



HENRICO EDA

VIRGINIA • USA

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; ± 1,282 acres available

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

ISO RATING: Class 1

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. The park is owned by the Henrico County Economic Development Authority. Development-ready sites up to 818 acres are available for high capital investment and/or job producing projects.

TENANTS INCLUDE:	<i>Anord Critical Power</i>	49,000 sq.ft.
	<i>Bank of America</i>	400,000 sq.ft.
	<i>Facebook</i>	970,000 sq.ft.
	<i>Hewlett-Packard Company</i>	935,000 sq.ft.
	<i>Lumber Liquidators</i>	1,000,000 sq.ft.
	<i>Polykon Manufacturing, LLC</i>	56,558 sq.ft.
	<i>Premier Fixtures</i>	200,000 sq.ft.
	<i>QTS Data Center</i>	1,300,000 sq.ft.
	<i>Syncreon</i>	120,000 sq.ft.

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

NATURAL GAS: 8" and 12" line, 150 PSI, along Memorial Drive and Technology Boulevard. Provided by the City of Richmond

ELECTRIC POWER: Dominion Energy dual feed, double circuit 230 KV line and on-site substation with two substations within close proximity. 34.6 KV distribution system along Elko Road and Portugee Road

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

DISTANCE TO INTERSTATE INTERCHANGE: 2.8 miles to the intersection of I-295 & I-64

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

DISTANCE TO AIR: 6 miles to Richmond International Airport (RIC)

SALE INFORMATION: Price is based on fair market value appraisal.

CONTACT: Twyla Powell
Henrico Economic Development Authority
804-501-7654 Twyla@Henrico.com

