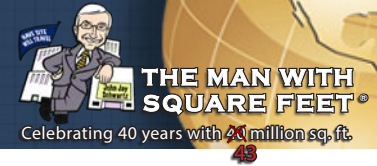


Caroline Commerce Center

For Sale & Development or Build to Suit
Industrial, Commercial, Retail Sites

<http://www.HaveSiteWillTravel.com/caroline-commerce>



Shovel Ready - Cut and Cleared for Immediate Development

“In Place” Zoning-Utilities-Roads
Home to McKesson Distribution Center



<https://co.caroline.va.us/222/Technology-Incentives>



BusinessFacilities.com selects Virginia as Business Facilities' 2018 State of the Year

<https://businessfacilities.com/2019/02/virginia-business-facilities-2018-state-year/>



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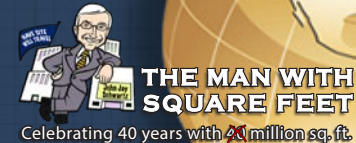
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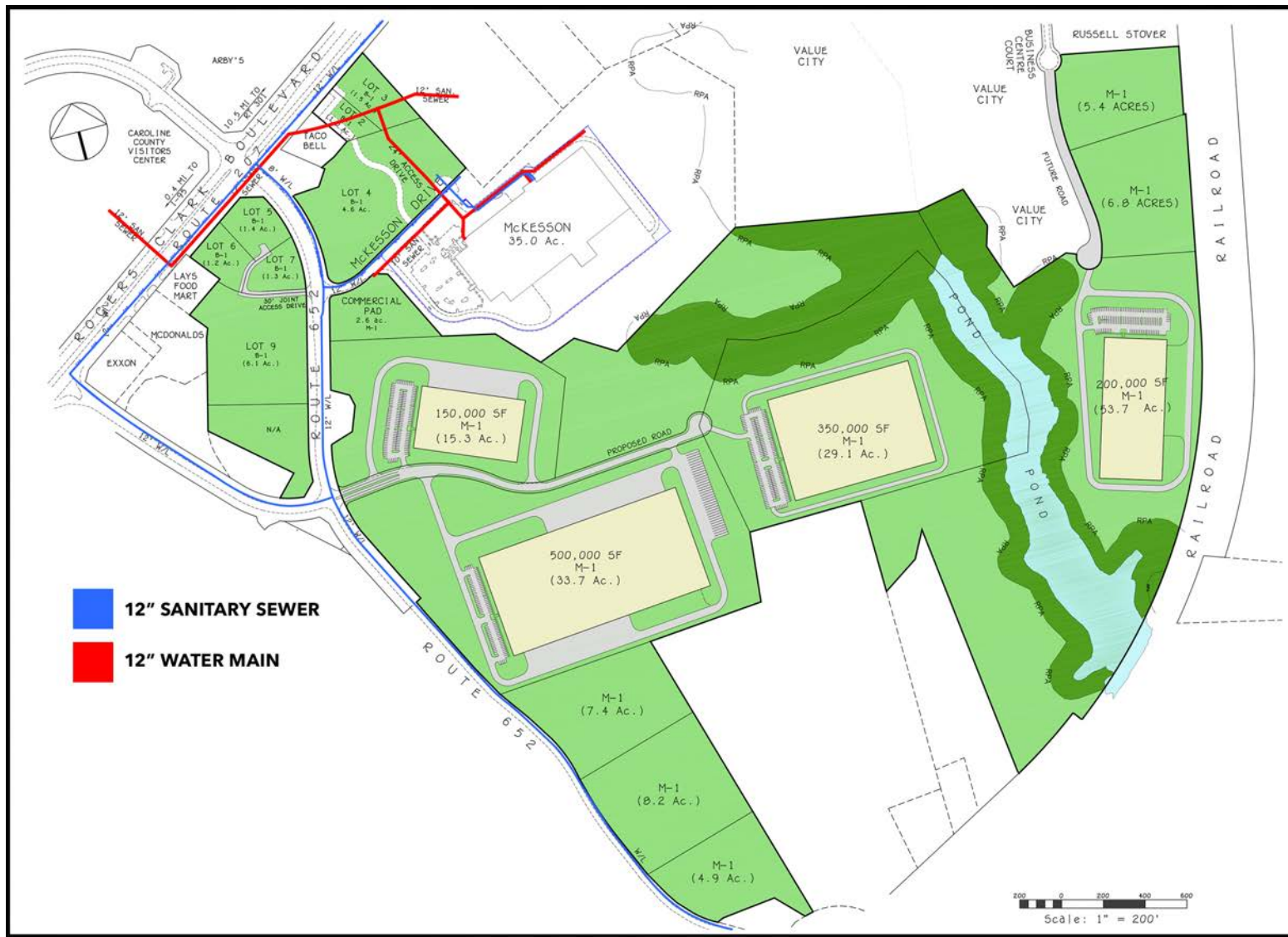
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Master Plan - Site Development Example



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FILED: 06166master sales.mpp
DATE: April 7, 2016

REVISED:
REVISED:
REVISED:

RICHMOND

BAY

THE BAY COMPANIES

8500 BELL CREEK ROAD
MEADOWSVILLE, VA 23118
PHONE 508-7000
FAX 508-588-7000
Consulting Engineers

PROJECT:
Caroline Commerce Center
Caroline County, Virginia

SHEET:
Master Plan

SHEET NO:
C1

JOB NO. 06166



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43

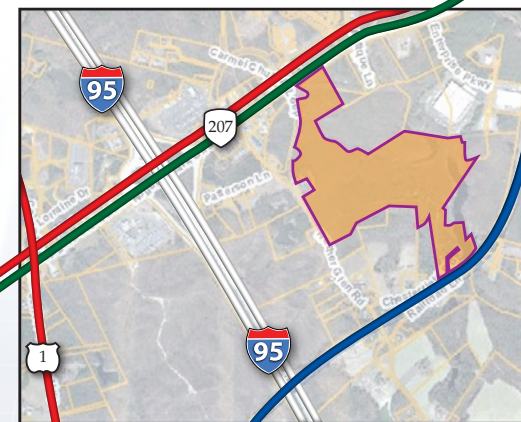


FOUR MAJOR FIBER LINES



COMCAST:

10 GIG SERVICE; METRO E-SERVICE AVAILABLE
DEDICATED ETHERNET CONNECTIONS
WILL BUILD FULLY REDUNDANT FIBER PATH TO THIS LOCATION



LEVEL 3: 10 GIG LINE

VERIZON:

TWO SEPARATE LINES
ONE THAT IMMEDIATELY SERVES THE PROPERTY WITH 24 FIBER STRANDS
ANOTHER ON US RT. 1 WITH AN ADDITIONAL 24 FIBER PIPE
DS3 SERVICE, 100MBPS

**CAROLINE COUNTY, VIRGINIA OFFERS HYPER FIBER REDUNDANCY
FOR SAFE DATA CENTER OPERATIONS**

WWW.VISITCAROLINE.COM/ECONOMIC.HTML
WWW.HAVESITETWILLTRAVEL.COM/CAROLINE-COMMERCE



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CAROLINE COMMERCE CENTER CAROLINE COUNTY, VA 22546

Shovel Read-Cut and Cleared for Immediate Development

- “In Place” Zoning-Utilities-Roads
- Home to McKesson Distribution Center

“Needs and Wants”

- Moving America’s Goods and Services
 - Need New Warehouse, Distribution or Manufacturing Sites
 - Want Safe, Secluded and Secured Facility
 - Emergency Backup Site
-
- **Interstate 95 at Exit 104 RUTHER GLEN/CARMEL CHURCH, VA**
 - Technology Zone: <https://co.caroline.va.us/222/Technology-Incentives>
 - **SHOVEL READY, ALL UTILITIES, ZONED M-1**
 - Land for Sale, Lease or Build to Suit from 5-150+ acres
 - CSX Potential, for details email Russ_Smitley@CSX.com
 - Sites available for development for distribution, light manufacturing, commercial and retail uses
 - CNBC selects Virginia as the best state for doing business in 2009 <http://www.cnbc.com/id/43381920>
 - BusinessFacilities.com selects Virginia as Business Facilities’ 2018 State of the Year <https://businessfacilities.com/2019/02/virginia-business-facilities-2018-state-year/>



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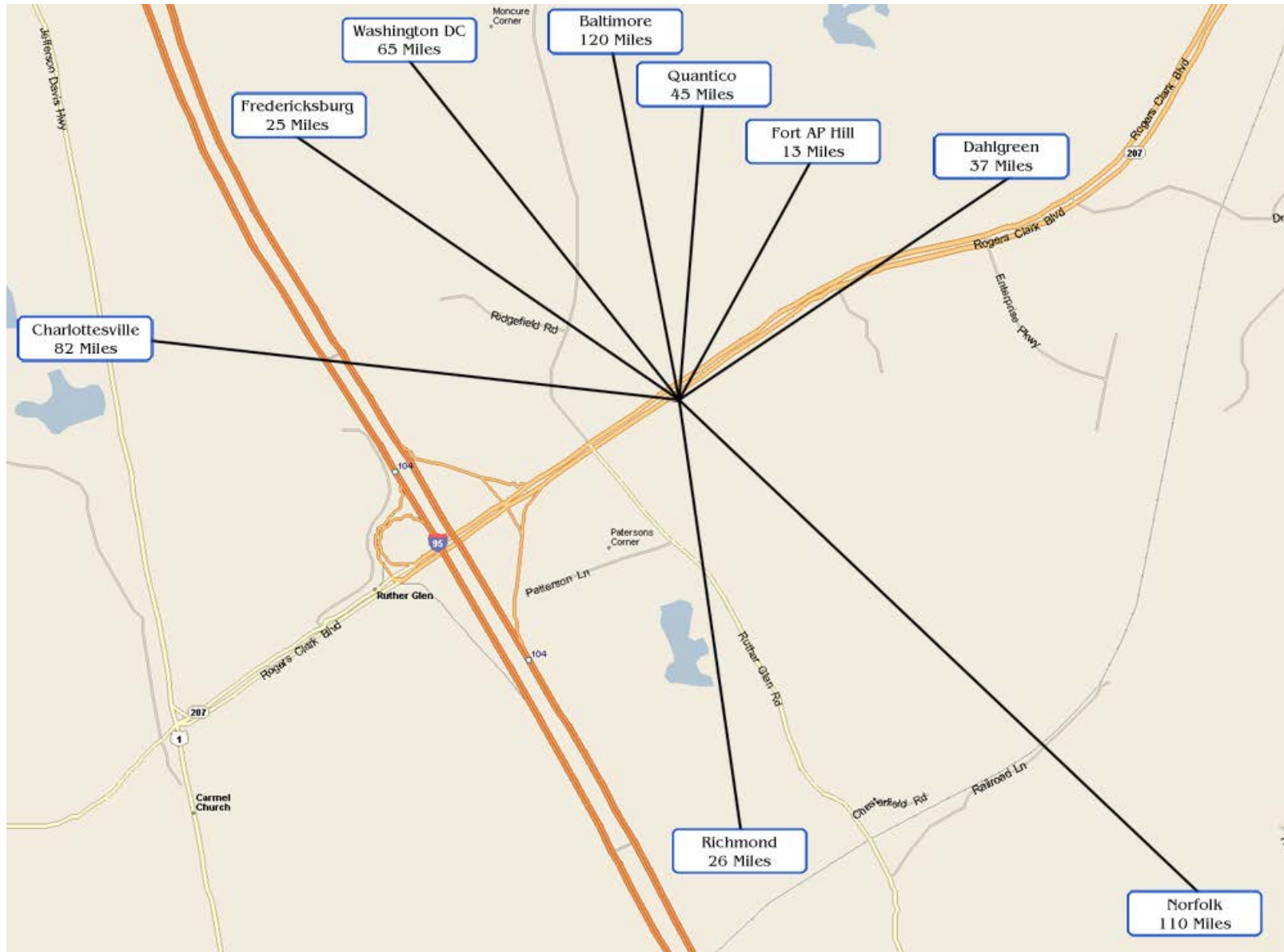
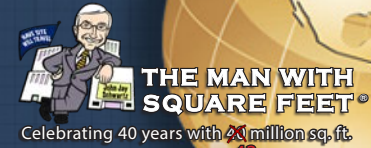
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