

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.

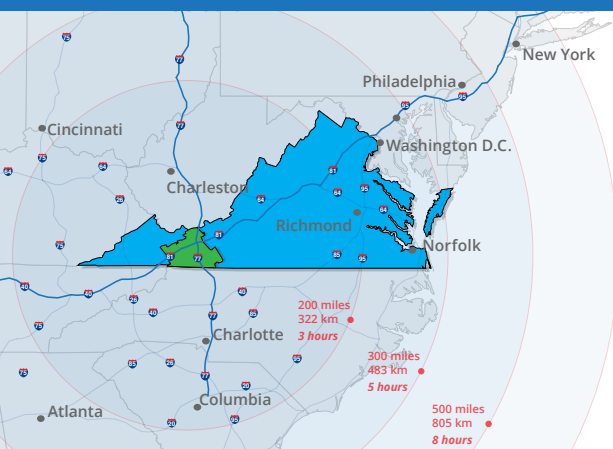


Wythe County's Progress Park is a 1200-acre regional industrial park with Class 1 rail service strategically located adjacent to the intersection of I-77 and I-81. The park is located in an Enterprise Zone and offers a unique combination of logistic advantages coupled with the infrastructure required for demanding advanced manufacturing projects. Anchor industry within the park includes a nearly one million square foot Gatorade bottling facility, supporting bottle supplier Amcor Pet Plastics, and Japanese auto parts supplier Somic America.

Lot 24 is a 232-acre site offering a 166-acre pad with rail service and high capacity infrastructure.

Utility Infrastructure

- **Electrical** — Existing 90 MW substation in park fed by a dual circuit 138-kV transmission line capable of serving other 100+ MW substations for large projects.
- **Natural Gas** — Three interstate high-pressure natural gas lines adjacent to Progress Park, capable of 65,000 Dth/d.
- **Water** — 16" water lines from different routes (looped service). New 4 MGD water plant with expansion capability to 10 MGD.
- **Wastewater** — Capable of 1.5 MGD.
- **Telecommunication** — High-capacity fiber via multiple routes and providers. Sufficient capacity for large data centers (multiple 10 Gbps routes).



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

PROGRESS PARK



RAIL SERVED LOT 24

Pad size:

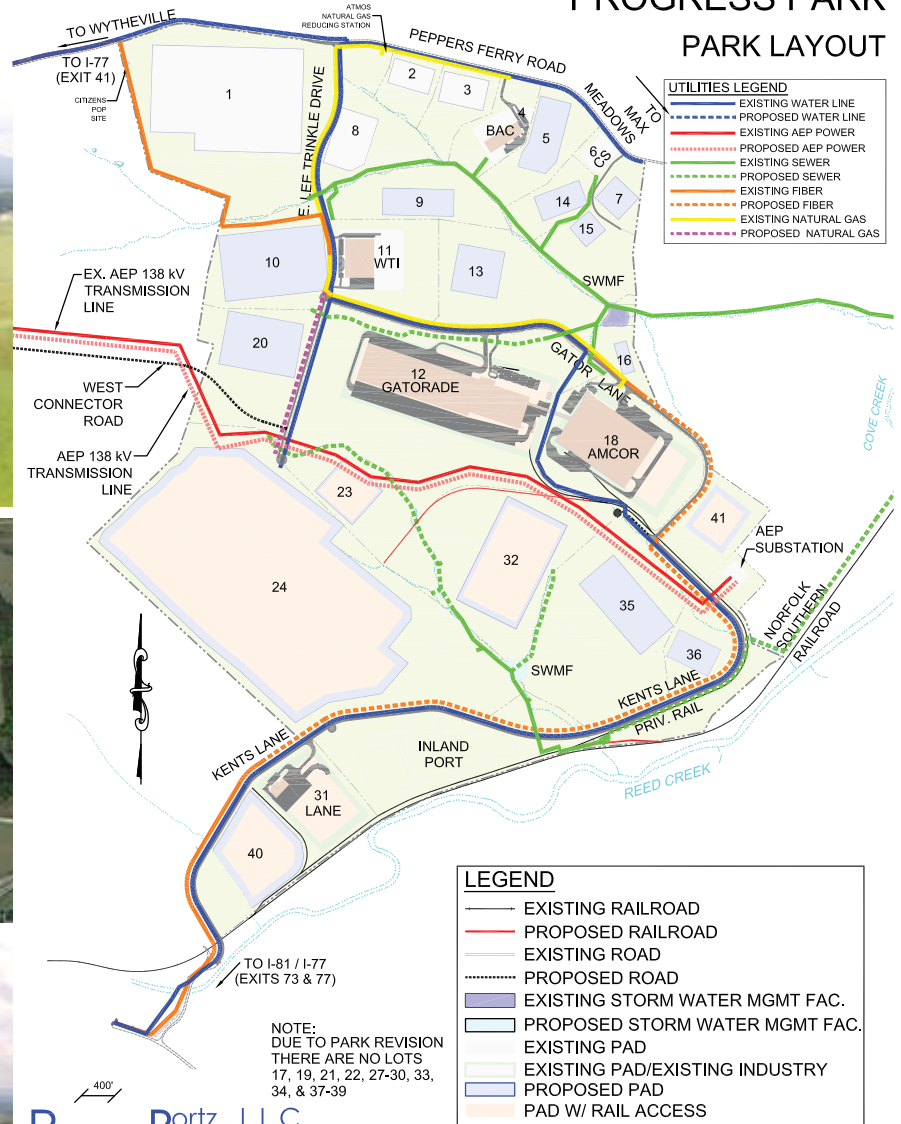
166 acres (2050' x 3200')

Lot size:

232 acres



WYTHE COUNTY PROGRESS PARK PARK LAYOUT



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