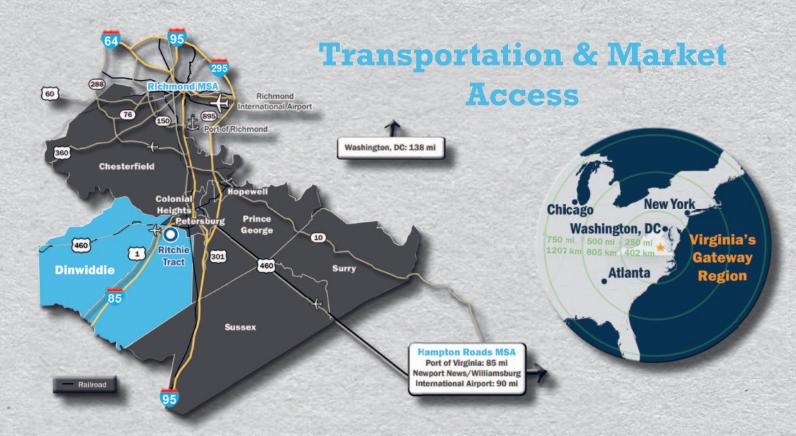
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Subdividable site with prime interstate access, on-site utilities and available incentives



# Why Invest in Dinwiddie County, VA?

Dinwiddie County is a globally competitive location for expanding businesses with robust transportation and highway networks. Located near the intersection of I-85, Rt 460 and Rt 1, the county's strength as a logistics location is evident in the presence of some of the region's largest distribution centers, including **Amazon.com** and **Walmart.** Centrally located on the East Coast and part of the Richmond-Petersburg metro area, the county 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. The Port of Virginia is within a 2-hour drive and Richmond International Airport within 30 minutes, opening options for commercial cargo and international travel destinations.



Virginia: 4th best state for business

-Forbes, 2014

Richmond: Happiest large metro in the United States

-U.S. National Bureau of Economic Research, 2014

#### Workforce

Labor pool of more than 711,000 in 45 min. radius with high-level skills and work ethic

#### **Incentive Zones**

- Virginia Enterprise Zone
- Tobacco Region
- New Market Tax Credits

## **Logistics Cluster**

The region is home to a large logistics and distribution industry cluster including Amazon.com, Walmart, Food Lion and UPS, to name a few

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The Ritchie Tract is ideally suited for distribution and logistics and manufacturing operations. The site is just minutes from major highways and corridors, nearby retail and commercial hot spots, and is in close proximity to air and port travel. The subdividable site is also eligible for Virginia Tobacco Commission grants, New Market Tax Credits and Virginia Enterprise Zone incentives.

## **Site Prep**

- Wetland delineated and confirmed by U.S. Army Corps of Engineers
- Soil Borings
- M-1, M-2 and B-2 zoning

#### **Utilities**

- Electric: Redundant 13.2 KV on-site
- Natural Gas: 6 in. line available
- Water: 24 in. line on-site, 5.2 MGD available capacity
- Wastewater: 8 in. gravity sewer line
- Data: Fiber with SONET

## **Occupants**

- HillCrest Transportation
- Agri-Nutrients

# **Site Layout**





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