



**Grade A – Industrial / Flex**  
along the **I-81 Corridor**  
near the **Virginia Inland Port**






# VIP

## **VALLEY INNOVATION PARK**

**I-81 Corridor / Winchester, VA**

**57,000 SF - 106,000 SF - 400,000 SF**  
**AVAILABLE**

**PAD-READY**  
**LAND SALES or**  
**BUILD TO SUIT**

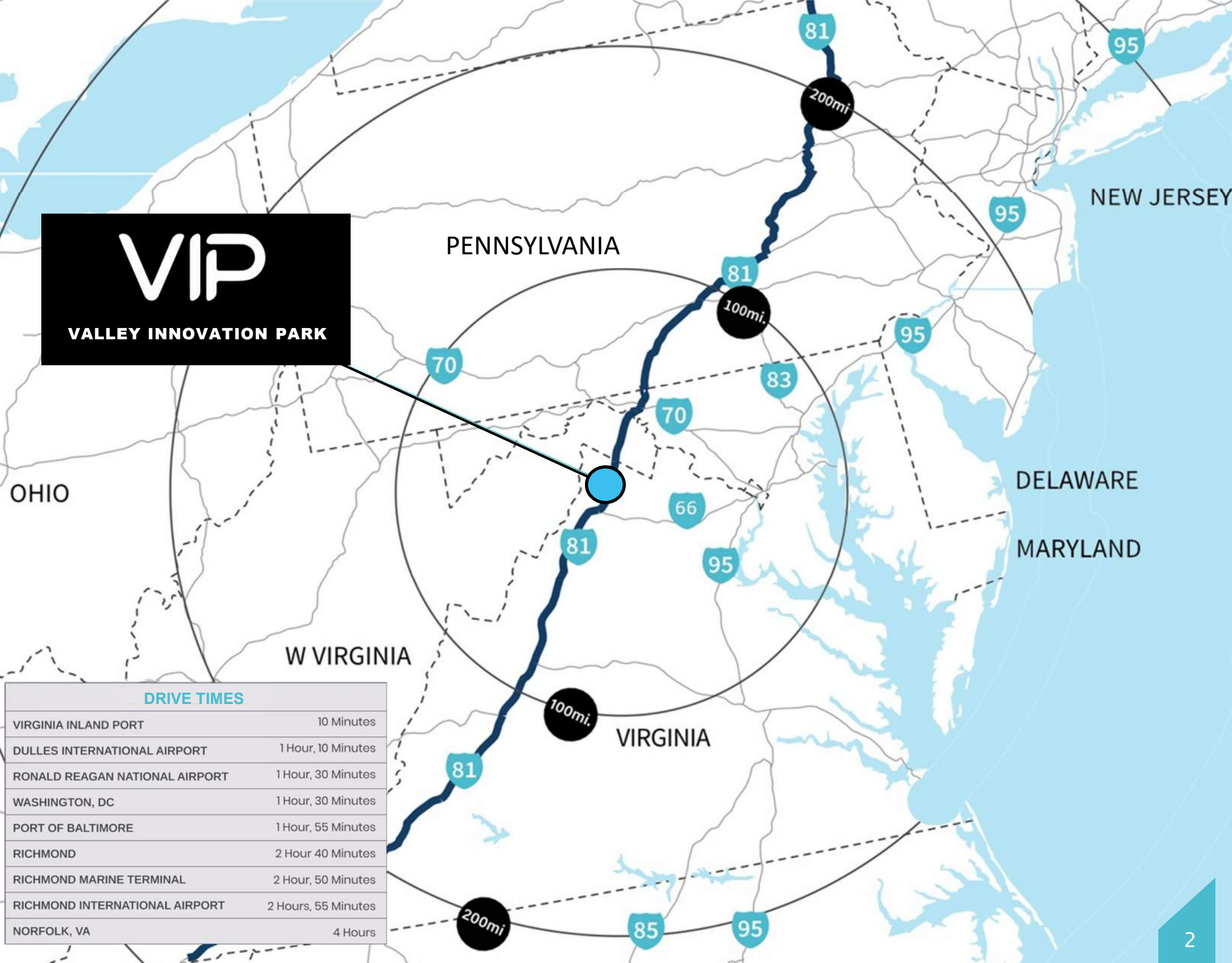
-  90MW Substation in Development
-  Strong Incentives & Labor Demographics
-  3 Minutes to I-81
-  10 Minutes to Virginia Inland Port
- 60%** 1 day's drive to 60% of the US Population
-  Pad Ready / Build to Suit Opportunities

**41 acres Pad-Ready for**  
**Vertical Construction**

 **PETERSON**  
COMPANIES

# VIP

VALLEY INNOVATION PARK



### DRIVE TIMES

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

# VIP

## VALLEY INNOVATION PARK

RENAISSANCE DR

**AVAILABLE  
41 ACRES**

37

11

**Immediate Access to I-81**

INTERSTATE  
81

INTERSTATE  
81

37

### INDUSTRIAL

1

**American  
Woodmark**

2

**DS  
Smith**

3

**FedEx**

4

**Ford**

5

**Rubbermaid**

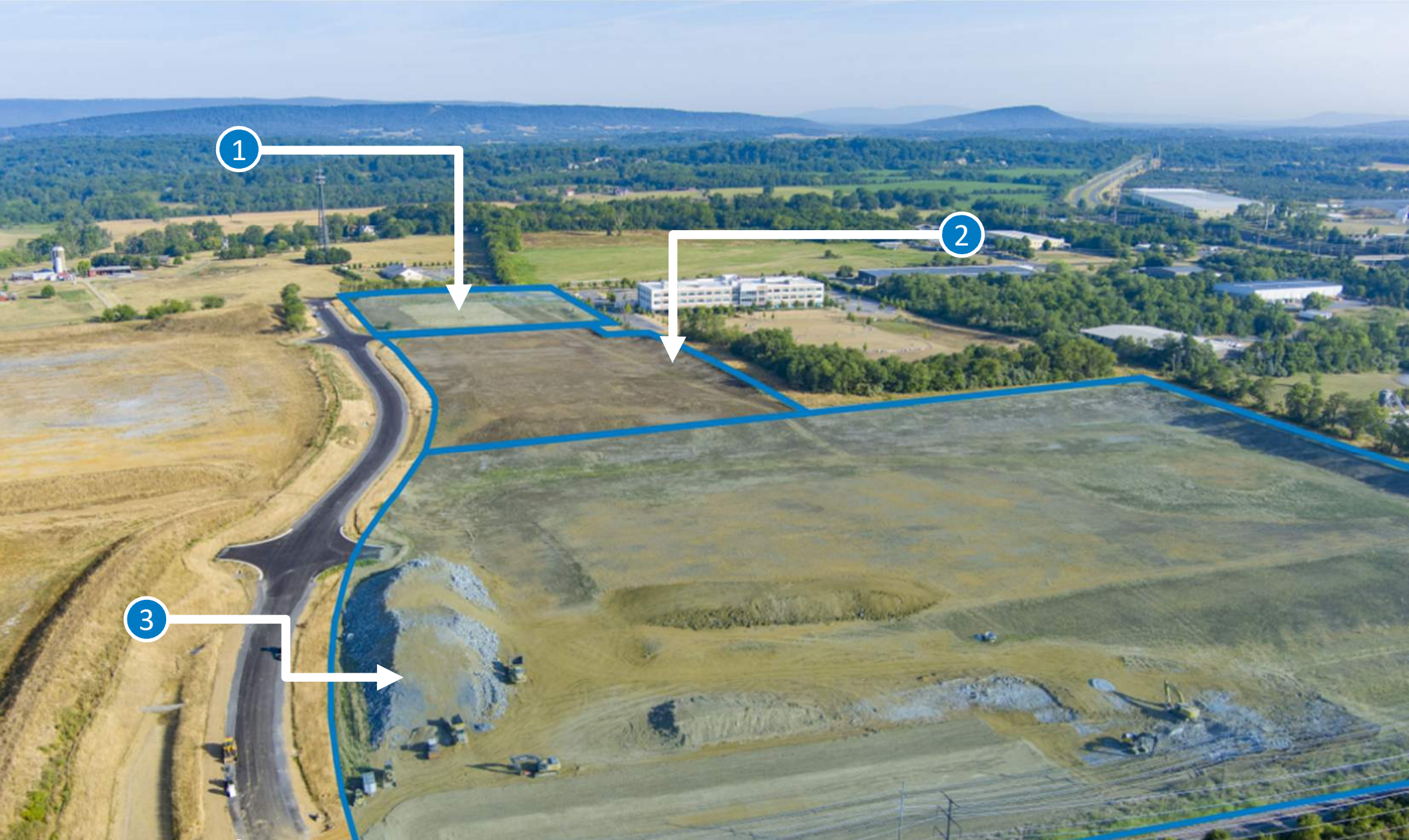
### RETAIL

6

**McDonald's** **Shell** **ALDI**

**OUTBACK STEAKHOUSE** **ALAMO DRAFTHOUSE CINEMA**

**CARRABBA'S ITALIAN GRILL**



**VIP**

**PAD SALE  
OPPORTUNITIES**

**PAD 1 – 5.05 ac**

- Pad Ready
- Clay Cap for Weather Resistance
- Topsoil Availability for Landscaping Savings
- Approved Site Plan
- Regional Stormwater Management
- Alternative Delivery Options Available

**PAD 2 – 7.62 ac**

**PAD 3 – 28.35 ac**

- Minimal Earthwork to Reach Pad Ready
- Approved Site Plan
- Topsoil Availability for Landscaping Savings
- Regional Stormwater Management
- Alternative Delivery Options Available



## **BUILDING 1 – 56,700 SF**

- 32' Clear
- 14 Dock Positions
- 125' Truck Court with 55' Concrete Apron
- 65 Parking Spaces
- Build To Suit Customization Available

## **BUILDING 2 – 106,319 SF**

- 32' Clear
- 10 Dock Positions
- 125' Truck Court with 55' Concrete Apron
- 40 Trailer Drops
- 109 Parking Spaces
- Build To Suit Customization Available

## **BUILDING 3 – 403,200 SF**

- 40' Clear
- 95 Cross Dock Positions
- 130' Truck Court with 60' Concrete Apron
- 251 Parking Spaces
- Build To Suit Customization Available



## Clasen Quality Chocolate Strategically Locates 2M SF Manufacturing Facility at Peterson Companies' Valley Innovation Park

*U.S. chocolate manufacturer to invest \$230 million, bringing 250 new jobs to Frederick County*

**RICHMOND, VA** — Governor Glenn Youngkin today announced that Clasen Quality Chocolate, a U.S. manufacturer of chocolate, will invest \$230 million to build a new production facility in Frederick County. The project will create 250 new jobs in the county.

"Virginia provides one of the best business environments in the country, which cultivates the ecosystem for businesses like Clasen Quality Chocolate to thrive," said **Governor Glenn Youngkin**. "In addition, Virginia is strategically located in the Mid-Atlantic and is uniquely positioned to help Clasen Quality Chocolate reach their global market. I am thrilled to welcome Clasen Quality Chocolate to the Commonwealth."

"We are so excited Clasen Quality Chocolate chose Virginia," said **Secretary of Commerce and Trade Caren Merrick**. "Virginia has the infrastructure, skilled workforce and love for chocolate that will ensure Clasen Quality Chocolate thrives, and we are confident in its success."

Headquartered in Madison, Wis., the company began as a family-owned bakery in 1959 and has grown to one of the largest suppliers of high-quality chocolate and confectionary coatings in the United States. Clasen Quality Chocolate manufactures chocolate and confectionary coatings for large grocery chains and food companies.

"We are excited to build our newest production facility in Virginia, enabling us to better serve our customers with high-quality chocolate products," said **Clasen Quality Chocolate President Jay Jensen**. "CQC is committed to being a supportive member of the local community in Frederick County and the greater Virginia area."

Clasen Quality Chocolate operates four manufacturing facilities, three in Wisconsin and one in Nevada. The Virginia facility will help the company meet rising demand.

The Virginia Economic Development Partnership worked with the Frederick County Economic Development Authority to secure the project for Virginia. Governor Youngkin approved a \$3 million grant from the Commonwealth's Opportunity Fund to assist Frederick County with this project.

"We are proud to welcome Clasen Quality Chocolate to Frederick County, Virginia," said **Frederick County Board of Supervisors Chairman Josh Ludwig**. "The significant investment created through this new manufacturing facility will have a positive, lasting impact on our local economy."

"I am thrilled to learn that Clasen Quality Chocolate will build a new \$230 million production facility in Frederick County," said **Senator Timmy French**. "Their new facility, along with the additional 250 new jobs, will generate positive outcomes for our community and for Virginia."

The Clasen Quality Chocolate manufacturing facility will be located at Valley Innovation Park, a site in which \$7.2 million in Virginia Business Ready Sites Program funds were invested by the Commonwealth in partnership with Frederick County. Governor Youngkin approved an additional \$3 million grant from the Commonwealth's Opportunity Fund to assist Frederick County with this project.

"The Virginia Business Ready Sites Program is a game-changer in strengthening the Commonwealth's competitiveness for high-impact economic development," said Senior Managing Director of Development Taylor Chess from the site developer Peterson Companies. "Through our collaboration with the Virginia Economic Development Partnership, we have worked to position Valley Innovation Park as a premier, project-ready industrial site. This program plays a critical role in enhancing Virginia's infrastructure, attracting new businesses, and accelerating economic growth – ensuring the Commonwealth remains a top destination for industry and innovation."

# FREDERICK COUNTY, VIRGINIA STRONG INCENTIVES AND WORKFORCE DEMOGRAPHICS

## INCENTIVES

In partnership with Peterson Companies and Frederick County, Virginia Economic Development approved VIP as a priority project within the Virginia Site Readiness Program with special investment for enhanced electric and wet utility infrastructure to support advanced manufacturing.

Additional incentive opportunities include:

- YES Frederick Programs
- Tax Advantages
- Expedited Permitting / Priority Project Status
- Opportunity Funds
- State Incentives:
  - Commonwealth Development Opportunity Fund
  - Major Eligible Employer Grant Program
  - Virginia Jobs Investment Program
  - Virginia Talent Accelerator Program
  - Major Business Facility Job Tax Credits

## WORKFORCE

Virginia is the northern-most Right-to-work state along the East Coast, and Frederick County has strong manufacturing and logistics workforce demographics as well as workforce training programs and grants.

Workforce highlights include:

- DC MSA totaling 6.5M people
- Over 15,000 industrial workers within DC I-66-I-81 Corridor
- 41% have Bachelor's degree or higher
- 25% of the region's population has high school diploma or GED

For more information, please contact:

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# PETERSON COMPANIES®

## DEVELOPER OVERVIEW: PETERSON COMPANIES

Peterson Companies is one of the largest privately-owned real estate development companies in the Washington, DC region.

Founded by Milt Peterson nearly 60 years ago, the company has created some of the most prominent and successful mixed-use, residential, industrial and office developments in Northern Virginia and Maryland including: Virginia Gateway, National Harbor, Downtown Silver Spring, Rio, Fairfax Corner, Fair Lakes, Burke Centre and Tysons McLean Office Park. Peterson Companies' belief in responsible land use is a core value and they have developed thousands of acres of wetlands, utilized cutting-edge solar technology and achieved LEED certification on many of our buildings.

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.



NORTHERN VIRGINIA GATEWAY PHASE I



ABERDEEN LOGISTICS CENTER



COMMONWEALTH SELF STORAGE



DOWNTOWN SILVER SPRING



POTOMAC OVERLOOK



DULLES DISCOVERY 3



NATIONAL HARBOR

## CORPORATE RESPONSIBILITY



**600 ACRES  
WETLANDS  
CREATED**



**RANKED #1 IN GIVING  
MIDSIZE COMPANY  
CORPORATE PHILANTHROPY**



**9 MILES  
STREAM  
RESTORATION**

## INDUSTRIAL PORTFOLIO



**1.8 MILLION SF  
DEVELOPED &  
UNDER MGMT**



**2.9 MILLION SF  
IN  
DEVELOPMENT**



**4.7 MILLION SF  
TOTAL  
PORTFOLIO**