



CAMP PARKWAY COMMERCE CENTER



A VIRGINIA TIER 5 CERTIFIED SHOVEL-READY SITE

DESCRIPTION

Camp Parkway Commerce Center is a Tier 5 certified (Virginia's highest certification), Master Plan developed, warehouse distribution and intermodal park site with readily available utilities, and viable transportation access from multiple routes with Norfolk Southern rail adjacent to the property.

LOCATION

Camp Parkway Commerce Center is located at the intersection of Camp Parkway (U.S. 58 Business) and Delaware Rd in Southampton County, Virginia.

ZONING

M-1 Class A Industrial Development

ACREAGE

439 +/- acres

WATER

Access to City of Franklin water system, which has capacity to accommodate 1 million gallons per day (GPD) at the site. The site is serviced by a 12" water main along US 58 Business as well as Delaware Road. There is a 500,000-gallon elevated storage tank less than 0.75 mile NE of the site.

SEWER

Serviced by the Southampton County Public Utilities for sewer. 18" gravity line near the intersection of Camp Pkwy / Village Pkwy. 640,000 GPD of excess capacity with the potential for 900,000 GPD based the overall Courtland and Environs Wastewater Treatment Plant design capacity (1.25 MGD).

NATURAL GAS

Columbia Gas of Virginia - 6" steel line that is ~1.5 miles SE of the site.

FIBER

Charter Communications (Spectrum) or Mid-Atlantic Broadband (MBC)

ELECTRIC

Dominion Energy 10 MW of power within 9-12 months through upgrades to the existing above ground distribution lines along Camp Parkway and Delaware Road and the 115-kV transmission line within 2 miles.

INTERSTATE

Located within 1 mile of the U.S. Route 58, a critical four lane divided highway connecting to I-95 at Emporia (33 miles) and I-85 at South Hill (69 miles).

PORT

Less than an hour from the Port of Virginia, one of the largest and fastest growing ports in the country.

RAIL

Bordered by the main Norfolk Southern rail line connecting the Port of Virginia and the principal routes to the Midwest U.S

WORKFORCE

18+ population: 144,210 (30-mi radius); 1,755,076 (60-mi); 2,983,772 (90-mi)