

VIRGINIA'S INDUSTRIAL ADVANCEMENT ALLIANCE (VIAA)

Strategically situated along I-81 at its crossroads with I-77, VIAA offers market access to two-thirds of the U.S. population within a day's truck drive. The VIAA represents a population of nearly 194,000 in six counties and two cities in southwestern Virginia. The extended labor market area has a population of more than one million. The civilian labor force totals 567,837 with 95,831 in the VIAA and 472,006 in the extended labor area. Virginia is the northernmost right-to-work state on the East Coast and the unionization rate in the region is less than three percent. A key location, an available workforce with outstanding training opportunities, superb quality of life, and a low cost of doing business are huge advantages for locating in VIAA.



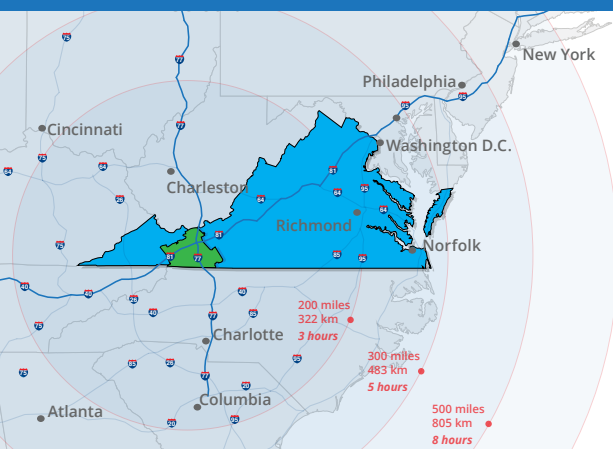
Smyth County is located within a day's truck drive of 2/3 of the U.S. population, and is home to major employers such as Utility Trailer Manufacturing, General Dynamics Armament & Technical Products, TRW Automotive, Royal Building Products, and MEC (Mayville Engineering Company). From a low cost of doing business, to a ready workforce who understands the value of an honest day's work, Smyth County has what you're looking for when it comes to doing business.

**Located between Roanoke, VA and Knoxville, TN
37 miles to I-77 and 54 miles to I-26.**



Utility Infrastructure

- **Electrical** — 34.5 kV. Served by AEP substation within 4,500 feet. 6 MW current available capacity. Alternate feed possible.
- **Natural gas** — 4" gas line with 60 psi pressure.
- **Water** — 8" water line on site. Available capacity 850,000 gpd. Additional capacity possible.
- **Wastewater** — 10" sanitary sewer on site. Current available capacity 630,000 gpd.
- **Telecommunication** — High-capacity fiber via multiple routes and providers, 100 MB currently, option to install 10 GB circuit.



VIAA offers a strategic location at the intersection of I-81 and I-77 in Southwest Virginia.

PATHWAY PARK

INDUSTRIAL PARK RD CHILHOWIE, VA

- 70 acres adjacent to Interstate 81
- Zoned Industrial
- Level and cleared
- 2,500+ linear rail siding on site (with space for second spur)
- Class A Rail Service— Norfolk Southern Railroad
- Broadband service available
- Enterprise zone with incentive grants
- 300,000 gallon water tank
- 1,900 ft of interstate frontage within 1 mile of Exit 35 and 2 miles to Exit 32

