

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.

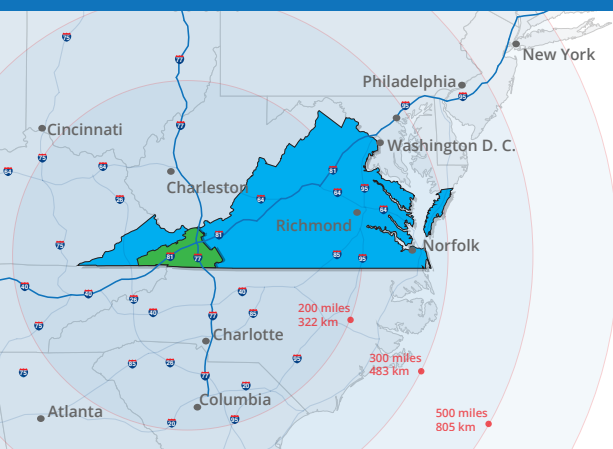


Oak Park: Center for Business and Industry is a 338-acre industrial park located along US Hwy 11 between the Town of Abingdon and City of Bristol, VA. Positioned approximately one mile from the I-81 Exit 13 interchange, proximity to I-26 (32 miles), I-77 (62 miles), and I-40 (88 miles) and potential for rail service through Norfolk Southern affords this park exceptional access to East Coast and Midwestern markets. Graded pad sites, redundant fiber, and attractive utility infrastructure give Oak Park a strong competitive advantage.

338 acres near Exit 13, Interstate 81, Abingdon, VA.

Utility Infrastructure

- **Electrical** — Dual 138 KV 3-Phase, dedicated power substation inside the park.
- **Natural gas** — 4" plastic distribution line with operating pressure of 60 lbs.
- **Water** — 12" water line, 700 gpm @ 60 psi.
- **Wastewater** — 12" sanitary sewer, 0.5 million gallons of reserved sewer capacity.
- **Telecommunication** — True redundant fiber through BVU Optinet and CenturyLink.

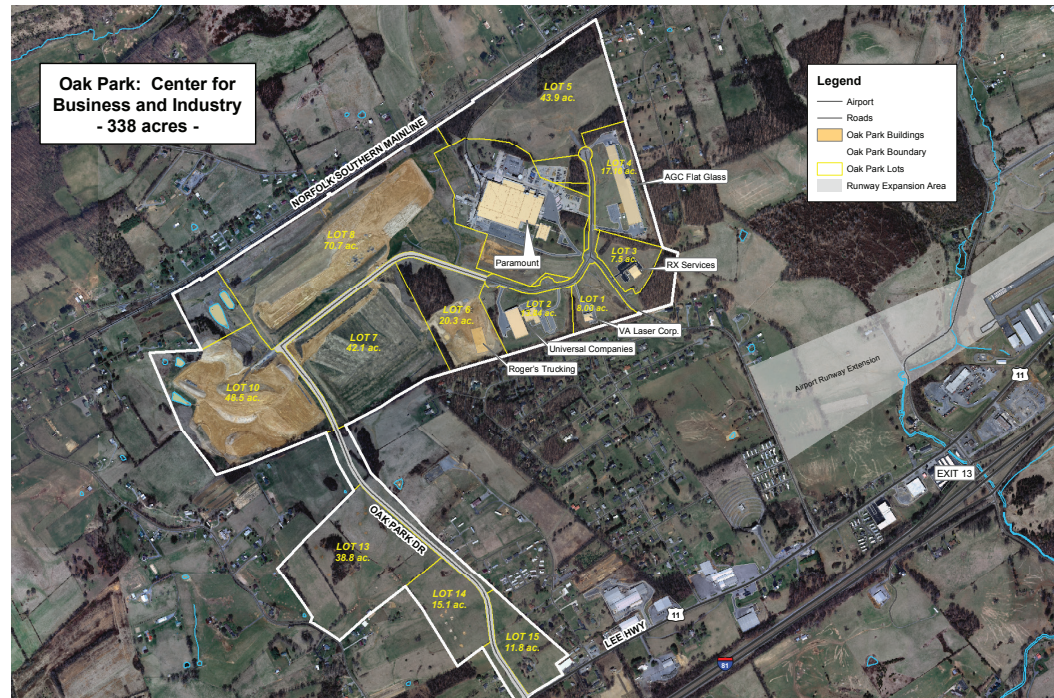


VIAA offers a strategic location at the intersection of I-81 and I-77 in Southwest Virginia.

OAK PARK

CENTER FOR BUSINESS AND INDUSTRY

- Located one mile from Exit 13 off Interstate 81
- Park has all infrastructure in place, including state maintained access road, water, sewer, power, natural gas, redundant fiber, storm drainage, and street lights
- Four Lots featuring Graded-Pads:
 - 38.8 acres
 - 42 acres
 - 48.5 acres
 - 70.7 acres
- Zoned M-1, Industrial
- Portions of Oak Park Located in Enterprise Zone



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