



OWNED BY ISLE OF WIGHT COUNTY ECONOMIC DEVELOPMENT AUTHORITY AND DEVELOPED BY ISLE OF WIGHT COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT.
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SHIRLEY T. HOLLAND INTERMODAL PARK

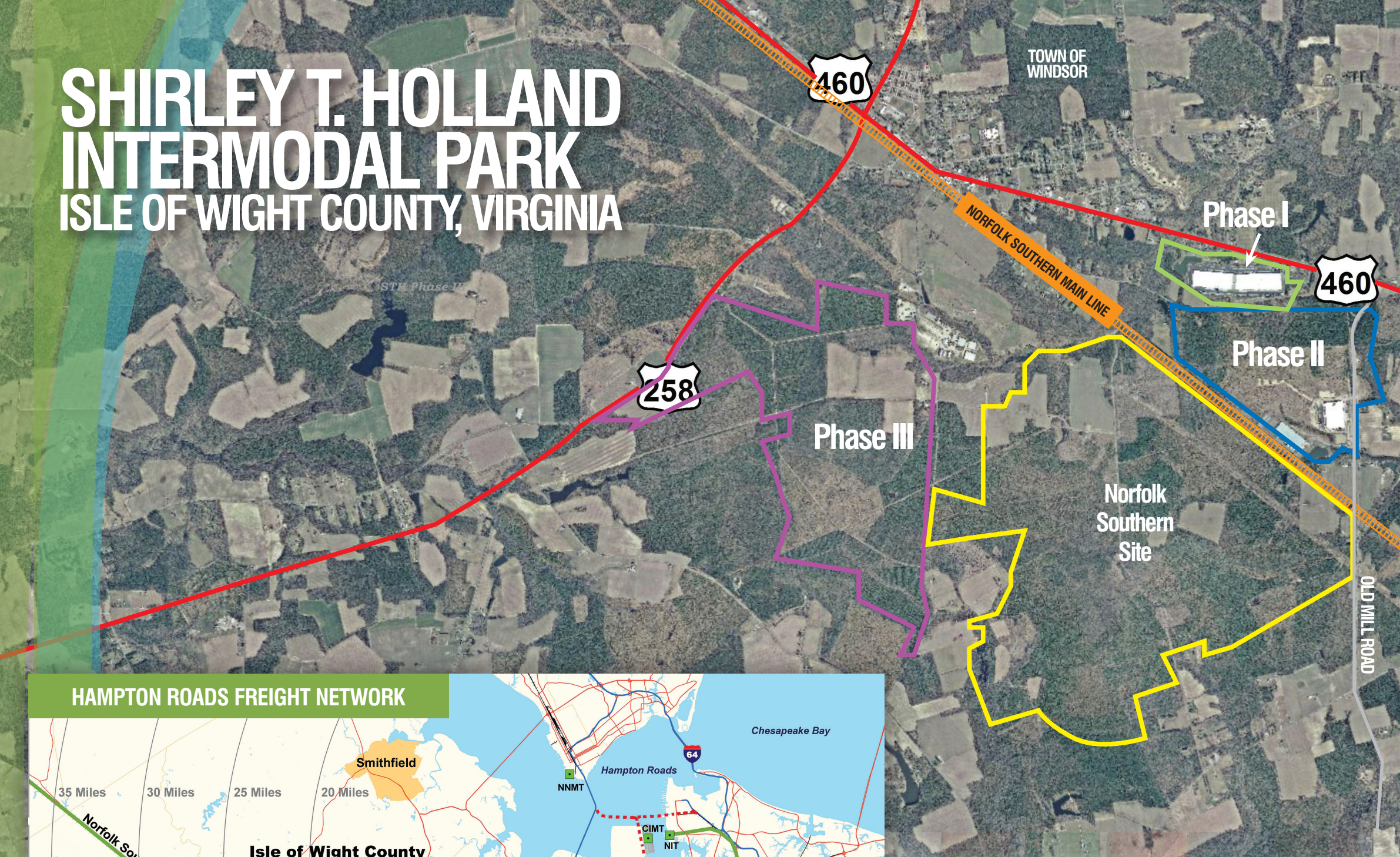


Local Roots, Global Reach

ISLE OF WIGHT
 COUNTY, VIRGINIA

SHIRLEY T. HOLLAND INTERMODAL PARK

ISLE OF WIGHT COUNTY, VIRGINIA



PARK HIGHLIGHTS

- Over 1,000 acres competitively priced in two phases
- Permit-ready sites under design in Phase II
- Limited Industrial (LI) zoning
- Easily accessible to interstates 95, 85, 64, 264, & 664
- Proven fast-track site plan review & permitting process
- Park tenants: Cost Plus World Market, Keurig Green Mountain and Safco Products Company

LOCATION ADVANTAGES

- 24 miles to the Port of Virginia
- Easy access to local interstates (30 minutes to I-64 and I-664; 46 miles to I-95). The site is also adjacent to U.S. Route 460 and lies within 15 minutes of U.S. Route 58
- 39 miles to Norfolk International Airport; 40 miles to the Newport News-Williamsburg International Airport; 15 miles to Franklin Municipal Airport
- Ability for direct rail access on the adjacent Norfolk Southern Rail Heartland Corridor
- Nearly flat topography cuts down on site development costs
- One of the lowest real estate tax rates in the Hampton Roads region

INCENTIVES

- Virginia Enterprise Zone Program
- Foreign Trade Zone #20
- Port of Virginia Economic and Infrastructure Development Grant Program
- Port of Virginia ICE Futures U.S. Coffee "C" Designation

LABOR

- Easy access to a regional workforce of over 830,000 people
- 100,000+ active duty military personnel, and over 6,800 transition to civilian workforce annually
- Regional colleges and universities provide a work-ready talent pool of 19,000 graduates annually
- 86.1% of county residents have a high school diploma or higher degree
- Based on test scores, Isle of Wight County Schools are ranked 14th among 100+ school divisions in Virginia

UTILITIES

- Electricity is available
- Natural Gas is available
- Public water and sewer are available
- Fiber optic services available

