

HOPEWELL BUSINESS CENTER

Site and buildings with
steam and rail in heavy
industrial zone

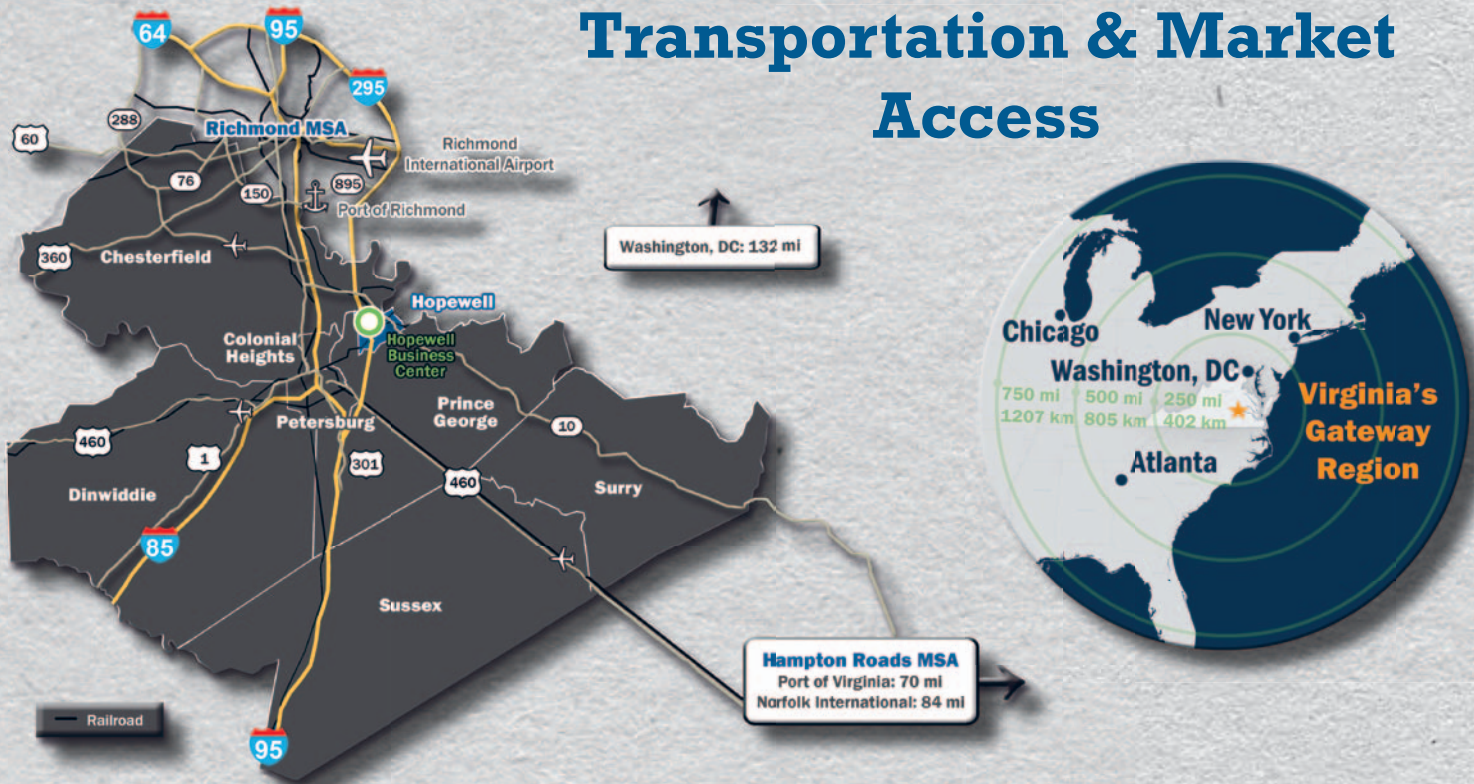
105 Winston Churchill Drive | Hopewell, VA 26860



Why invest in Hopewell, VA?

The City of Hopewell is a globally competitive location for expanding businesses with a robust interstate and highway network, and proximity to airports and the Port of Virginia. Centrally located on the East Coast and part of the Richmond-Petersburg metro area, the city has access to a **workforce of more than 711,000** within a 45-minute drive, and **41 percent of the U.S. population** within 10 hours. As part of the Tri-Cities urban area, located along the beautiful James River and just 30 minutes from Virginia capital, Richmond, Hopewell offers employees a wide range of recreation, dining and housing options.

Transportation & Market Access



Virginia: 4th best state for business

-Forbes, 2014

Virginia: 2nd best state to raise a family

-Niche, 2015

Water

Minimal pretreatment requirements, 20MGD excess capacity

Incentive Zones

- Virginia Enterprise Zone
- New Market Tax Credit
- Hub Zone

Manufacturing

The region is home to a large manufacturing industry cluster including Ashland, DuPont, Rolls-Royce, Honeywell, Alstom Power and Hillphoenix, to name a few

HOPEWELL BUSINESS CENTER

Located in a Virginia Enterprise Zone, the Hopewell Business Center is a multi-building complex on redevelopable land. Owner seeks sale or lease, and will modify site or buildings to client requirements. The property is ideally suited for heavy industry, featuring a full complement of infrastructure including steam and rail. The building is a combination of warehouse, manufacturing, lab and office space suitable for a variety of tenants.

Site Specs

- M-2 heavy industrial zoning
- Phase I & II Environmental Audits Available
- 3 dock height doors
- 20 ft max. ceiling height

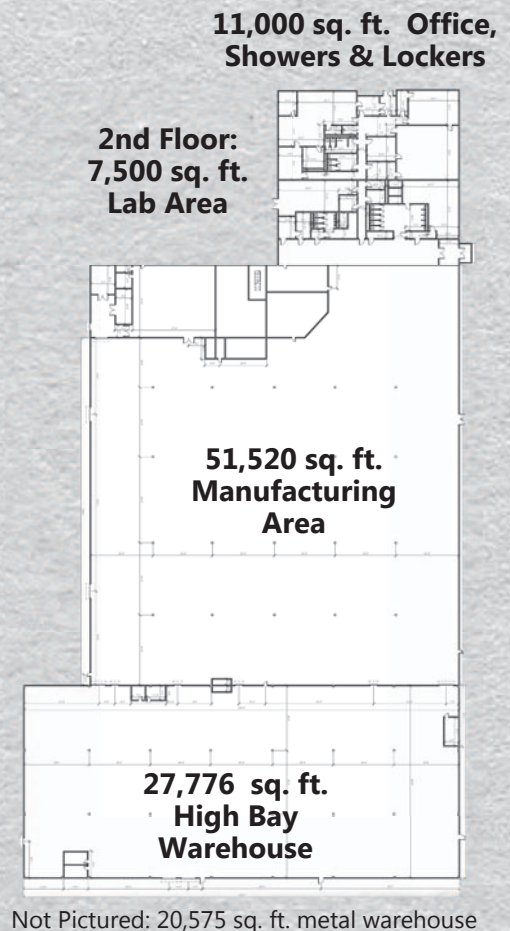
Utilities

- Electric: EHV, transformers on-site
- Natural Gas: 6 in. line on-site
- Water: 20 in. line on-site
- Wastewater: 8 in. line on-site
- Fiber & cogeneration available

Transportation

- Rail: Siding with train shed
- Port of Virginia: 70 mi.
- Richmond International Airport: 19 mi.
- Dinwiddie County Airport: 18 mi.
- I-295: 4 mi.
- U.S. Rt. 10: 0.1 mi.

Site & Building Layouts





Renee Chapline
President & CEO
Virginia's Gateway Region
(804) 732-8971
rchapline@gatewayregion.com

Charles Dane
Assistant City Manager
City of Hopewell
(804) 541-2271
cdane@hopewellva.gov

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www.gatewayregion.com

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