

VIP

VALLEY INNOVATION PARK

WINCHESTER, VA

90MW Substation in Development

Strong Incentives & Labor Demographics

3 Minutes to I-81

10 Minutes to Virginia Inland Port

1 Day's Drive to 60% of the US Population

Pad Ready / Build to Suit Opportunities



CLASS A – INDUSTRIAL
ALONG THE I-81 CORRIDOR
NEAR THE VIRGINIA INLAND PORT



118,000 SF AVAILABLE DELIVERING APRIL 2027

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PHASE 3
400,000 SF
BUILD TO SUIT

PHASE 2
175,000 SF
UNDER CONSTRUCTION
118,000 SF
AVAILABLE

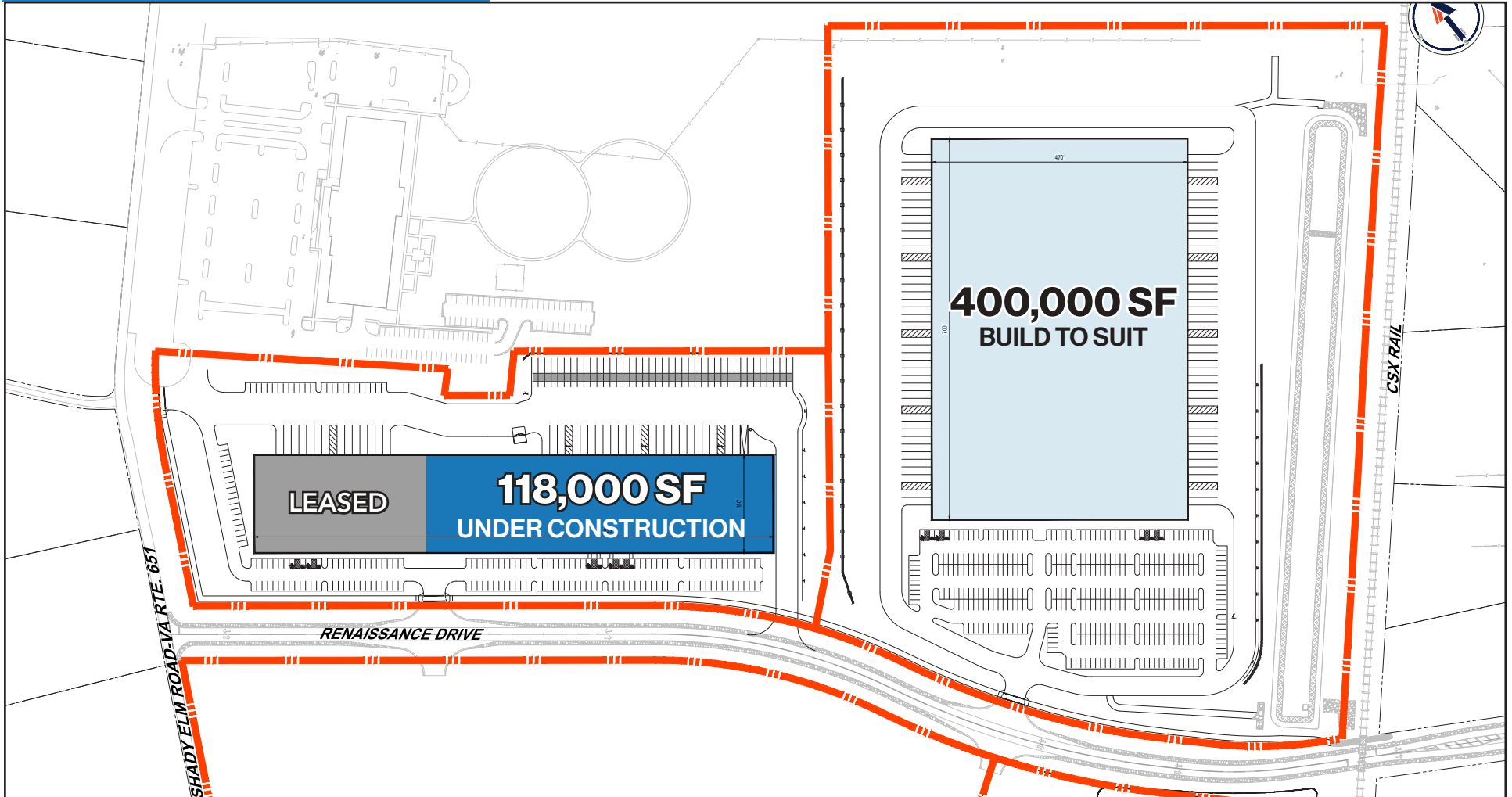
PHASE 1

Classen Quality Chocolate
2M SF FACILITY

SHADY ELM ROAD

RENAISSANCE DRIVE

SITE PLAN



BUILDING SPECS 118,000 SF

AVAILABLE	LOADING DOCKS	LIGHTING	SLAB	TRAILER DROPS	DRIVE IN DOOR SIZE
118,000 SF	23 Dock Doors 10 Dock leveler positions	LED high bay fixtures with motion sensors	7" 4,000 PSI concrete Unreinforced	40	18' x 18'
CEILING HEIGHT	COLUMN SPACING	POWER	DIMENSIONS	PARKING SPACES	OFFICE
32'	Speed Bay 54' W x 60' D Interior Bays 54' W x 41' D	2000 Amp 480v / 3 Phase service	Dimensions – 644' W x 183'	109	To Suit



REGIONAL MAP

DRIVE TIMES

VIRGINIA INLAND PORT
10 MINUTES

DULLES INTERNATIONAL AIRPORT
1 HOUR, 10 MINUTES

RONALD REAGAN NATIONAL AIRPORT
1 HOUR, 30 MINUTES

WASHINGTON, D.C.
1 HOUR, 30 MINUTES

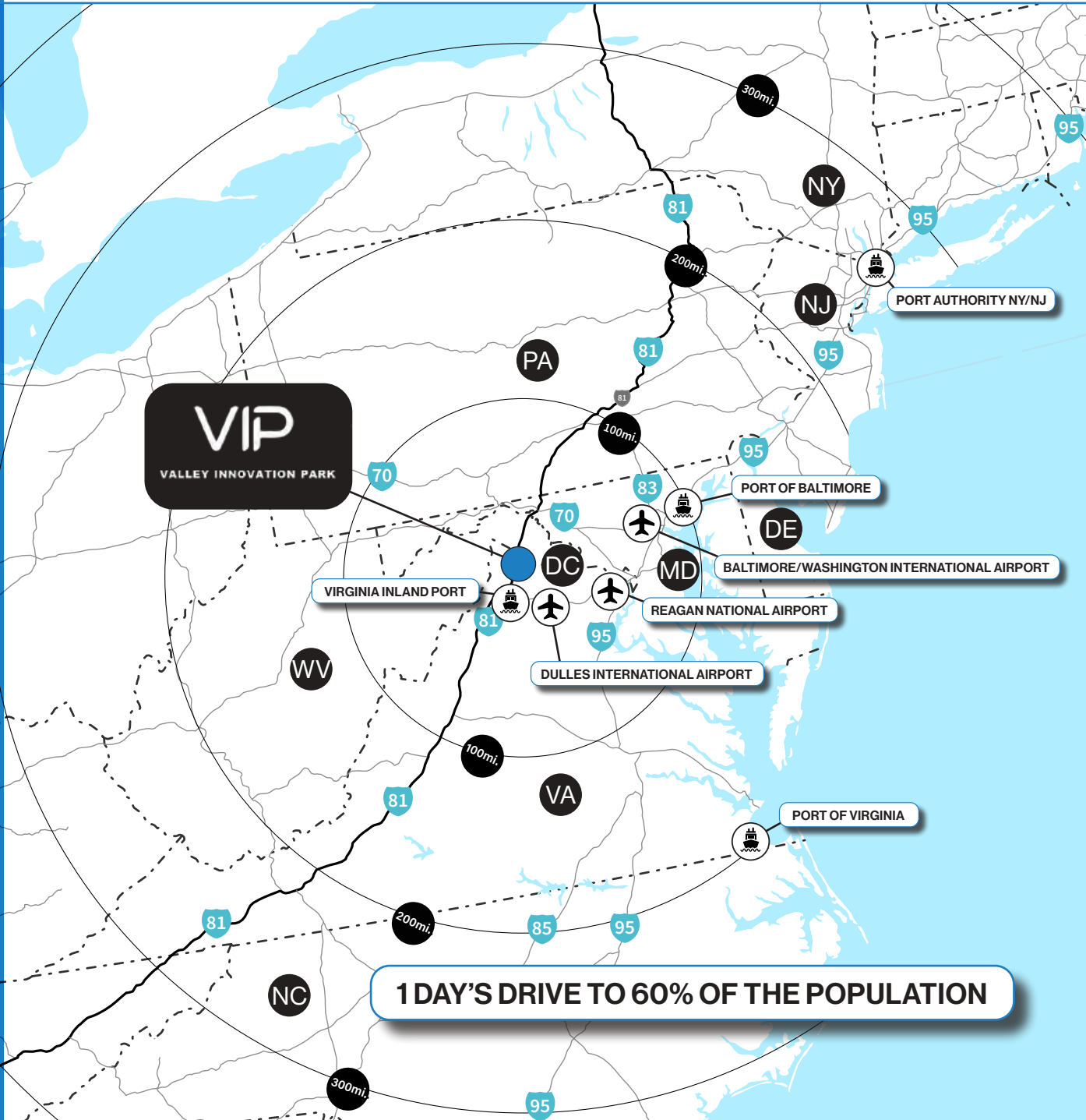
PORT OF BALTIMORE
1 HOUR, 55 MINUTES

RICHMOND, VA
2 HOURS, 40 MINUTES

RICHMOND MARINE TERMINAL
2 HOURS, 50 MINUTES

RICHMOND INTERNATIONAL AIRPORT
2 HOURS, 55 MINUTES

NORFOLK, VA
4 HOURS





VIP

VALLEY INNOVATION PARK

WINCHESTER, VA

DRIVE-IN
18' x 18'



 PETERSON
COMPANIES.

 JLL

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