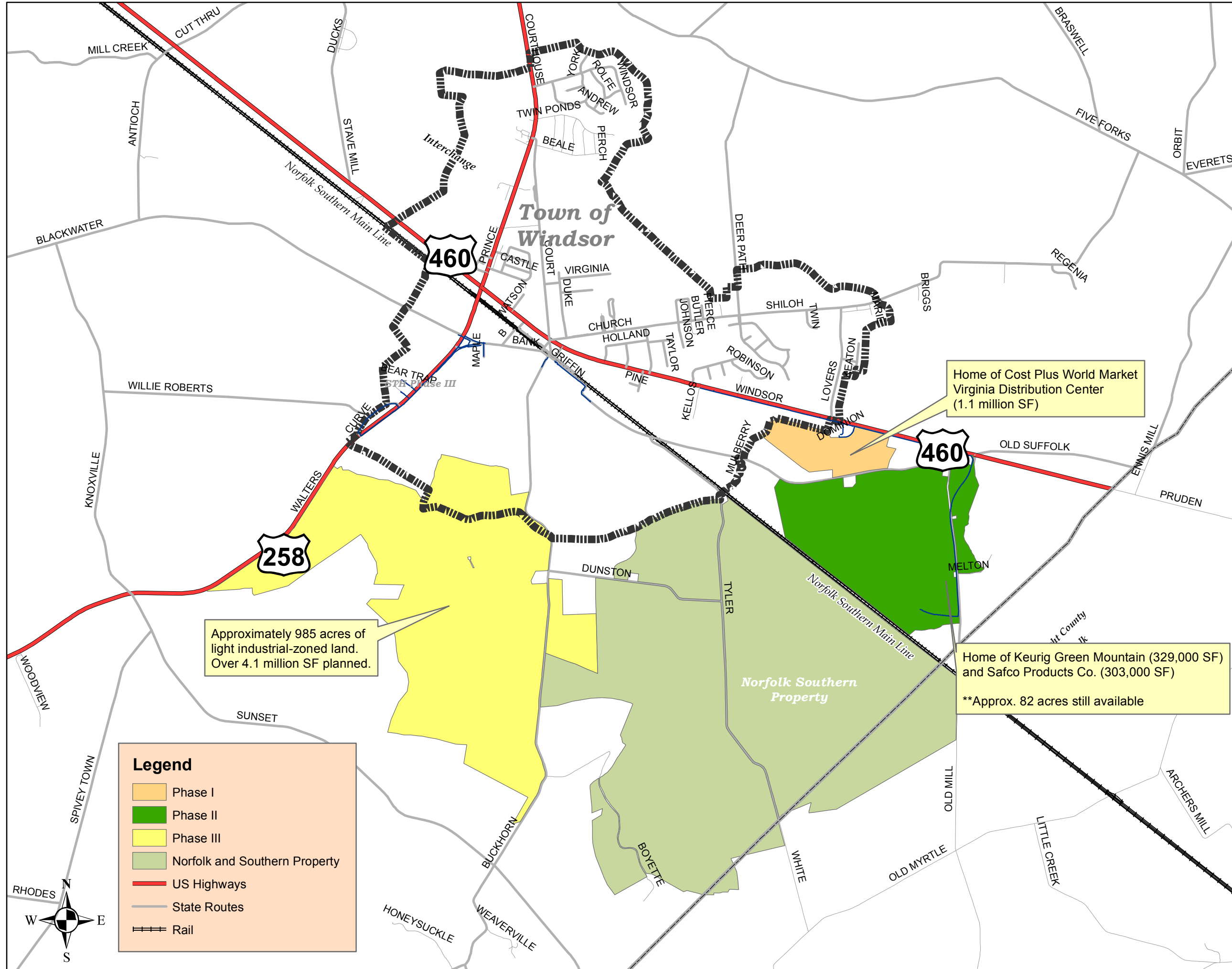
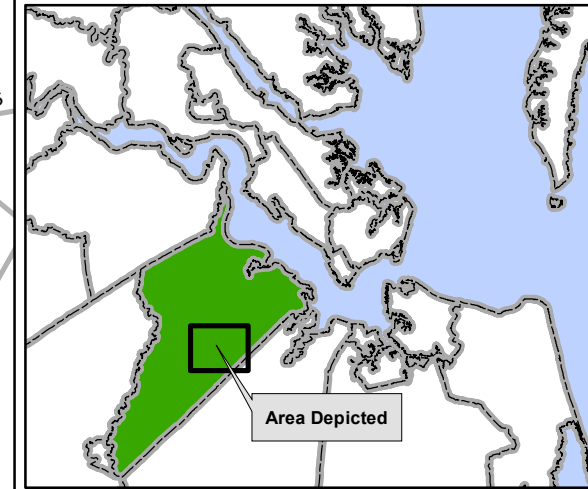


# Shirley T. Holland Intermodal Park

Isle of Wight County, Virginia



Home of Cost Plus World Market Virginia Distribution Center (1.1 million SF)

Home of Keurig Green Mountain (329,000 SF) and Saftco Products Co. (303,000 SF)  
 \*\*Approx. 82 acres still available

Approximately 985 acres of light industrial-zoned land. Over 4.1 million SF planned.

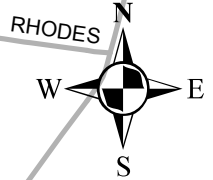
**Expand Your Market and Your Bottom Line while staying Home Here in the Heart of Hampton Roads!**

**Consider these Cost Saving Features at Shirley T. Holland Intermodal Park in Isle of Wight County, Virginia:**

- ★ Extend your global reach further with a location that's only 24 miles to the Ports of Virginia; 39 miles to Norfolk International Airport and 40 miles to the Newport News-Williamsburg International Airport
- ★ Save on transportation costs with easy access to local interstates, including the adjacent Route 460 and the adjacent planned interchange with the new Route 460. The site also lies within a 15 minute drive to Route 58, 30 minutes to I-64 and I-664, and 46 miles to I-95.
- ★ Transporting by rail is no problem with the ability for direct rail access to the adjacent Norfolk Southern Rail Heartland Corridor.
- ★ This County-owned site with public utilities and nearly flat topography cuts down on site development costs.
- ★ The site's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over a half million people.
- ★ Recoup some of your investment by taking advantage of the Park's Enterprise Zone and Foreign Trade Zone designations. Also available is the County's Economic Development Incentive Grant program as well as State-sponsored economic development incentive programs.
- ★ Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

**Legend**

- Phase I
- Phase II
- Phase III
- Norfolk and Southern Property
- US Highways
- State Routes
- Rail



For more information, please contact:  
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