



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 4:

- 54.13 acres; 43.42 net usable acres - divisible
- Industrial-grade utilities in place
- Public owned, divisible as needed
- Build ready – all assessments completed



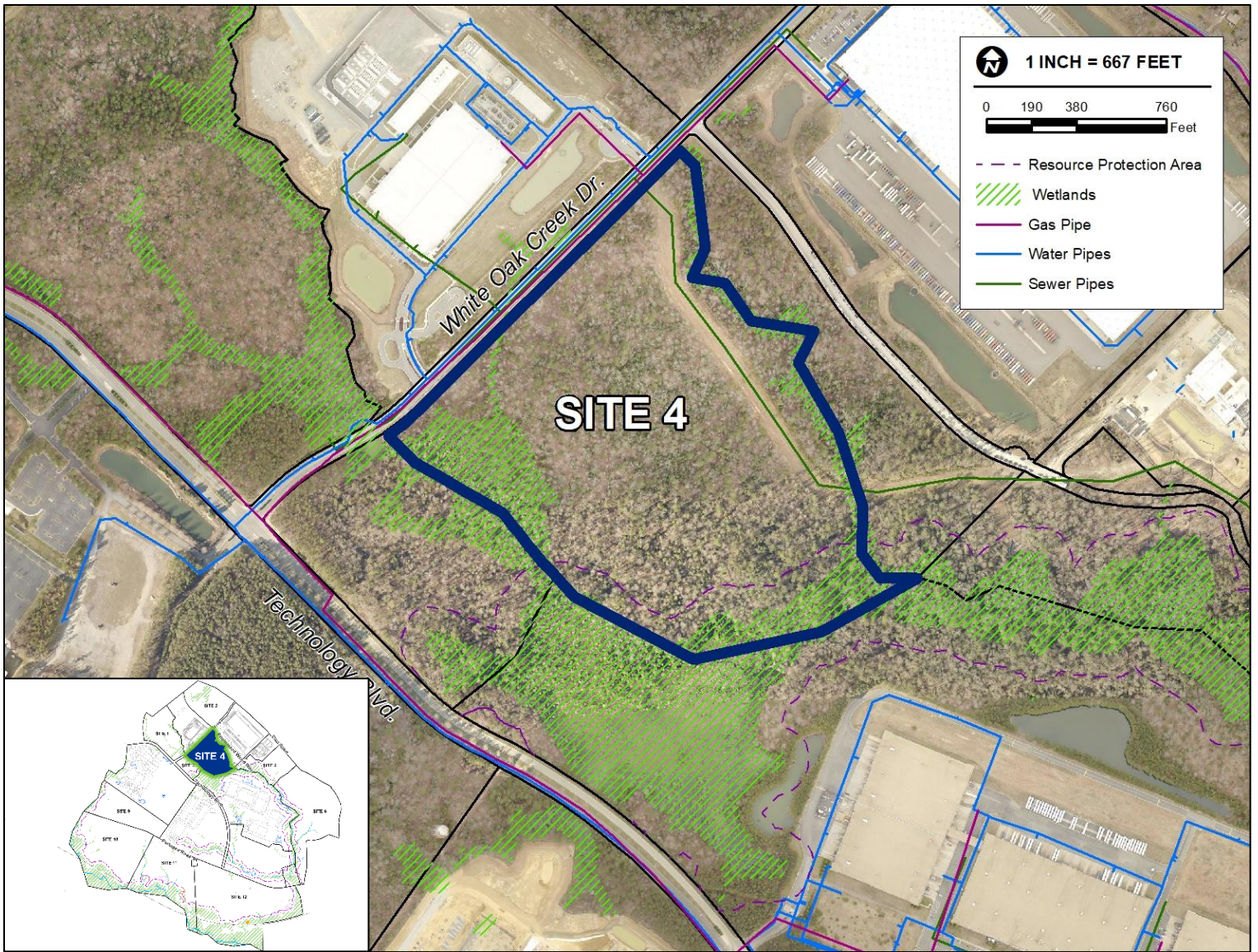
Henrico Economic Development Authority

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4300 East Parham Road, Henrico County

Virginia, 23228 USA





White Oak Technology Park:

Park Area:	2,270 acres	Location:	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:

Usable Area:	43.42 acres	Utilities:	Water: 10+ MGD, 16" line (Henrico Co.)
Slope:	Gently rolling, minimal		Wastewater: 13+ MGD, 30" 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, 4" line (Richmond Gas Works)
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