

# SHIRLEY T. HOLLAND INTERMODAL PARK—ISLE OF WIGHT COUNTY

44-Acre Site—12375 William A. Gwaltney Way, Windsor, VA 23487



## SITE READINESS

- Publicly-owned, 44-acre permit-ready site under development
- Site supports up to 451,000 SF of manufacturing or distribution space
- Wetlands delineation confirmed by USACOE
- Additional environmental and survey work underway
- Public water and sewer, electricity, natural gas and fiber-optic services
- Proven fast-track site plan review and permitting process

## LOCATION ADVANTAGES

- Easily accessible to interstates 95, 85, 64, 264 and 664
- 26 miles from the Port of Virginia
- Within 40 miles of two international airports
- Nearly flat topography reduces on-site development costs
- Incentives: VA Enterprise Zone, Foreign Trade Zone #20 and Port Grants
- Regional workforce of 800,000+ people
- Park tenants: Keurig Dr Pepper, Safco Products Co. and World Market



Local Roots, Global Reach  
**ISLE OF WIGHT**  
COUNTY, VIRGINIA

For More info, call 757-356-1962  
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