

# 1,130 ACRE SUSSEX COUNTY MEGASITE

Large acreage, publicly owned  
Virginia site with rail siding and  
port proximity

5056 Beef Steak Rd | Waverly, VA 23890





# Why Invest in Sussex County, VA?

Sussex County offers a globally competitive location for expanding businesses, complete with direct access to rail and proximity to ports. Within an hour, the Port of Virginia has four terminals, the **deepest shipping channels on the East Coast**, accommodates next-generation Panamax vessels, handles 2.3 million TEUs annually and has 30 miles of on-dock rail access. The county is also within **60 miles** of three international airports and 10 municipal airports. Centrally located on the East Coast and between the Richmond-Petersburg and Hampton Roads metro areas, the county has access to a **workforce of more than 1.5 million**, as well as **41 percent of the U.S. population** within a 10-hour drive. It is also within the Virginia Tobacco Commission territory, in a New Market Tax Credit Zone and is Foreign Trade Zone eligible, offering incentives, tax credits or customs flexibility, respectively.

Sussex County is primarily rural with small towns and a relaxed pace of life, but has access to a myriad of urban shopping, housing and entertainment options within a 30-minute drive in either direction.

Virginia: 4th best state for business

-Forbes, 2014

Virginia: #1 state in STEM job concentration

-U.S. Chamber of Commerce, 2014

## Workforce & Market Access





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The Sussex Megasite is best suited for large industrial use by companies in the advanced manufacturing and aerospace, food manufacturing, or distribution and logistics fields. The site is convenient to major highways and U.S. routes such as I-95, I-295, I-85 and Rt 460. It is also well positioned to access rail, seaport and airport infrastructure, guaranteeing your cargo will reach target markets by whatever transport necessary– and fast!

## Site Prep

- Phase I Environmental
- Geotech & Soil Borings
- Wetland Delineation
- Timber Management Plan
- W/S Expansion Design
- I-2 zoning

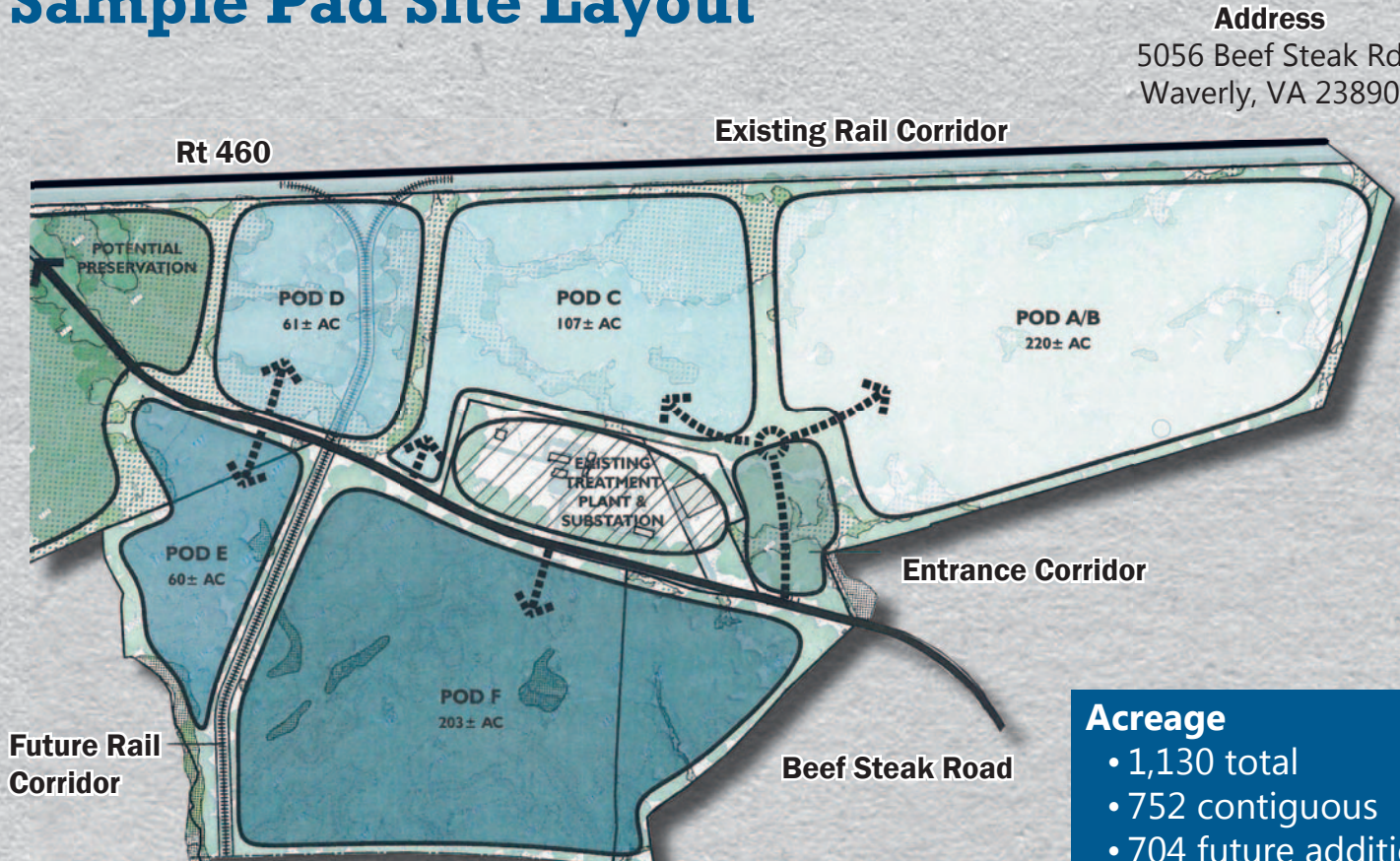
## Utilities

- Redundant electricity, substation on-site
- Natural Gas: 3,000 ft. from site
- Water: 2,500 ft. from site with planned extension, 500,000 GPD capacity
- Wastewater treatment plant on-site for reclaimed water potential
- Fiber

## Rail

- Rail siding with double stack capability by Norfolk Southern and access to at least six intermodal facilities, one of the largest concentrations on the East Coast

## Sample Pad Site Layout







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SUSSEX COUNTY  
MEGASITE**



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