



LOCATION: Technology Boulevard and U. S. Route 60 (Williamsburg Road), at the intersection of I-295 and I-64, Henrico County, Virginia (-77° .14'1.62" W-Longitude 37°29'0.58" N-Latitude)

ACREAGE: 2,278 acres total; ± 1,014 acres available.

ZONING: M-2 (General Industrial District) with covenants and restrictions in favor of high-tech.

TAX PARCEL NUMBER: Various.

DESCRIPTION: White Oak Technology Park is a master planned, class A, high-tech/high-value manufacturing center located at the southeast quadrant of I-295 and I-64. Anchor tenants include: QTS Data Center 1,300,000 square feet (former semiconductor facility) Hewlett-Packard Company 1,400,000 square feet Financial Processing Center 400,000 square feet.

WATER: 16", 24", and 30" lines along Route 60, Elko Road, Portugee Road, and Technology Boulevard, service provided by the County of Henrico. 10 MGD firm capacity, 6 MGD additional stored on site with room for expansion.

SEWER: 16" line along the Route 60 and Elko Road and a 30" line along Portugee Road, service provided by the County of Henrico. New pumping station with an initial 13 MGD pumping capacity and room for additional capacity.

GAS: 8" and 12" line, 150 PSI, along Memorial Drive and Technology Boulevard.

ELECTRIC POWER: Dominion Virginia Power Company dual feed, double circuit 230 KV line and substation. A 110 MW substation at QTS facility and two in close proximity. 34.6 KV lines are in Elko Road and Portugee Road.

FIBER OPTIC CABLE: Comcast, Level 3 Communications, Lumos Networks, SummitIG, Verizon, Windstream Corp., Zayo Group & others available.

VIBRATION CHARACTERISTICS: No measurable vibrations.

DISTANCE TO NEAREST INTERSTATE INTERCHANGE: 0.5 miles to the intersection of I-295 & I-64.

DISTANCE TO NEAREST 4-LANE ARTERIAL: 0.2 miles to Memorial Drive and U. S. Route 60 (Williamsburg Road).

DISTANCE TO RICHMOND INTERNATIONAL AIRPORT: 6 miles.

ESTIMATE ASKING PRICE: Negotiable.

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