

# Caroline Commerce Center

For Sale & Development or Build to Suit  
Industrial, Commercial, Retail Sites "Technology Zone"

<http://www.HaveSiteWillTravel.com/caroline-commerce>



## Life Science Park

*McKesson Distribution Center Open for Business Now!*



<http://www.visitcaroline.com/economic.html>



CNBC selects Virginia as the best state for doing business...  
<http://www.cnbc.com/id/31763805>



**John Jay Schwartz, MCR, RPA**  
phone (804) 740-1555  
jjschwartz@havesitewilltravel.com  
[www.HaveSiteWillTravel.com](http://www.HaveSiteWillTravel.com)



**Bill Mattox, SIOR**  
phone (804) 591-2428  
bill.mattox@colliers.com  
Colliers | Richmond

**David Williams, CCIM, SIOR**  
phone (804) 591-2405  
david.m.williams@colliers.com  
Colliers | Richmond

Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing / sale.



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## CAROLINE COMMERCE CENTER LIFE SCIENCE PARK

GREATER FIBER REDUNDANCY  
THAN THE EMPIRE STATE BUILDING  
FOUR MAJOR FIBER LINES



**COMCAST:**  
10 GIG SERVICE; METRO E-SERVICE AVAILABLE  
DEDICATED ETHERNET CONNECTIONS  
WILL BUILD FULLY REDUNDANT FIBER PATH TO THIS LOCATION



**LEVEL 3:**  
10 GIG LINE

**VERIZON:**  
TWO SEPARATE LINES  
ONE THAT IMMEDIATELY SERVES THE PROPERTY WITH 24 FIBER STRANDS  
ANOTHER ON US RT. 1 WITH AN ADDITIONAL 24 FIBER PIPE  
DS3 SERVICE, 100Mbps

CAROLINE COUNTY, VIRGINIA OFFERS HYPER FIBER REDUNDANCY  
FOR SAFE DATA CENTER OPERATIONS

[WWW.VISITCAROLINE.COM/ECONOMIC.HTML](http://WWW.VISITCAROLINE.COM/ECONOMIC.HTML)  
[WWW.HAVESITETWILLTRAVEL.COM/CAROLINE-COMMERCE](http://WWW.HAVESITETWILLTRAVEL.COM/CAROLINE-COMMERCE)



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## CAROLINE COMMERCE CENTER

**McKesson Open for Business**

**CAROLINE COUNTY, VA 22546**

### "Needs and Wants"

- Moving America's Goods and Services
  - Need New Warehouse, Distribution or Manufacturing Sites
  - Want Safe, Secluded and Secured Facility
  - Emergency Backup Site
- **NEW ROAD ROUTE 652 / RUTHER GLEN ROAD**
  - Technology Zone: <http://www.visitcaroline.com/economic.html>
  - Come to the North/South crossroads for American Commerce and Truck Transportation on Interstate 95 at Exit 104 RUTHER GLEN/CARMEL CHURCH, VA.
  - Land for Sale, Lease or Build to Suit from 5+ acres to 150 acres+.
  - CSX Potential, for details contact [Russ\\_Smitley@CSX.com](mailto:Russ_Smitley@CSX.com)
  - Sites available for development for distribution, light manufacturing, commercial and retail uses.
  - CNBC selects Virginia as the best state for doing business. <http://www.cnbc.com/id/43381920>



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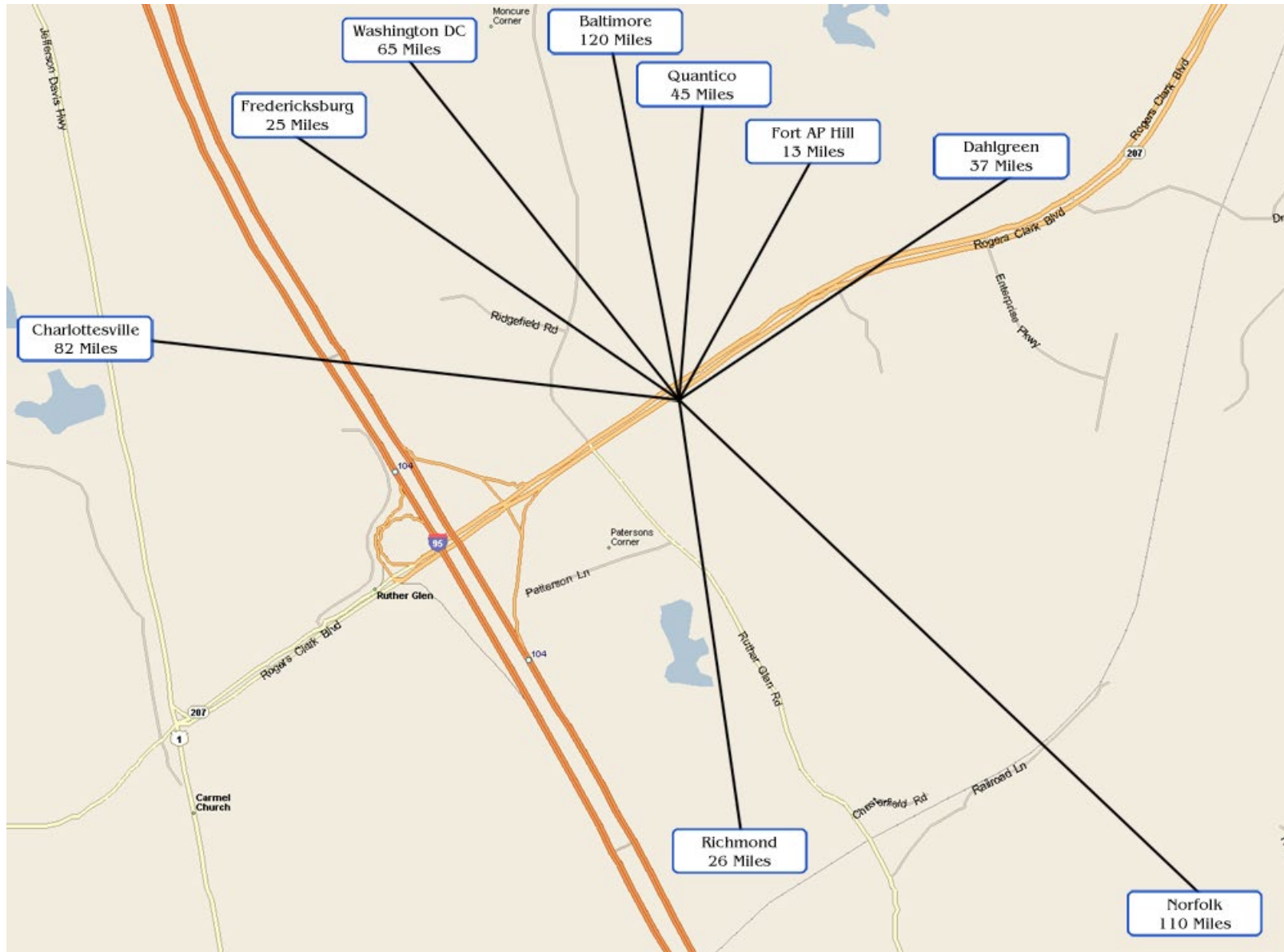
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