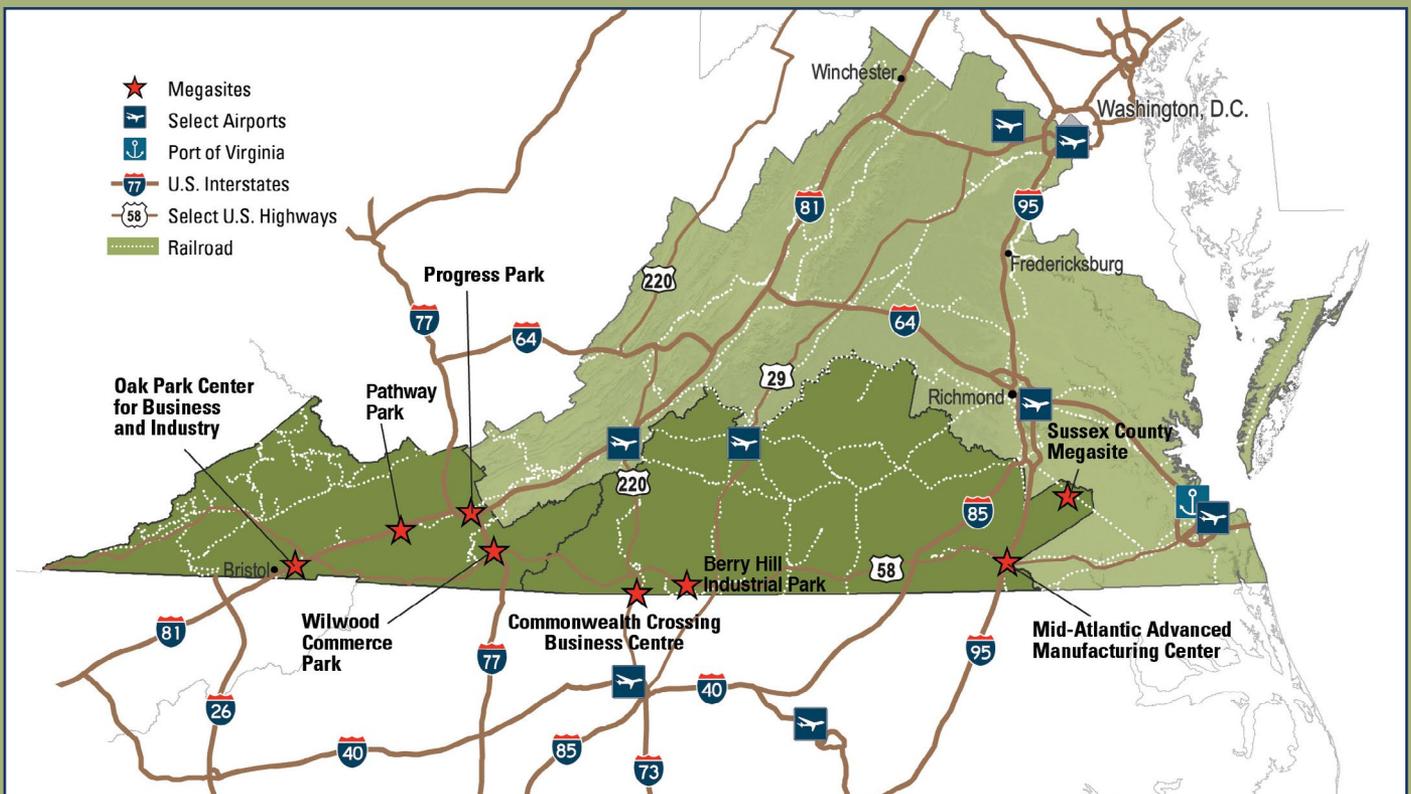




TOBACCO COMMISSION

Megasite Development in the Tobacco Region

A decade ago, despite the best efforts of economic development agencies in Virginia, the Tobacco Region was not in a competitive position to attract large scale manufacturing that ultimately located in neighboring south east states. A significant reason was that the Commonwealth lacked fully assembled, publicly owned “mega-sites” to accommodate manufacturing facilities in excess of 1 million square feet that were sought by auto manufacturers and other global advanced manufacturers. In the past 10 years more than 30 projects in the Southeast US have been announced with average capital investments expected of \$800 million and average job creation of more than 1,200 new jobs.



The Tobacco Commission partnered with the Virginia Economic Development Partnership to assess potential megasites and in 2008 established a \$100 million initiative to develop large, publicly owned sites in the tobacco region.

Today there are 8 publicly owned megasites in the tobacco region actively being marketed that are capable of accommodating high-impact regional economic development projects with a potential for substantial direct and indirect economic impact on surrounding communities.

For additional details, go to the Virginia Scan Website (<http://virginiascan.yesvirginia.org/propertySearch/>) and enter the property ID listed on each property profile in the following pages.

GREENSVILLE COUNTY



Contact

Natalie Slate, Deputy Administrator
nslate@greenvillecountyva.gov
(434) 348-4205
<http://www.mamacva.com/>
VirginiaScan Property ID: 241124

Since 2007, the Tobacco Commission has invested nearly \$25 million for the public acquisition and development of the Mid-Atlantic Advanced Manufacturing Center, a regional revenue sharing megasite owned by the Greenville County Industrial Development Authority.



- Size: 1,600 acres, expandable to 2,000 acres
- Can be fully developed in 12 months
- Convenient access to I-95, I-85 and US 58
- CSX main line rail access
- 90 minutes from Virginia Ports and 3 International Airports
- 1,600 shovel ready acres available for development on a fast-track program
- Easy access to national and international markets via road, rail, and sea
- Only megasite in Virginia, North Carolina or Maryland certified by McCallum Sweeney Consulting

PITTSYLVANIA COUNTY

Contact

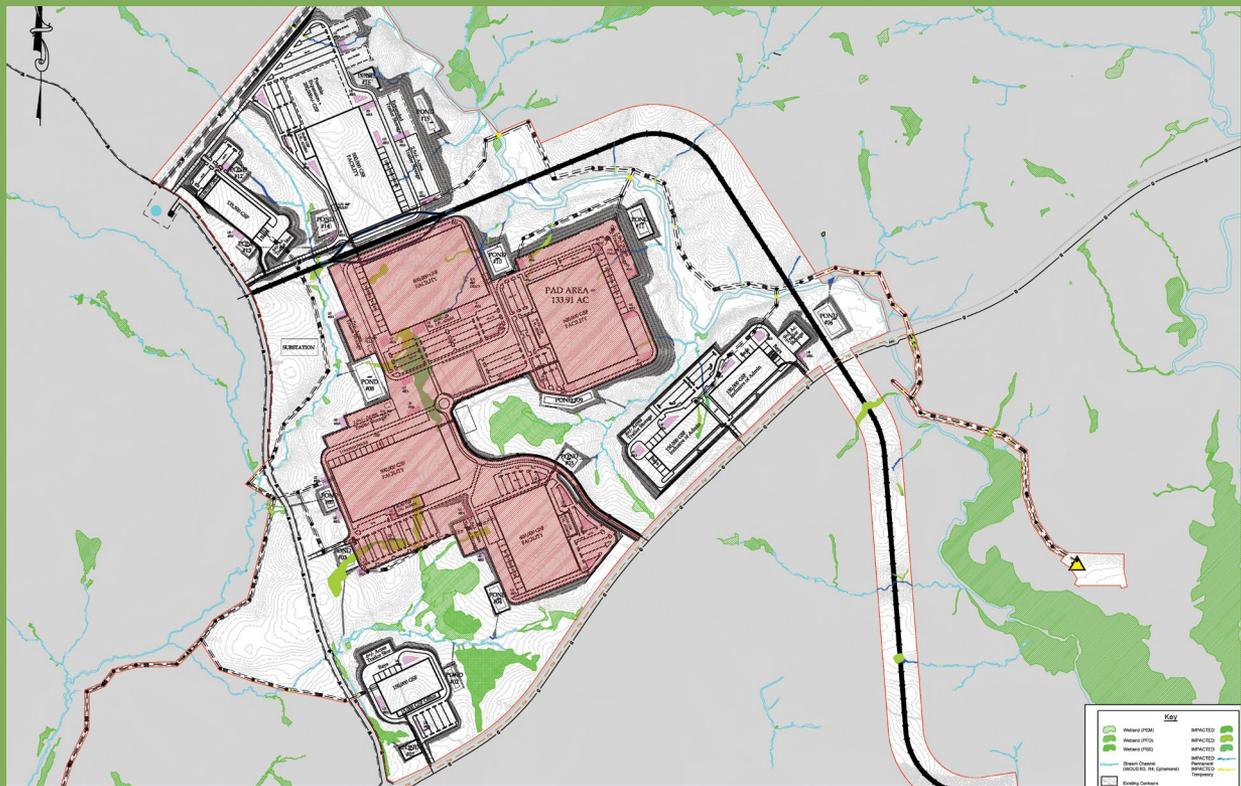
City of Danville
Telly Tucker,
Director of Economic Development
telly.tucker@danvilleva.gov
(434) 793-1753
<http://www.discoverdanville.com/>

Pittsylvania County
Greg Sides, Assistant County Administrator
greg.sides@pittgov.org
(434) 432-7710
<http://www.pittsylvaniacountyva.gov>
VirginiaScan Property ID: 242790

BERRY HILL INDUSTRIAL PARK



Since 2008, the Tobacco Commission has invested nearly \$28 million for the public acquisition and development of the Berry Hill Industrial Park, a regional revenue sharing megasite owned by the Danville-Pittsylvania Regional Industrial Facility Authority.



- Size: 3,528 acres
- Near North Carolina Border with convenient access to US 58
- 55 miles to Piedmont Triad International Airport
- Norfolk Southern main line rail access
- Largest industrial park in Virginia and 5th largest on East Coast
- Divided into 13 parcels from 98 acres to 972 acres
- Lot 3, the largest parcel, is 972 acres with a pad size of 604 acres
- The first phase includes 217 graded pad acres, which can accommodate buildings more than 3 million square feet

HENRY COUNTY



Contact

Mark Heath, President/CEO

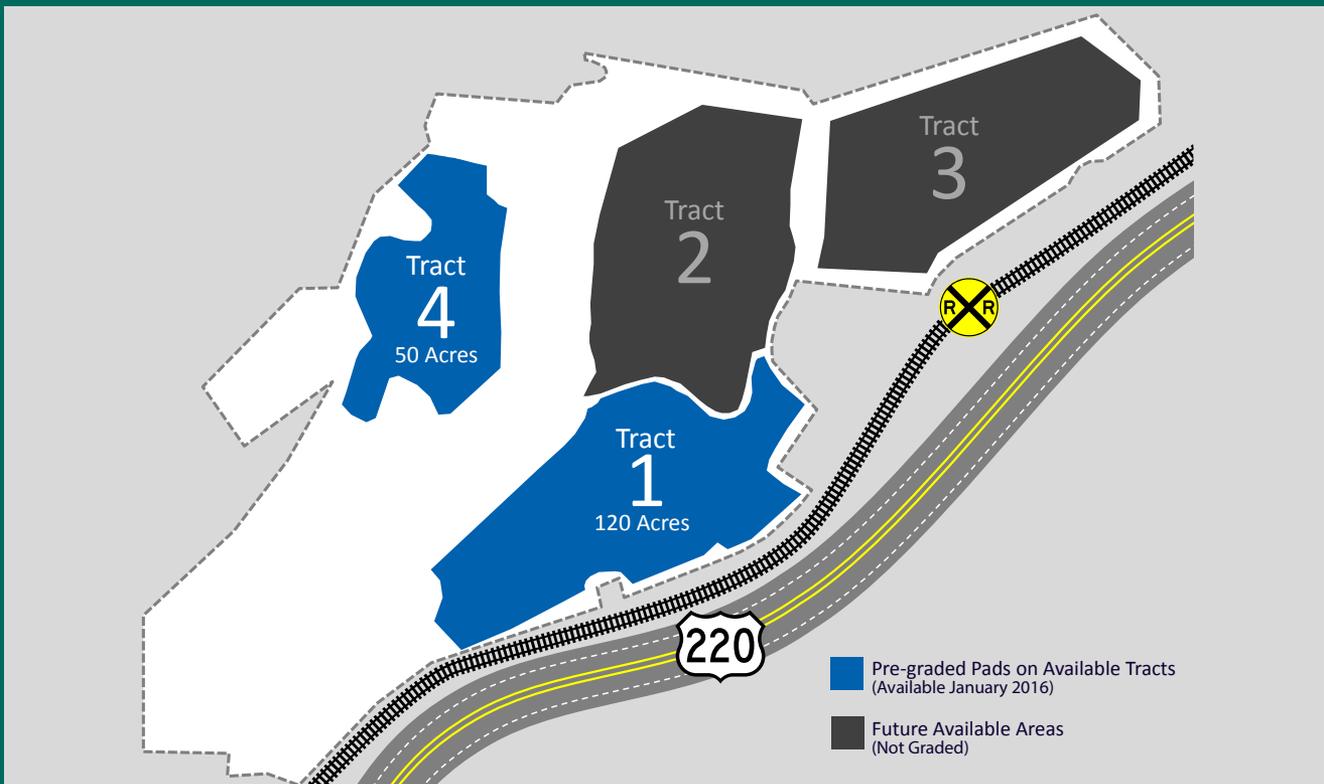
mheath@yesmartinsville.com

(276) 403-5944

<http://www.yesmartinsville.com>

VirginiaScan Property ID: 240373

Since 2009, the Tobacco Commission has invested nearly \$16 million for the development of the Commonwealth Crossing Business Center, a regional revenue sharing megasite owned by Henry County.



- Size: 726 acres
- Shovel-ready by January 2016
- Located near US 220 South, at the VA/NC state line
- Norfolk Southern main line rail access
- 33 miles to International Airport and FedEx Mid-Atlantic Hub in Greensboro, NC
- Divided into 4 parcels with grading underway on 2
- Tract 1 is 120 acres, rail served and will be shovel-ready by January 2016
- Tract 4 is 50 acres, is not rail served and will be shovel-ready by January 2016

WYTHE COUNTY

PROGRESS PARK

Contact

David Manley, Executive Director

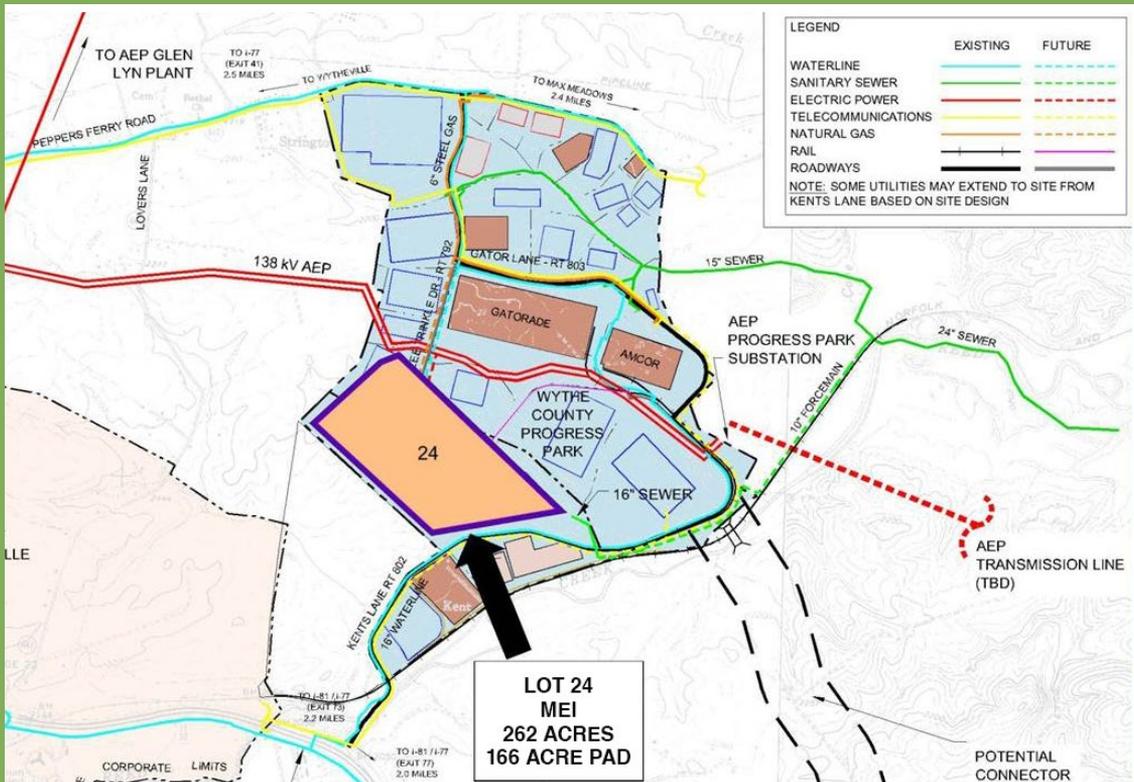
JointIDA@Wytheville.org

(276) 223-3370

<http://www.wytheida.org>

VirginiaScan Property ID: 233151

Since 2004, the Tobacco Commission has invested more than \$4 million for the development of Progress Park, a regional revenue sharing megasite owned by Wythe County.



- Size: 1,210 acres
- 166 acre rail served pad available
- Quick access to I-81 and I-77
- Norfolk Southern main line rail access
- Virtual Building of up to 100,000 square feet permitted for immediate development
- Identified as one of only seven SuperSites in Virginia by Southern Business and Development
- Building construction can begin immediately on lot 24, a 232 acre site with a 166 acre rail served pad
- Additional graded lots available with pads ranging from 11 to 105 acres

CARROLL COUNTY

Since 2003, the Tobacco Commission has invested more than \$12 million for the public acquisition and development of Wildwood Commerce Park, a regional revenue sharing megasite owned by the Blue Ridge Crossroads Economic Development Authority.

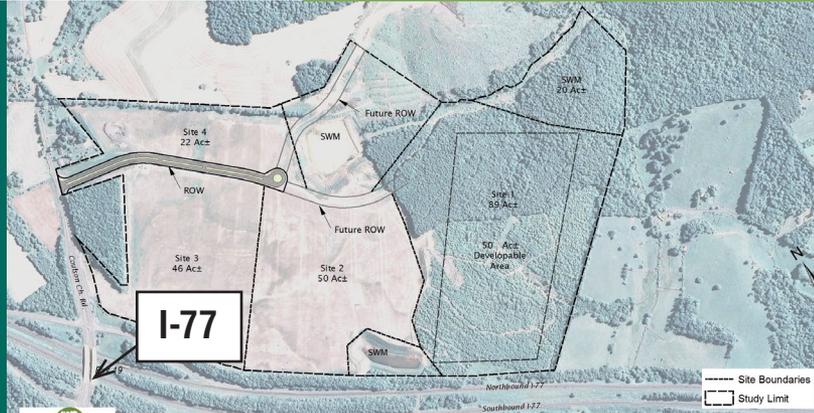


WILDWOOD
COMMERCE PARK

Contact

Ken McFadyen, Regional Director
director@brceda.org
(276) 236-0391
<http://www.brceda.org>
VirginiaScan Property ID: 234779

- Size: 273 acres, adjacent 1,000 acres available
- Graded pads of 25 and 100 acres
- Quick access to I-77 and adjoining interstate network
- Strategically located within 90 minutes of I-81, I-74, and I-40



SMYTH COUNTY

Since 2011, the Tobacco Commission has invested nearly \$6 million for the public acquisition and development of Pathway Park, a megasite owned by the Smyth County Economic Development Authority.

**PATHWAY
PARK**

SMYTH COUNTY
Virginia

Contact

Lori Hester, Director of Community & Economic Development
lhester@smythcounty.org
(276) 783-3298, Ext 8312
<http://www.smythcounty.org>
VirginiaScan Property ID: 243434

- Size: 69.56 acres
- 45 acre shovel-ready site for building up to 1 million square feet
- Quick access to I-81 via exits 32 and 35
- Existing spur from Norfolk Southern main line with switch in place for second spur



SUSSEX COUNTY

Since 2011, the Tobacco Commission has invested more than \$9 million for the public acquisition and development of the Sussex County Megasite, a megasite owned by Sussex County.

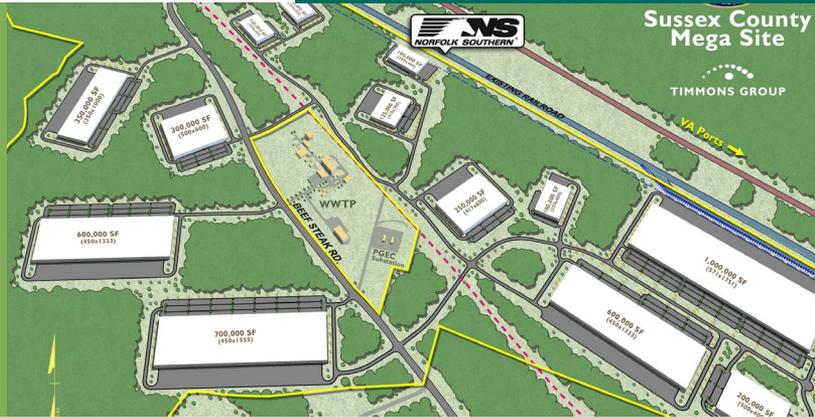
Sussex County MEGASITE



Contact

Andre Greene, Director of
Community Development
amgreene@sussexcountyva.com
(434) 246-1043
<http://www.gatewayregion.com/>
VirginiaScan Property ID: 243632

- Size: 1,138 acres, planned expansion to 1,800 acres
- Sites for buildings up to 5-7 million sq. ft.
- Norfolk Southern main line rail access
- Quick access to I-295 and US 460
- 45 minutes from Virginia Ports and International Airport



WASHINGTON COUNTY

Since 2002, the Tobacco Commission has invested nearly \$12 million for the development of the Oak Park Center for Business and Industry, a megasite owned by the Washington County Industrial Development Authority.

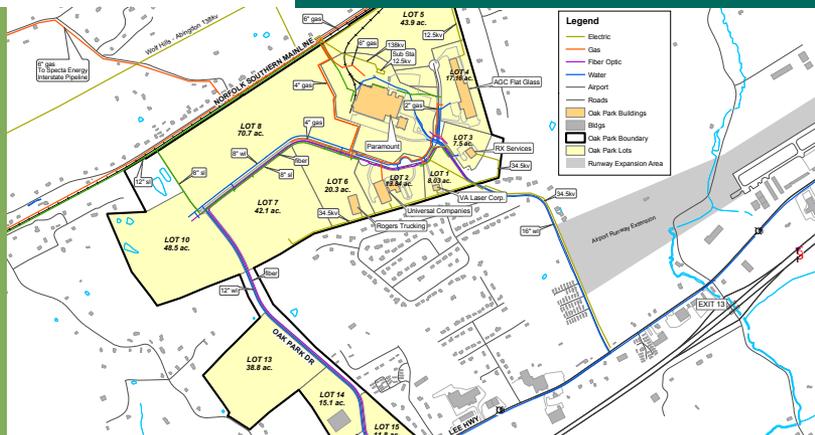
OAK PARK CENTER FOR BUSINESS AND INDUSTRY



Contact

Whitney Bonham, Director of
Economic Development
wbonham@washcova.com
(276) 525-1300
<http://www.washcova.com>
VirginiaScan Property ID: 233055

- Size: 255.8 acres
- 6 parcels from 11 to 70 acres
- Quick access to I-81 and US 11
- Norfolk Southern main line rail access
- 40 miles to regional airport



TOBACCO COMMISSION

Advanced Manufacturing Centers of Excellence



Megaprojects often involve the creation of 1,000 or more highly-skilled advanced manufacturing jobs that must be filled from existing labor pools so that manufacturers can be open for business within a year. With that in mind, the Tobacco Commission partnered with the Commonwealth Center for Advanced Manufacturing (CCAM) to initiate a project to identify workforce training strategies that will enable the tobacco region to be competitive in attracting advanced manufacturers and megaprojects in targeted industries that include but are not limited to aerospace, automotive, and heavy machinery manufacturers.

Based on recommendations in a 2013 report prepared for the Commission and CCAM by Boston Consulting Group, in 2014 the Commission initially funded three regional Centers of Excellence (CoEs) to provide mid-skill level training and certification for machinists, welders and industrial machinery mechanics. Through partnerships with community colleges, higher education centers, and local government entities, the CoE's will each serve a large geographic area and provide training programs for students to obtain industry recognized certifications, such as NIMS for machinists, AWS for welding, and Siemens and/or NIMS for industrial mechanics.



Contact

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Grants Director/
Interim Executive Director
tim.pfohl@tic.virginia.gov
(804) 225-2027
<http://www.tic.virginia.gov/>

Photos courtesy of Dewberry, CSX, McCallum Sweeney Consulting, Timmons Group, New College Institute, Southern Virginia Higher Education Center, and localities.