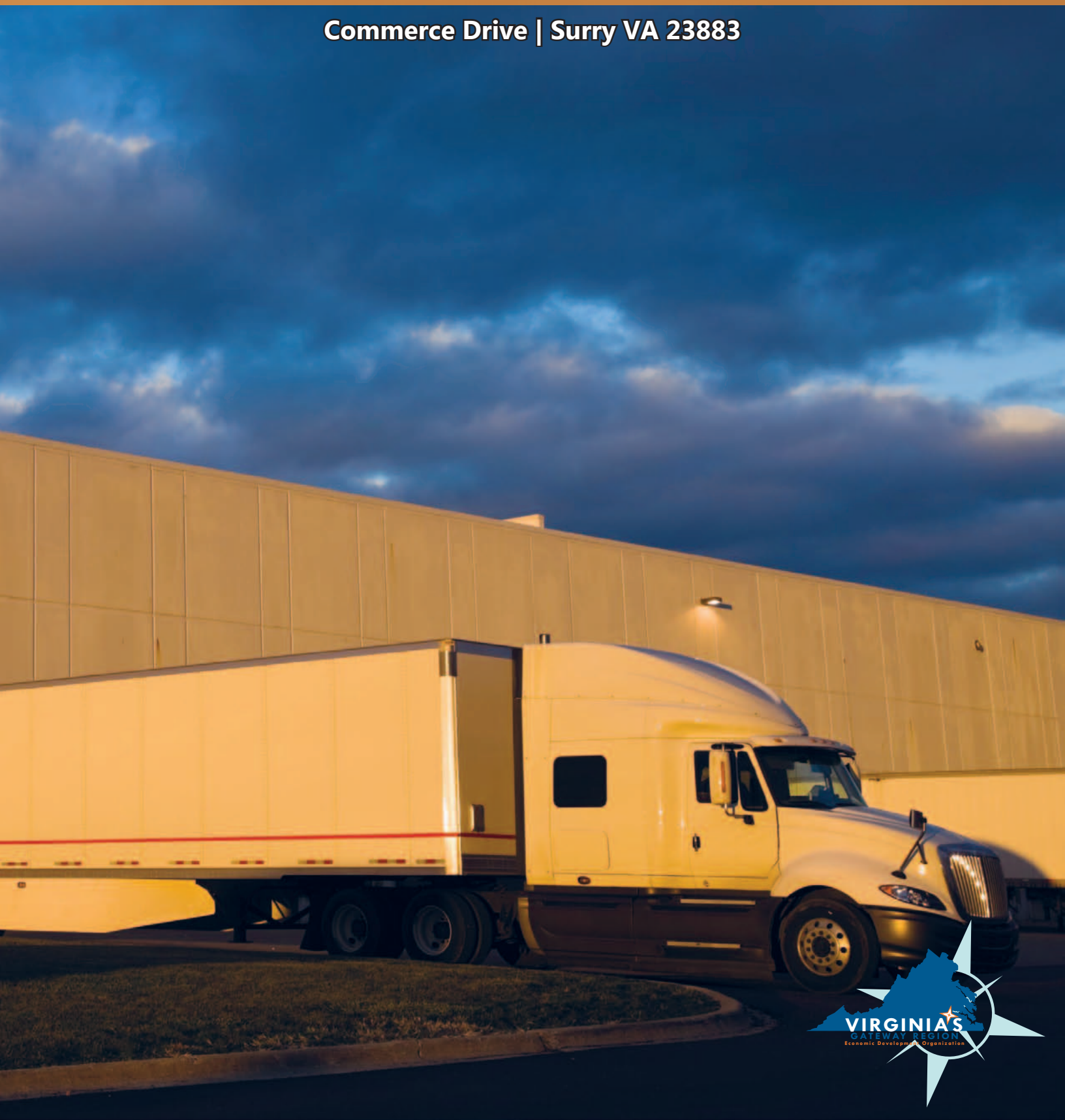


SURRY WEST BUSINESS CENTER

**Large publicly owned site with
port proximity and dual metro
workforce access**

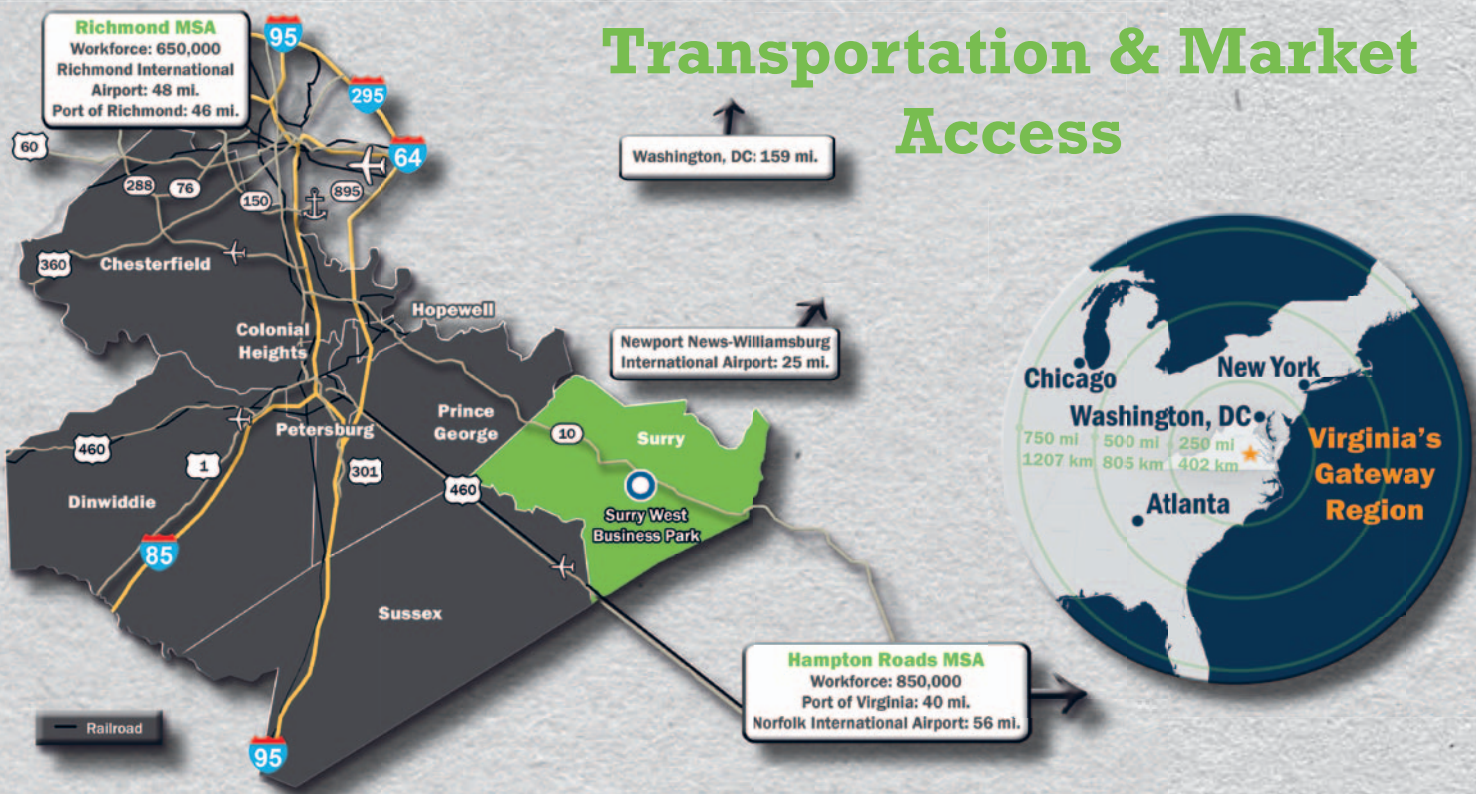
Commerce Drive | Surry VA 23883



Why Invest in Surry County, VA?

Surry County is a globally competitive location for expanding businesses with robust transportation and highway networks and natural resources. Centrally located on the East Coast between the Richmond-Petersburg and Hampton Roads metro areas, the county has access to a **workforce of 730,000** within a 1-hour drive radius, and **41 percent of the U.S. population** within 10 hours. Surry is less than 1 hour from the **Port of Virginia**, which accommodates post-Panamax vessels and handles 2.3 million TEUs annually. **Newport News-Williamsburg International Airport** and Wakefield Municipal Airport are also less than 25 miles away, connecting the county with commercial cargo and international travel destinations.

Transportation & Market Access



Virginia: 4th best state
for business

-Forbes, 2014

Surry: One of the nation's 100 best
communities for young people

-America's Promise Alliance, 2011

Workforce Training

- **Fort Lee:** Unique logistics, manufacturing and culinary training programs, adding 400 veterans to the workforce annually
- **John Tyler Community College:** Serves 15,000 students
- **Thomas Nelson Community College:** Serves 11,000 students

Industry Cluster

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

SURRY WEST BUSINESS CENTER

Surry West Business Center is a publicly owned industrial park with 142 acres available to subdivide. It is currently home to Windsor Mill, a wood products manufacturer, and is ideally suited for agriculture, warehousing and distribution, or light manufacturing uses.

Site Prep

- US Army Corps Certified Wetland Study
- Soil Borings/Geotech
- Phase I Environmental Audit
- Industrial zoning

Transportation

- Highways: Direct access to Rt. 10; 15 mi. to Rt. 460; 35 mi. to I-295
- Port of Virginia: 40 mi.
- 2 International Airports: 48 mi.
- Ferry to Williamsburg: 7 mi.

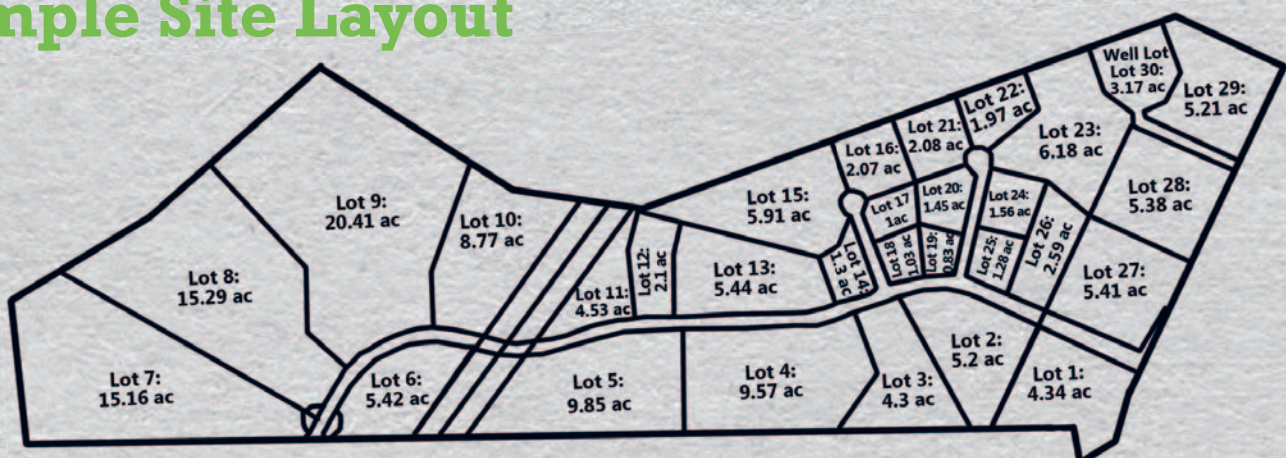
Utilities

- Water: On-site
- Wastewater: On-site
- Data: Wireless broadband and fiber connections available

Site Aerial



Sample Site Layout





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

Tyrone Franklin, Jr.
County Administrator
Surry County
(757) 294-5271
twfranklin@surrycountyva.gov

SURRY WEST BUSINESS CENTER



www.gatewayregion.com

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