 p.m.

FRIDAY
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Ian Bertolina successfully represented Box USA Group, Inc. with the sale of 1201 Westinghouse Boulevard