



WHITE OAK

TECHNOLOGY PARK



White Oak Technology Park is a master-planned, publicly owned industrial park located at the intersection of I-64 and I-295 in tax-friendly Henrico County. The 2,270-acre park boasts the extensive, reliable utility and transportation infrastructure today's most advanced manufacturing facilities and data centers demand. With 1,300 acres of build-ready industrial land remaining, White Oak Technology Park is one of the premier development opportunities on the East Coast.

The park boasts a robust infrastructure network, including double circuit, dual feed 230kV line, 10+ MGD water and sewer capacity, and a dense fiber network. White Oak's proximity to major interstates, deep labor pool, and location in low-tax Henrico County has attracted major corporations such as QTS, Hewlett-Packard, Air Liquide, and Facebook.

White Oak also features:

- Heavy infrastructure in place at all sites
- Class 1 ISO rating
- Existing engineering and environmental reports
- 4-lane access leading to major highways
- Owned and controlled by Henrico County
- Sale or BTS options available
- Starting at \$100,000 per acre

SITE 3:

- 17.22 acres; 12.52 net usable acres - divisible
- Industrial-grade utilities in place
- Public owned, divisible as needed
- Build ready – all assessments completed



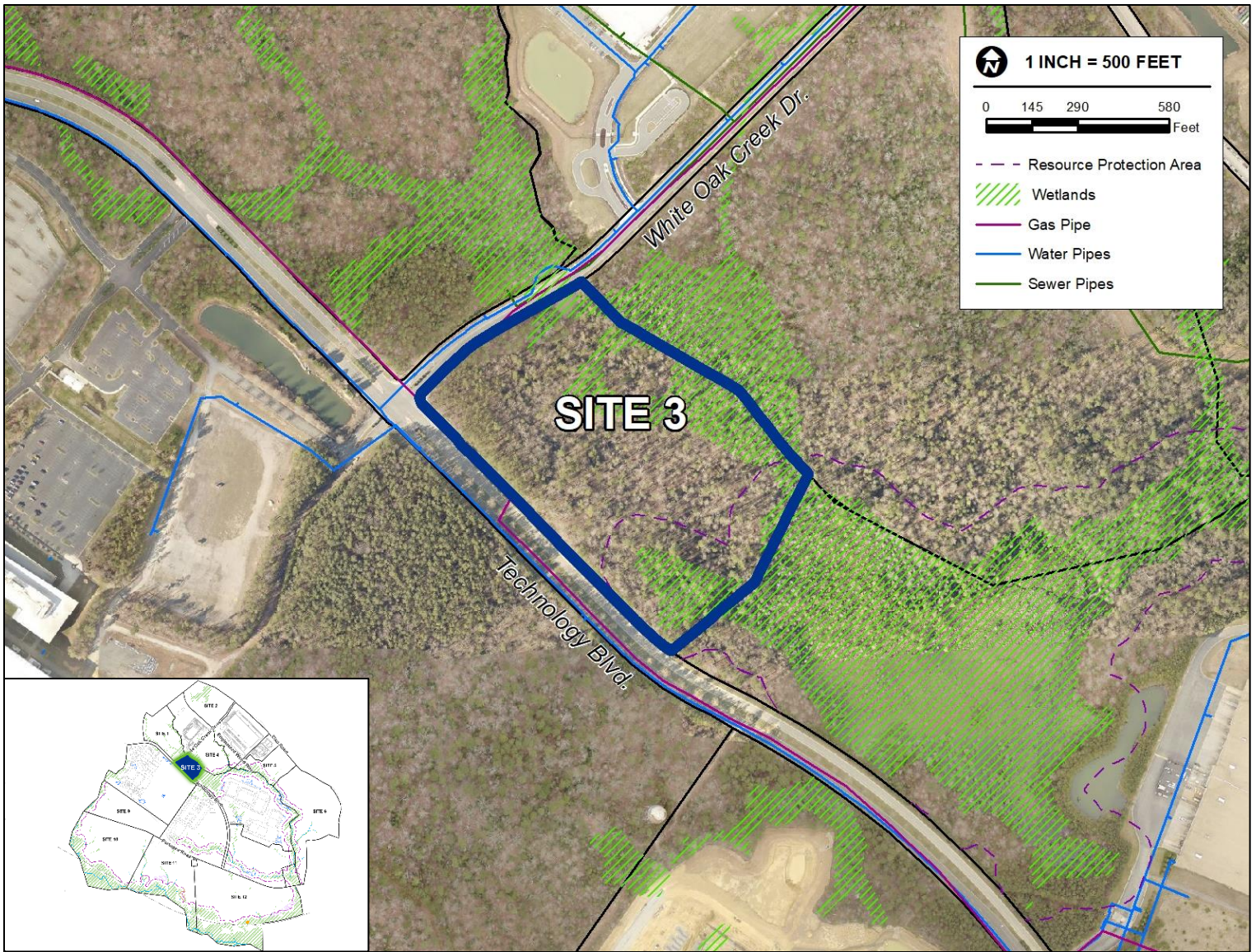
Henrico Economic Development Authority

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Virginia, 23228 USA





White Oak Technology Park: Location:

Park Area:	2,270 acres	Distance to Highway:	2.8 miles - I-64, I-295
Available:	1593.6 acres	Distance to Airport:	6 miles (RIC)
Zoning:	M-2 (General Industrial)	Distance to Port:	16 miles
GPIN:	849-704-6939	Regional Population:	1,294,204

Site: Utilities:

Usable Area:	12.52 acres	Water:	10+ MGD, 24" line (Henrico Co.)
Slope:	Gently rolling, minimal	Wastewater:	13+ MGD, 12" line (Henrico Co.)
Environ. Report:	Wetlands delineated, Phase I&II completed, Geotechnical studies & soil borings available	Electricity:	Dominion Energy – Dual-feed, redundant 230kV and 34.5kV feeds, substation on site
Proposed Uses:	Manufacturing, Data Center, Research and Development, and Headquarters	Communications:	Comcast, Level 3 Communications, Lumos Networks, SummitIG, Verizon, Windstream Corp., Zayo Group and others available

Ownership:	Owned by Henrico EDA	Natural Gas:	120 PSI, 8" line (Richmond Gas Works)
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