

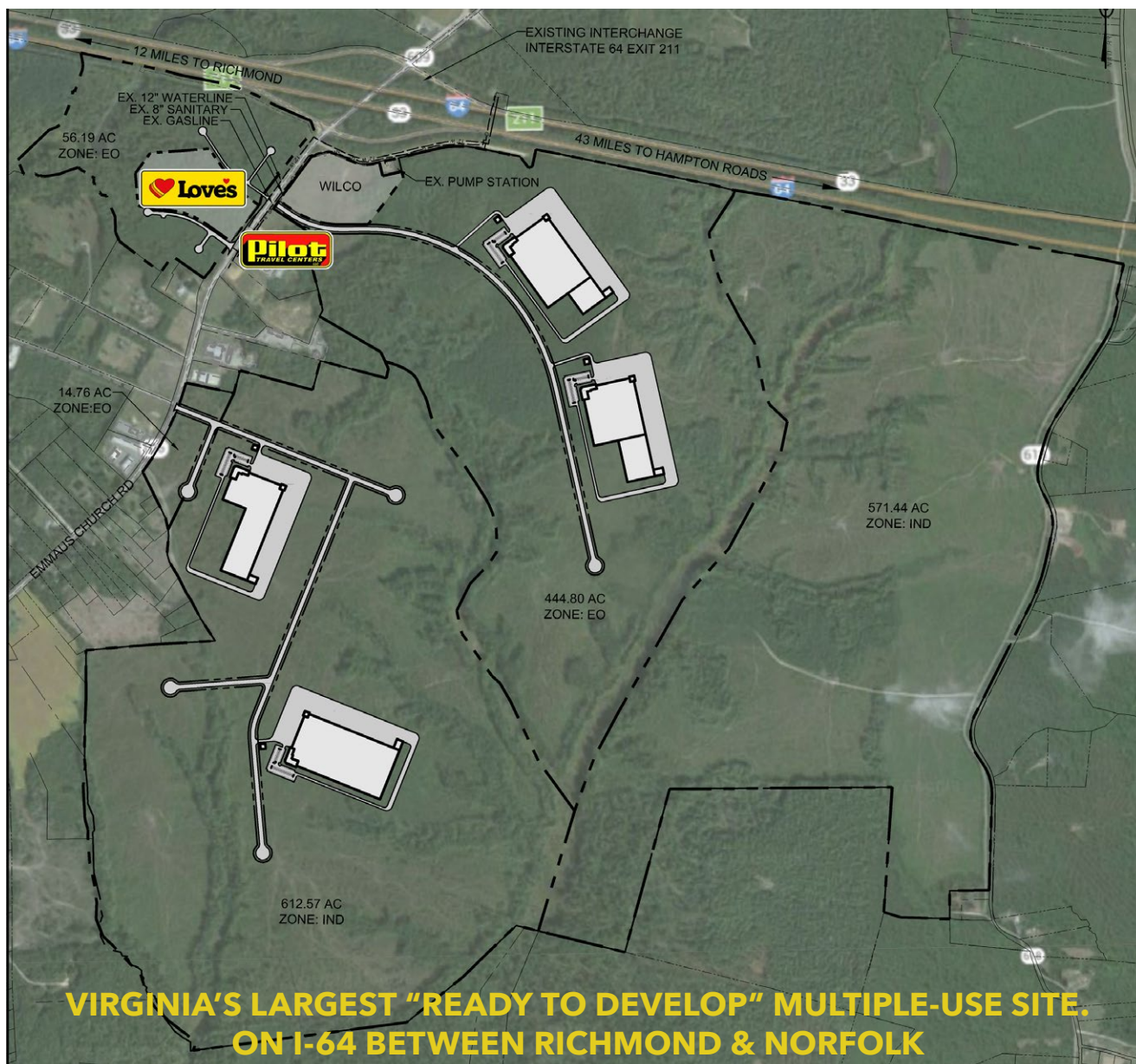
New Kent City Center

The Crossroads of Opportunity

Interstate 64 & Route 106 (Exit 211-Talleysville), New Kent, VA



NEW MASTER PLAN



VIRGINIA'S LARGEST "READY TO DEVELOP" MULTIPLE-USE SITE. ON I-64 BETWEEN RICHMOND & NORFOLK

PROPERTY HIGHLIGHTS

- 1,600 acres available; can subdivide
- 1,200± acres Industrial; 400± acres Industrial/Economic Opportunity
- Interstate exposure for retailers
- Ready for development, utilities in place
- Excellent interstate access; just off I-64 and Route 106 (Exit 211–Talleysville)
- Call agent for pricing information



John Jay Schwartz, MCR, RPA
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 jjschwartz@HaveSiteWillTravel.com
 www.HaveSiteWillTravel.com

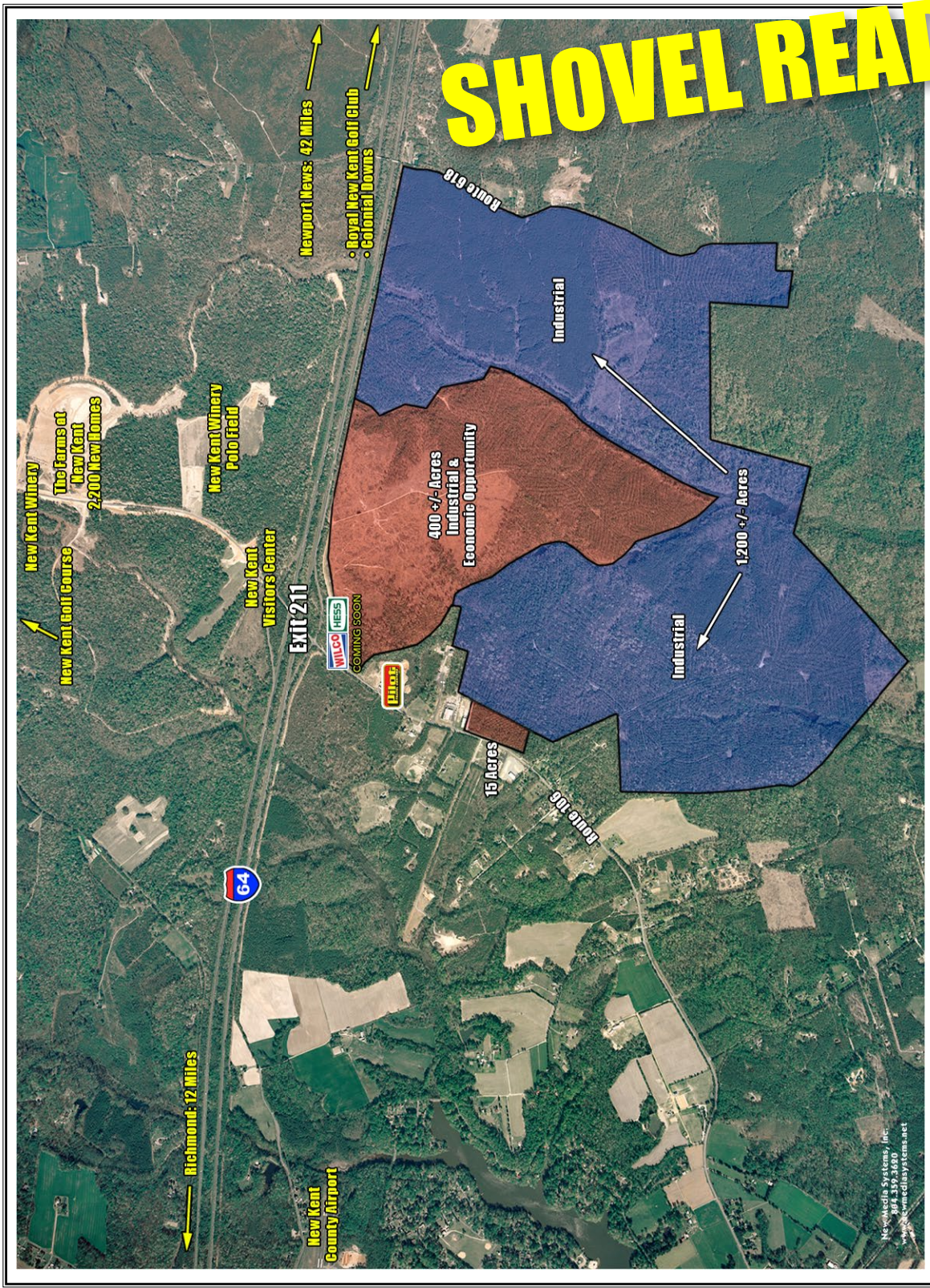


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Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing / sale.

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Interstates & Highways

- * **I-64** Bisects New Kent
- * **I-295** 5 Minutes West
- * **I-895** 10 Minutes Southwest
- * **I-95** 15 Minutes West
- * **I-85** 30 Minutes Southwest
- * **I-288** 30 Minutes Southwest

Interstate Traffic Count

I-64 @ State Route 155 averages of over 57,000 vehicles daily.

I-295 South @ I-64 averages of over 71,000 vehicles daily.

Motor Carriers Over 100 trucking firms serve the area.



New Kent County, Virginia Economic Development Authority
7324 Vineyards Parkway, New Kent County, Virginia 23124 Phone:
804-966-9631 , rahathaway@co.newkent.state.va.us



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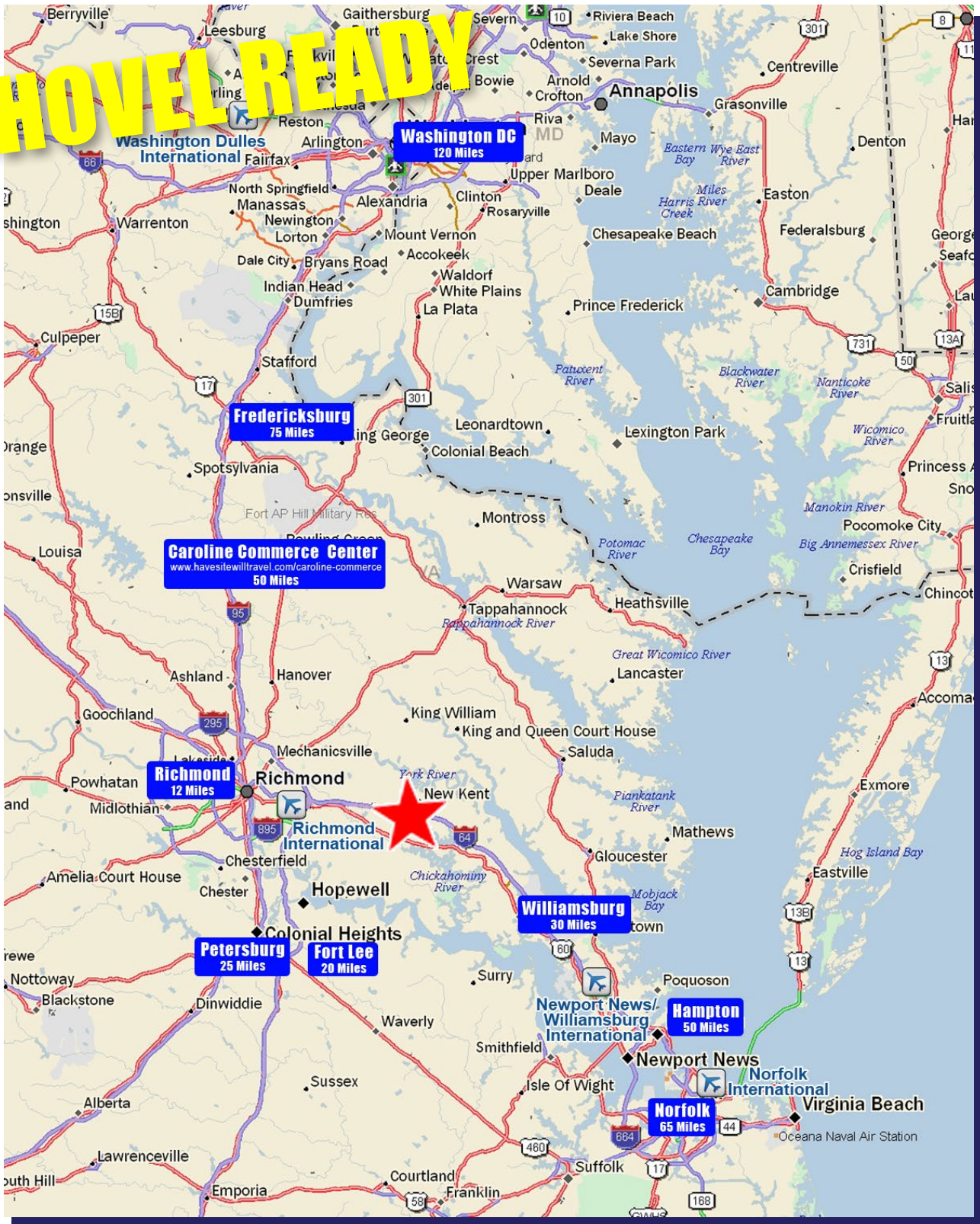
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SHOVEL READY



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THE MAN WITH SQUARE FEET

Celebrating 40 years with 40 million sq. ft.

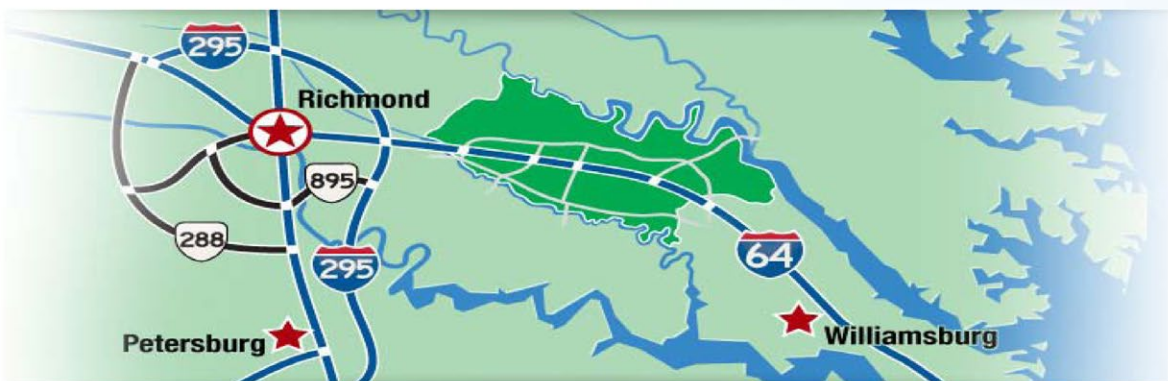
Location, Location, Location

No matter the size or type of business, you can rest assured that New Kent County has the advanced utility, communication and transportation network necessary to help drive your enterprise into the future.



Central East Coast

New Kent County, Virginia is at the Center of the East Coast, within 750 miles of over 55% of the nation's population and nearly 60% of its personal income and consumer expenditures. It's bisected east to west by I-64 with four high-traffic count exits; for north-south movement Interstate 295 is within three miles. For businesses of varying sizes and types, New Kent has the advanced utilities, communications and transportation networks necessary to support future commercial needs.



Convenience

With its four I-64 Exits in Eastern Central Virginia, New Kent's geographic location in the Mid-Atlantic is convenient for warehouse, transportation, industrial, manufacturing and other diverse commercial activity.



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New Kent City Center and Talleysville West Utilities Available per New Kent County, VA

Electric Power

Name of Primary Supplier: Dominion Virginia Power
Redundant: Yes
Phase: 3
Amps: 5,500kW
Electric UPS: Mp
Generator: No

NATURAL GAS

Name of Supplier: VA Natural Gas
Distance from Property (feet): On site
Line Size (inches): 8"
Pressure (psi): 120 -150 psi

Water

Water Provider: New Kent County
Distance from Property (feet): On site
Line Size (inches): 12"
Total Capacity of Treatment Plant (gpd): no treatment required
Available Capacity to Property (gpd): 250,000 gpd
Water Tank Capacity (gallons): 1 million gallons
On-Site Treatment Plant: No
Well Capacity (gpd): 2 wells at 1,200 gpd each.

Sewer

Sewer Provider: New Kent County
Distance from Property (feet): On Site
Line Size (inches): 15" gravity sewer, 12" force main
Total capacity Treatment Plan (gpd): 2 mgd
Available Capacity to Property (gpd): 250,000 gpd
On-Site Treatment Plant: No
Septic System Capacity (gpd): N/A

Telecommunications

Primary Telecommunications Provider: Verizon
Other Providers: Cox Communications
Fiber: Yes
Distance to Fiber (feet): On site
Redundant Routes: No
Wireless Broadband: No
Sonet Ring: No
Broadband Speed Level: High, 6 Mbps
Other: T-1 line on site along Route 106



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