

# SITE SPECIFICATIONS

## Labor Statistics

Labor Force 60 Minutes drivetime: **795,931**

Total Population 60 Minutes drivetime: **1,582,286**



	Johnson Development Associates, Building 1	Southampton Commerce and Logistics Center	Shirley T. Holland Intermodal Park	Pretflow Industrial Park
Site Area (acres)	67	492 (230 contiguous acres)	1,400 (965 contiguous acres)	173 (65 contiguous acres)
Subdividable	N/A	Yes	Yes	Yes
Zoning	Limited Industrial (LI)	M-2, Industrial	LI/GI	M-2, General Industrial
Topography	N/A	Level, cleared	Gently rolling	Level, cleared
Enterprise Zone	No	Yes	No	Yes
<b>Utilities</b>				
Electric Provider	Dominion Virginia Power	Dominion Virginia Power	Dominion Virginia Power	City of Franklin
Natural Gas Provider	Columbia Gas of Virginia	Columbia Gas of Virginia	Columbia Gas of Virginia	Columbia Gas of Virginia
Water Provider	Isle of Wight County	Southampton County	Isle of Wight County	City of Franklin
Sewer Provider	Hampton Roads Sanitation District	Southampton County	Hampton Roads Sanitation District	City of Franklin
Telecommunications Provider	Verizon	Verizon	Verizon	Verizon
Broadband Available	Yes	Yes	Yes	Yes
<b>Transportation</b>				
Interstate / Distance	I-95 / 46 miles	I-95 / 35 miles	I-664 / 19 miles	I-95 / 39 miles
4-Lane arterial Highway / Distance	460 / 0.3 miles	U.S. Route 58 (Southampton Pkwy) / 0.1 miles	U.S. Route 460 / 0.0 miles	U.S. Route 58 Bypass / 0.0 miles
Commercial Airport / Distance	Norfolk International Airport / 39.0 miles	Norfolk International Airport / 53.0 miles	Norfolk International Airport / 39.0 miles	Norfolk International Airport / 48.0 miles
General Aviation Airport / Distance	Suffolk Executive Airport / 10.0 miles	Franklin Municipal Airport / 5.0 miles	Suffolk Executive Airport / 10.0 miles	Franklin Municipal Airport / 2.0 miles
Rail Provider	Norfolk Southern Railway Company	CSX Transportation	Norfolk Southern Railway Company	N/A
<b>Seaport Info</b>				
Port of Virginia (Portsmouth Marine Terminal)	33 minutes / 213 miles	51 minutes / 44.6 miles	34 minutes / 214 miles	49 minutes / 41.9 miles
APM Terminal - Portsmouth	34 minutes / 29 miles	52 minutes / 46.3 miles	34 minutes / 291 miles	49 minutes / 43.6 miles
Port of Virginia (Norfolk International Terminals)	45 minutes / 33.3 miles	1 hour 3 minutes / 50.6 miles	45 minutes / 33.4 miles	1 hour 0 minutes / 47.9 miles
Port of Virginia (Newport News Marine Terminals)	38 minutes / 33.8 miles	56 minutes / 51.1 miles	38 minutes / 33.9 miles	53 minutes / 48.4 miles
<b>Other Port of Entry Info</b>				
Norfolk International Airport	44 minutes / 37.5 miles	1 hour 2 minutes / 54.8 miles	45 minutes / 37.6 miles	59 minutes / 52.1 miles
Newport News/Williamsburg Airport	49 minutes / 38.5 miles	1 hour 9 minutes / 57.9 miles	49 minutes / 38.6 miles	1 hour 6 minutes / 55 miles
Richmond International Airport	1 hour 17 minutes / 73.5 miles	1 hour 19 minutes / 78.5 miles	1 hour 17 minutes / 72.6 miles	1 hour 20 minutes / 80.3 miles
Washington - Dulles International Airport	3 hour 11 minutes / 188.8 miles	3 hour 13 minutes / 193.8 miles	3 hour 12 minutes / 187.8 miles	3 hour 14 minutes / 195.5 miles

**Industrial Building Specifications**

Total Area (sq. ft.)	329,766
Expandable To (sq. ft.)	802,000
Multi-tenant	Yes
Ceiling Height Center (ft.)	32
Site Area (acres)	67
Construction Year	2006
Construction Type	Tilt-up Masonry
Foreign Trade Zone	Yes
Total Available Area (sq. ft.)	329,766
Incremental Space (sq. ft.)	100,000
Ceiling Height Eaves (ft.)	32
Zoning	Limited Industrial (LI)
LEED	N/A



To take advantage of an opportunity like this, contact:

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✱ Isle of Wight  
✱ Franklin  
✱ Southampton

# VIRGINIA'S DISTRIBUTION CENTRAL

Virginia's  
DISTRIBUTION CENTRAL

ISLE OF WIGHT  
FRANKLIN  
SOUTHAMPTON

"The Sweet Spot"

Check out our "sweet spot".  
 A distribution solution this good is rare.

It just makes great sense. Located close by The Port of Virginia, Virginia's Distribution Central comprises some of the best location opportunities for global logistic solutions to be found on the Eastern Seaboard. Isle of Wight and Southampton Counties have joined with the City of Franklin to present distributors an extraordinary strategic value proposition. So much is aligned in one favorable spot—a superb link to the Port of Virginia; four-lane connections to I-95, "America's Main Street;" direct access to Norfolk Southern and CSX rail service. Round out this recipe for success with Southeast Virginia's eager, multi-skilled labor force, plus the aggressive stance of government entities committed to providing your business an offer too good to refuse.

Review the features and benefits shown on the back page for a range of greenfield sites and an especially attractive cross dock spec building—check them out and weigh the compelling advantages. Our representatives are ready to show and tell why Virginia should be home to your next success story.

How sweet it is!



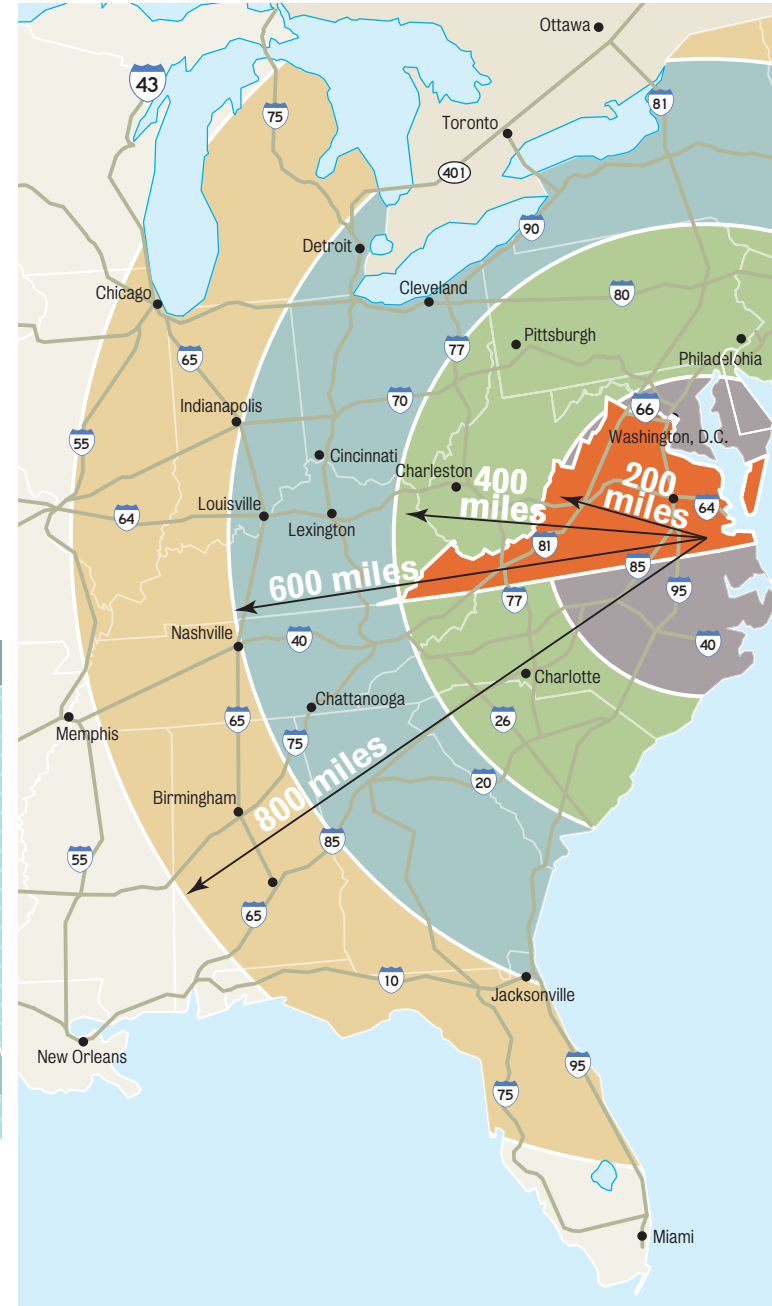
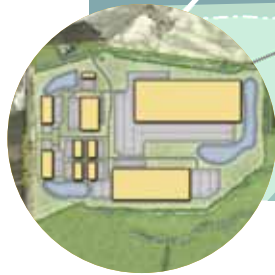
something for everyone



superior logistics assets



large vibrant labor pool



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DISTRIBUTION CENTRAL

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SOUTHAMPTON

*"The Sweet Spot"*