

# VALLEY INNOVATION PARK

ACCESS OPPORTUNITY BY ROAD, RAIL & SEA



**30MW**

Substation On-Site

147 Acres Rough Graded / Ready for Vertical Construction

Enhanced Wet Utilities

50,000 SF – 1.4M SF AVAILABLE  
Excellent Workforce Demographics



I81 – Shady Elm  
(Exit 310), Winchester VA

# ABOUT VALLEY INNOVATION PARK

Valley Innovation Park is a 147-acre development located in Winchester, VA, with immediate access to I-81 and in close proximity to the Virginia Inland Port. This location provides access to 40% of the US Population within an 8-hour drive time.

The entire development is fully graded offering immediate opportunities to begin vertical construction for built to suit projects. Upon completion, Valley Innovation Park will host nearly 2M square feet of state-of-the-art manufacturing, industrial, and life science facilities including one of the largest cross-dock logistics facilities along the I-81 corridor at 1.4M square feet. The siteplan also features enhanced wet utilities and an on-site 30MW sub-station.

Frederick County, VA has a labor supply of more than 340,000 professionals serving a range of industries from manufacturing and logistics to technology and life science firms with an active startup community focused on the advanced manufacturing and biotech industries. Local university partnerships support industry-specific curriculums generating a skilled workforce to support continued growth.

## LOCATION

Valley Innovation Park in Winchester, VA, is the latest industrial development project for Peterson Companies, offering proximity to Washington, DC, and connectivity to the Virginia Inland Port as well as CSX rail.

## CONTACT

**Taylor Chess**

 703-631-7520

[tchess@petersoncos.com](mailto:tchess@petersoncos.com)

**Adam Cook**

 703-631-7540

[acook@petersoncos.com](mailto:acook@petersoncos.com)

**John Dettleff**

 703-485-8831

[john.dettleff@jll.com](mailto:john.dettleff@jll.com)

**Dan Coats**

 703-891-8410

[dan.coats@jll.com](mailto:dan.coats@jll.com)

# SITE AERIAL



# ACCESS 40% OF THE US POPULATION IN UNDER 8 HOURS

## VIP

VALLEY INNOVATION PARK

### DRIVING TIME

VIRGINIA INLAND PORT	10 Minutes
DULLES INTERNATIONAL AIRPORT	1 Hour, 10 Minutes
RONALD REAGAN NATIONAL AIRPORT	1 Hour, 30 Minutes
WASHINGTON, DC	1 Hour, 30 Minutes
PORT OF BALTIMORE	1 Hour, 55 Minutes
RICHMOND	2 Hour 40 Minutes
RICHMOND MARINE TERMINAL	2 Hour, 50 Minutes
RICHMOND INTERNATIONAL AIRPORT	2 Hours, 55 Minutes
NORFOLK, VA	4 Hours



# ACCESS OPPORTUNITY



Onsite Rail Spur Access



1 Minute to I81



10 Minutes to the Virginia Inland Port



**BLDG 1**  
56,700 SF  
65 Parking Spaces  
**PAD READY SALE OPPORTUNITY**

**BLDG 2**  
106,319 SF  
109 Parking Spaces  
40 Trailer Drops  
**PAD READY SALE OPPORTUNITY**

**BLDG 3**  
400,000SF  
251 Parking Spaces  
**PAD READY SALE OPPORTUNITY**

**BLDG 4, Option 2**  
1,000,000 SF  
767 Parking Spaces  
361 Trailer Drops  
**PAD READY**

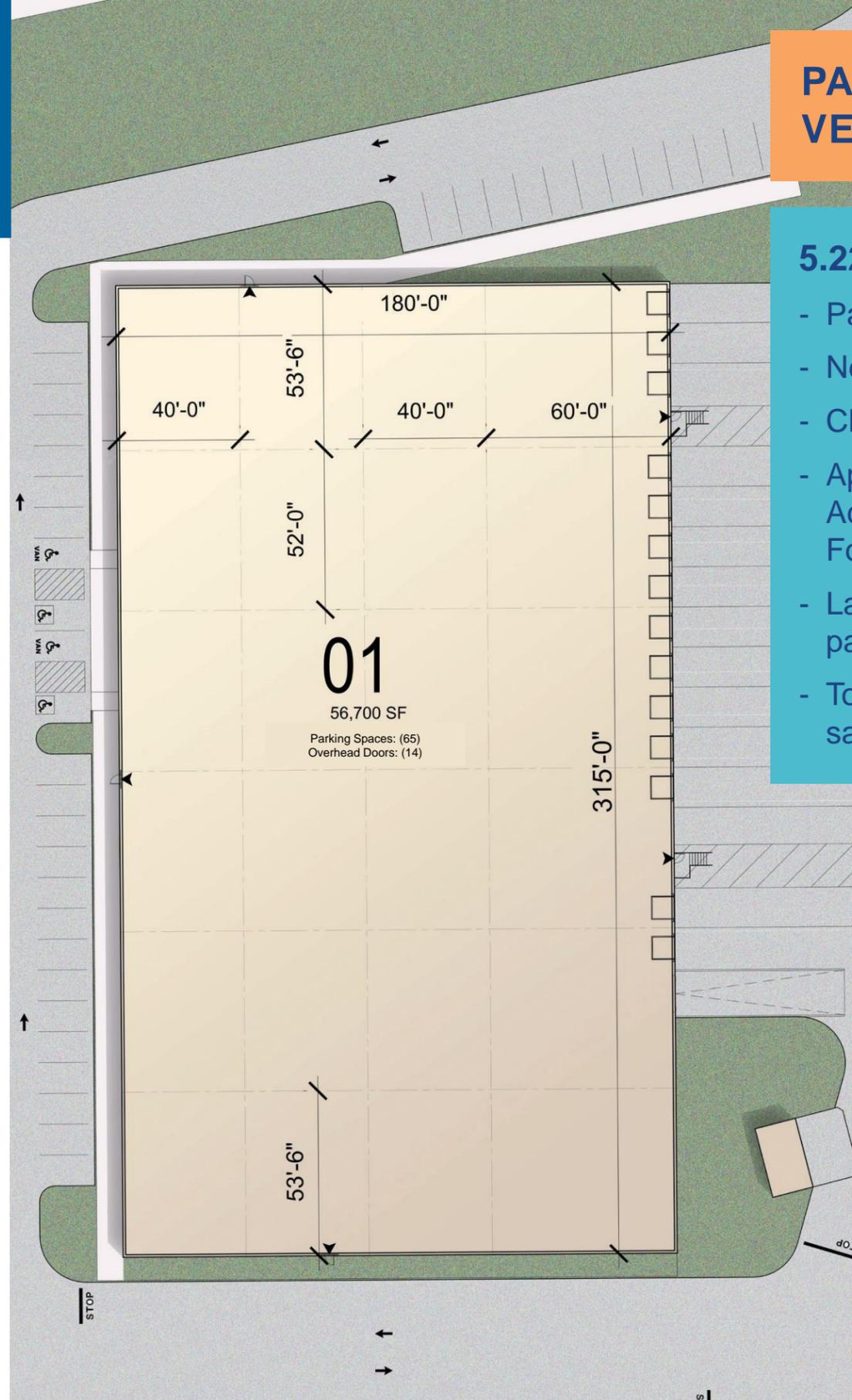
**BLDG 5**  
204,000 SF  
229 Parking Spaces  
59 Trailer Drops  
**PAD READY**



# BUILDING 1

## 56,700 SF

- **RBA:** +/-56,700 SF
- **Exterior Walls:** tilt up concrete
- **Ceiling Height:** 32' clear
- **Building Dimensions:** 180' x 315'
- **Column Spacing:** 40' x 52'
- **Speed Bay:** 60'
- **Loading:** Single Side
- **Dock Doors:** 14 with 10' manual overhead doors / 5 dock levelers
- **Drive-in Doors:** 1
- **Office Space:** To Suit
- **Lighting:** LED High Bay fixtures at one fixture per bay
- **Sprinkler:** ESFR Sprinkler (Class I-IV)
- **Roof:** Mechanically attached .45 mil TPO with R-30 insulation
- **Slab Construction:** 7" slab
- **Truck Courts:** 125' with 55' concrete apron
- **HVAC:** Heat to freeze protection (to 50° F)
- **Electric:** (1) 277/480 3-phase
- **Auto Parking:** 65 spaces
- **Trailer Parking:** 0 trailer drops
- **Delivery Date:** 2023



## PAD READY FOR VERTICAL CONSTRUCTION

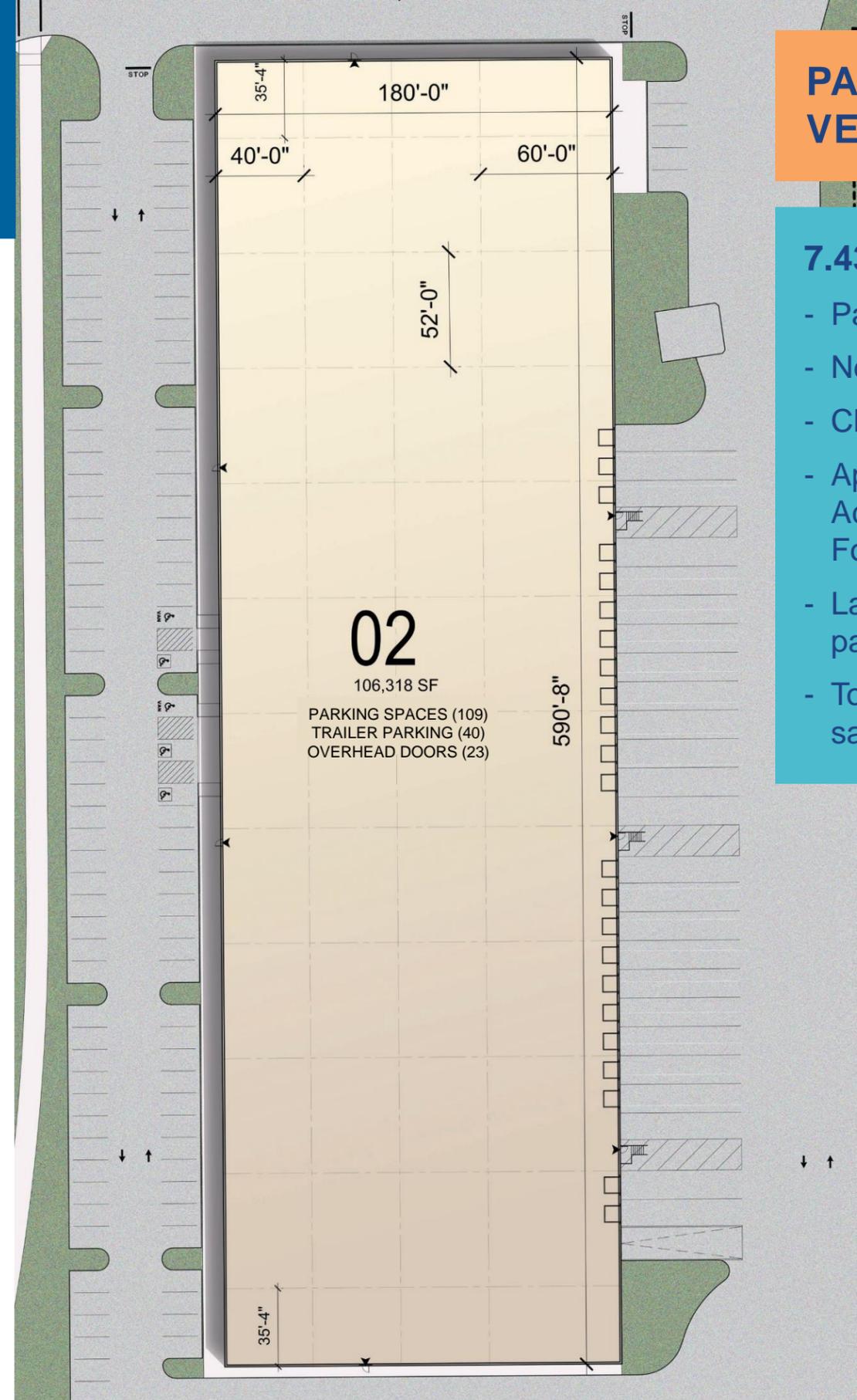
### 5.22 Acre Pad

- Pad ready for Finish Floor = 793'
- Next day footing excavation
- Clay cap for weather resistance
- Approved Site Plan with Potential to Acquire Early Footings and Foundations Permit
- Laydown area to plan east side of parcel
- Topsoil availability for landscaping savings

# BUILDING 2

## 106,319 SF

- **RBA:** +/-106,319 SF
- **Exterior Walls:** tilt up concrete
- **Ceiling Height:** 32' clear
- **Building Dimensions:** 180' x 590'
- **Column Spacing:** 40' x 52'
- **Speed Bay:** 60'
- **Loading:** Single Side
- **Dock Doors:** 23 with 10' manual overhead doors with (6) dock levelers
- **Drive-in Doors:** 1
- **Office Space:** To Suit
- **Lighting:** LED High Bay fixtures at one fixture per bay
- **Sprinkler:** ESFR Sprinkler (Class I-IV)
- **Roof:** Mechanically attached .45 mil TPO with R-30 insulation
- **Slab Construction:** 7" slab
- **Truck Courts:** 125' with 55' concrete apron
- **HVAC:** Heat to freeze protection (to 50° F)
- **Electric:** (1) 277/480 3-phase
- **Auto Parking:** 109 spaces
- **Trailer Parking:** 40 trailer drops
- **Delivery Date:** 2023



## PAD READY FOR VERTICAL CONSTRUCTION

### 7.43 Acre Pad

- Pad ready for Finish Floor = 791'
- Next day footing excavation
- Clay cap for weather resistance
- Approved Site Plan with Potential to Acquire Early Footings and Foundations Permit
- Laydown area to plan east side of parcel
- Topsoil availability for landscaping savings

# BUILDING 3

403,200 SF

- **RBA:** 403,200 SF
- **Exterior Walls:** tilt up concrete
- **Ceiling Height:** 40' clear
- **Building Dimensions:** 470' x 850'
- **Column Spacing:** 50' x 56'
- **Speed Bay:** 60'
- **Loading:** Cross dock
- **Dock Doors:** 95 doors / 46 dock levelers
- **Drive-in Doors:** (1) 12' x 14' doors with cast-in-place concrete ramps
- **Office Space:** To Suit
- **Lighting:** LED High Bay fixtures at one fixture per bay
- **Sprinkler:** ESFR Sprinkler (Class I-IV)
- **Roof:** Mechanically attached .45 mil TPO with R-30 insulation
- **Slab Construction:** 7" slab
- **Truck Courts:** 130' with 60' concrete apron
- **HVAC:** Heat to freeze protection (to 50° F)
- **Electric:** (2) 277/488 3-phase
- **Auto Parking:** 251 spaces
- **Trailer Parking:** 0 trailer drops
- **Delivery Date:** 2023



ROUGH GRADED

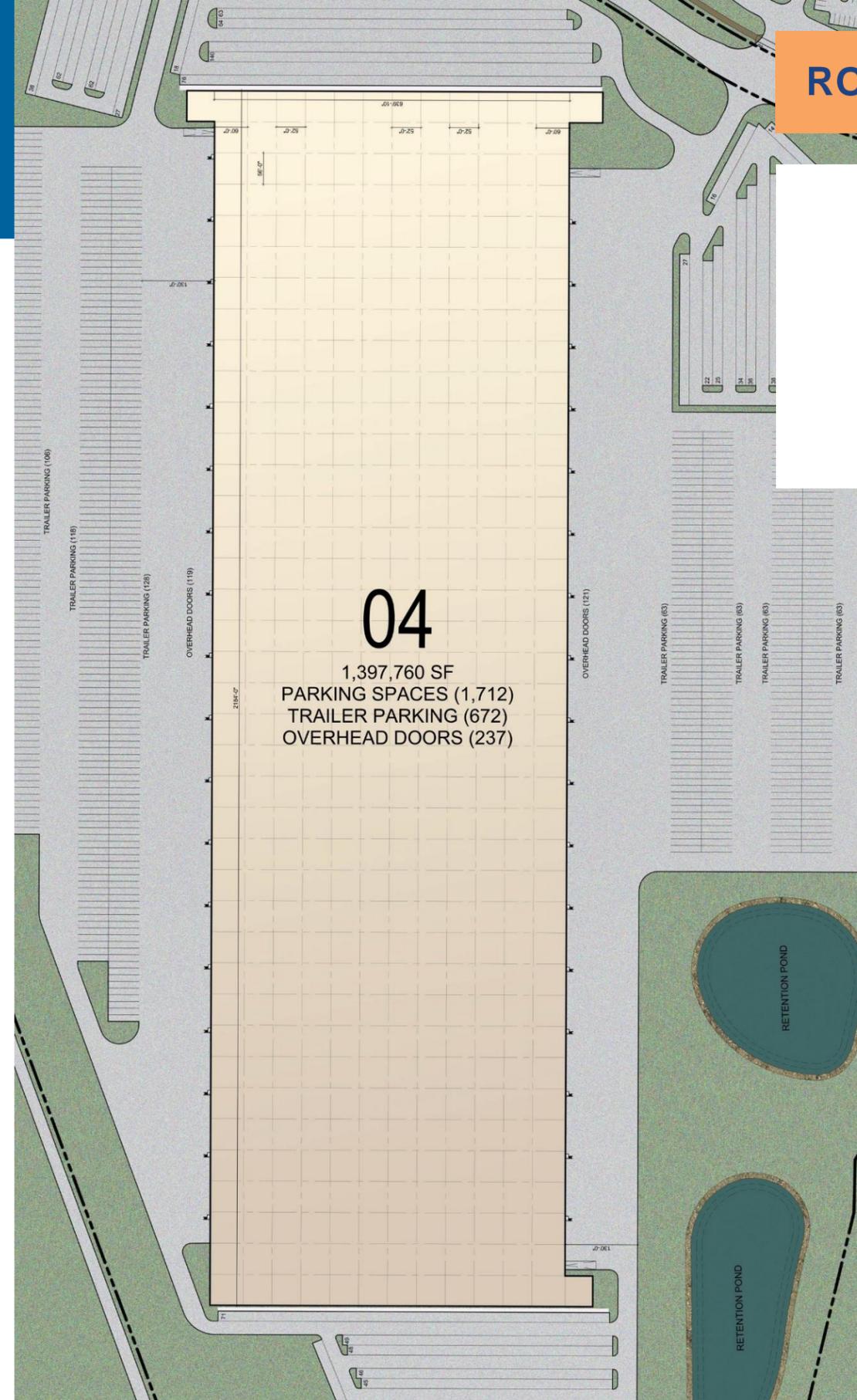
## 28.49 Acre Pad

- Minimal Earthwork to reach Pad Subgrade at 760.5
- Laydown area on plan north side of parcel
- Approved Site Plan with Potential to Acquire Early Footings and Foundations Permit
- Topsoil availability for landscaping savings

# BUILDING 4, OPT 1

## 1,397,760 SF

- **RBA:** 1,397,760 SF
- **Exterior Walls:** tilt up concrete
- **Ceiling Height:** 40' clear
- **Building Dimensions:** 640' x 2184'
- **Column Spacing:** 52' x 56'
- **Speed Bay:** 60'
- **Loading:** Cross dock
- **Dock Doors:** 237 with 10' manual 118 dock levelers
- **Drive-in Doors:** (3) 12' x 14' doors with cast-in-place concrete ramps
- **Office Space:** To Suit
- **Lighting:** LED High Bay fixtures at one fixture per bay
- **Sprinkler:** ESFR Sprinkler (Class I-IV)
- **Roof:** Mechanically attached .45 mil TPO with R-30 insulation
- **Slab Construction:** 7" slab
- **Truck Courts:** 130' with 60' concrete apron
- **HVAC:** Heat to freeze protection (to 50° F)
- **Electric:** (1) 277/488 3-phase
- **Auto Parking:** 1712 spaces
- **Trailer Parking:** 672 trailer drops
- **Delivery Date:** 2023



ROUGH GRADED



CSX Rail Spur  
Availability Onsite

# BUILDING 4, OPT 2

## 1,000,000 SF

- **RBA:** 1,078,845 SF
- **Exterior Walls:** tilt up concrete
- **Ceiling Height:** 40' clear
- **Building Dimensions:** 630' x 1653'
- **Column Spacing:** 56' x 56'
- **Speed Bay:** 70'
- **Loading:** Cross dock
- **Dock Doors:** 124 with 10' manual overhead doors / 62 dock levelers
- **Drive-in Doors:** (3) 12' x 14' doors with cast-in-place concrete ramps
- **Office Space:** To Suit
- **Lighting:** LED High Bay fixtures at one fixture per bay
- **Sprinkler:** ESFR Sprinkler (Class I-IV)
- **Roof:** Mechanically attached .45 mil TPO with R-30 insulation
- **Slab Construction:** 7" slab
- **Truck Courts:** 130' with 60' concrete apron
- **HVAC:** Heat to freeze protection (to 50° F)
- **Electric:** (2) 277/488 3-phase
- **Auto Parking:** 767 spaces
- **Trailer Parking:** 361 trailer drops
- **Delivery Date:** 2023



ROUGH GRADED

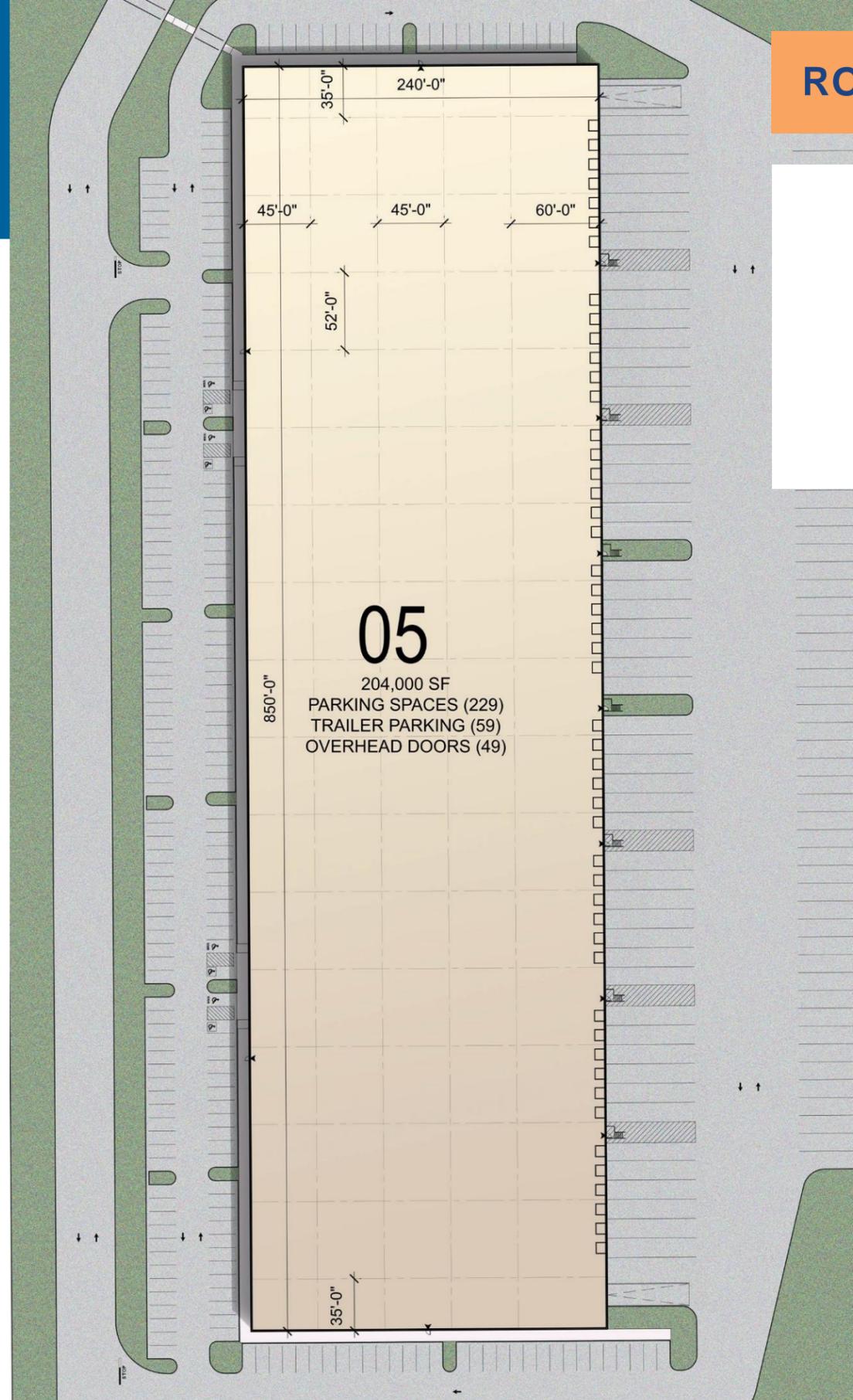


**CSX Rail Spur  
Availability Onsite**

# BUILDING 5

## 204,000 SF

- **RBA:** 204,000 SF
- **Exterior Walls:** tilt up concrete
- **Ceiling Height:** 40' clear
- **Building Dimensions:** 240' x 850'
- **Column Spacing:** 45' x 52"
- **Speed Bay:** 60'
- **Loading:** Single side
- **Dock Doors:** 49 with 10' manual overhead doors / 25 dock levelers
- **Drive-in Doors:** (2) 12' x 14' doors with cast-in-place concrete ramps
- **Office Space:** To Suit
- **Lighting:** LED High Bay fixtures at one fixture per bay
- **Sprinkler:** ESFR Sprinkler (Class I-IV)
- **Roof:** Mechanically attached .45 mil TPO with R-30 insulation
- **Slab Construction:** 7" slab
- **Truck Courts:** 130' with 60' concrete apron
- **HVAC:** Heat to freeze protection (to 50° F)
- **Electric:** (1) 277/488 3-phase
- **Auto Parking:** 229 spaces
- **Trailer Parking:** 59 trailer drops
- **Delivery Date:** 2023



ROUGH GRADED



CSX Rail Spur  
Availability Onsite

# PROTOTYPICAL ENTRANCE 1



# PROTOTYPICAL ENTRANCE 2



## ABOUT PETERSON COMPANIES

With over 4 million square feet of industrial projects under management and in development, Peterson Companies offers a fully integrated real estate platform with in-house expertise on all aspects of land-use and development including land acquisition, planning and zoning, design and construction, property management, leasing and asset management.

As one of the region's largest privately-owned real estate developers, Peterson Companies has been consistently delivering premier destinations for more than 50 years. Our most prominent and successful mixed-use, residential and office developments in Northern Virginia and Maryland include, National Harbor, Downtown Silver Spring, Rio, Fairfax Corner, Fair Lakes, Virginia Gateway, Burke Centre and Tysons McLean Office Park. Following our founder's commitment to enhance the community we call home, we create vibrant properties, landmark facilities, and entire neighborhoods that bring people together.

With a belief that responsible land use is a core value, we have developed thousands of acres of wetlands, utilized cutting-edge solar technology and achieved LEED certification on many of our buildings.

[www.petersoncos.com](http://www.petersoncos.com)

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For more information and leasing or purchase opportunities, please contact:

**Taylor Chess**

📞 703-631-7520

[tchess@petersoncos.com](mailto:tchess@petersoncos.com)

**Adam Cook**

📞 703-631-7540

[acook@petersoncos.com](mailto:acook@petersoncos.com)

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