

LOCATION

Address:	27877 Cabin Point Road
City:	Waverly
State:	VA
Zip Code:	23890
Locality:	Sussex
Virginia Enterprise Zone:	No
Technology Zone:	No
Foreign Trade Zone:	No
Hub Zone:	No
Property ID :	234842

SALE/LEASE INFORMATION

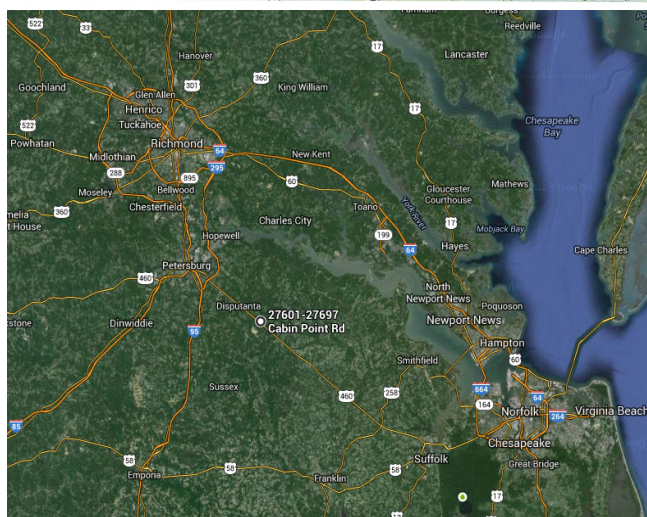
Sale Price (Entire Site):	\$0.00
Price Per Acre:	\$1,000.00 To \$1,000.00
Publicly Owned:	Yes

PROPERTY INFORMATION

Site Size:	156 ac / 62.4 ha
Suitable For Construction:	134 ac / 53.6 ha
Largest Contiguous:	134 ac / 53.6 ha
Subdividable:	Yes
Zoning:	I-1
Topography:	wooded with flat and gently rolling topography
Outside Storage:	Yes
U.S. Army Corps Certified Wetland Study:	Yes
Phase I Environmental Audit:	Yes
Right Now Certified:	No

UTILITIES

Electric Power:	Prince George Electric Cooperative
Redundant:	No
Natural Gas:	Columbia Gas of Virginia
Water:	Sussex Service Authority
Sewer:	Sussex Service Authority
Telecommunications:	Mid-Atlantic Broadband Cooperative
Fiber:	Yes
Redundant Routes:	No
Sonet Ring:	Yes



COMMENTS

building layouts available for 30/60/65/110/240K SF

Wetlands have been delineated, Phase I is complete with no known environmental issues.

Water and sewer line designs complete, extension construction in progress to be completed 2016.

The site contains a total of 156 acres. An additional 2,146 acres has been identified adjacent to the site under multiple ownership, including the Megasite on the opposite side of U.S. 460.

TRANSPORTATION

Closest Interstate:	I-295
Closest 4-Lane Highway:	U.S. Route 460
Rail Provider:	
Served by Rail Siding:	No
Closest Commercial Airport:	Richmond International Airport
Closest General Aviation Airport:	Wakefield Municipal Airport
Closest Port:	Port of Virginia (Richmond Marine Terminal)/ 38.59 mi

CONTACT INFORMATION

Name:	John Loftus
Phone Number:	804-545-5786
Email:	jloftus@yesvirginia.org
Company:	Virginia Economic Development Partnership
Address:	901 East Byrd Street, Richmond, VA 23219