

# 890 ACRE MEADOWVILLE TECHNOLOGY PARK

**Class A business park with  
greenfield sites and dedicated  
interstate interchange**

**1701 Meadowville Technology Parkway | Chester, VA 23836**



[www.gatewayregion.com](http://www.gatewayregion.com)



**Meadowville**

[www.meadowville.com](http://www.meadowville.com)



# Why Invest in Chesterfield County, VA?

Chesterfield County is a globally competitive location for expanding businesses with robust transportation and highway networks. Centrally located on the East Coast and in the Richmond-Petersburg metro area, the county has access to a **workforce of more than 711,000**, as well as **41 percent of the U.S. population** within a 10-hour drive. Chesterfield County is within 15 minutes of the Port of Richmond, and less than 2 hours from the **Port of Virginia**, which accommodates next-generation Panamax vessels and handles 2.3 million TEUs annually. The **Richmond International Airport** and Chesterfield County Airport are also both within a 20 minute drive, making travel and shipping easy and fast.

Named one of the best suburbs in the nation and best communities for young people, **Chesterfield County is a great place to live** with award-winning schools and housing communities.



## Ideal Industries

### Logistics

Chesterfield: #1 logistics location on the East Coast

-The Boyd Company, 2015

### Corporate

Virginia: #4 best state for business

-Forbes, 2014

### Data Centers

Virginia: #3 fastest peak average Internet connection speed in U.S., #5 worldwide

-Akamai Technologies Inc, 2015



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Meadowville Technology Park is ideally suited for data centers, distribution and logistics operations, and corporate offices. The site is only minutes from major highways and U.S. routes such as I-295, I-95 and Rt 10. The publicly owned park has major business facilities with world-class access to workforce and transportation, as well as heavy water, electric and data infrastructure.

## Site Prep

- I-2 & CUPD zoning
- Phase I Environmental
- U.S. Army Corps Certified Wetland Study
- DEQ Status Letter
- Soil Borings

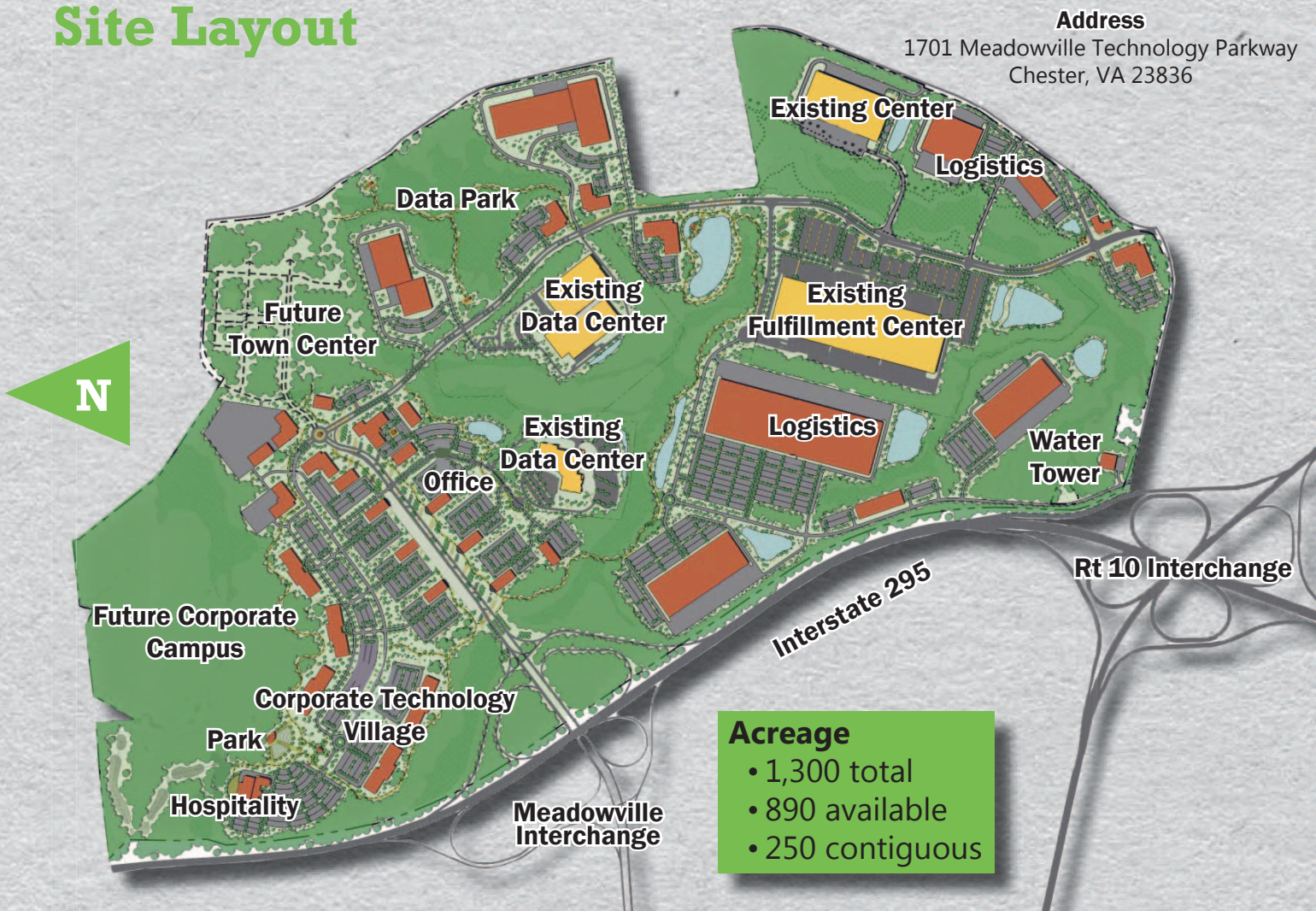
## Utilities

- Electric: Redundant 34.5 KV on-site
- Natural Gas: 8 in. line size on-site
- Water: 24 in. line size on-site, 10,000,000 GPD capacity
- Wastewater: 36 in. line size on-site
- Data: Wireless, fiber and SONET rings

## Tenants

- Amazon.com
- Capital One
- Northrop Grumman
- Medline Distribution

## Site Layout



## Acreage

- 1,300 total
- 890 available
- 250 contiguous





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