

OVER 250 ACRES OF UNBOUND POSSIBILITIES

Located in 3 Separate Sections

South Hill, Virginia

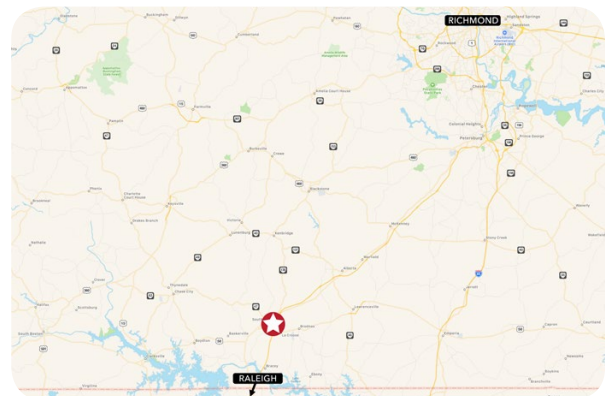


HILLCREST INDUSTRIAL PARK

PROPERTY DESCRIPTION

- Over 250 Acres of Unbound Possibilities
- Located within the Virginia Enterprise Zone
- Strategically located adjacent to I-85
- Water, Sewer, Gas, Electric and Fiber ready
- 120 miles west of Port of Virginia

INTERSTATE INDUSTRIAL PARK



Video Tour Available Online

<https://vimeo.com/270095825>



John Jay Schwartz, MCR, RPA
phone (804) 740-1555
jjschwartz@havesitewilltravel.com
www.HaveSiteWillTravel.com

South Hill, Virginia



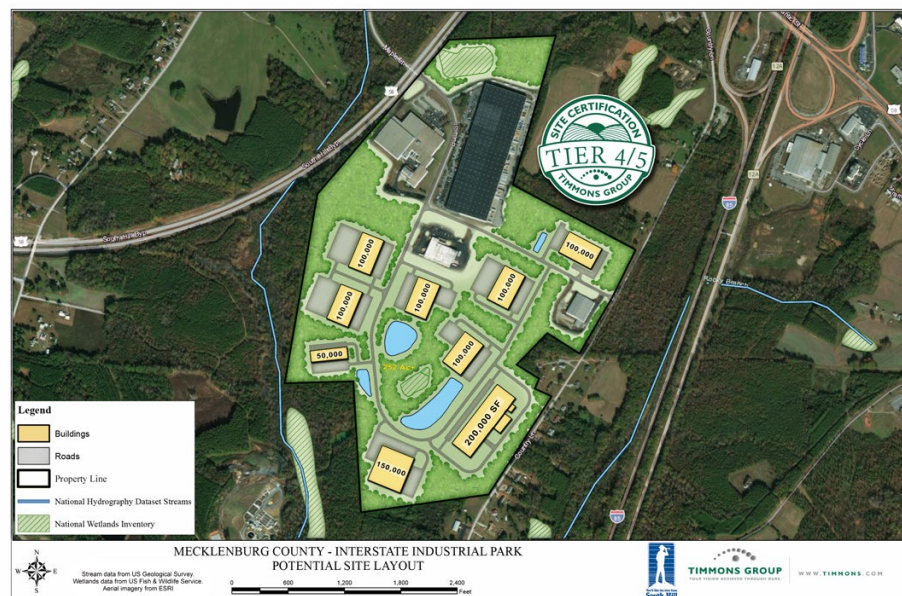
- 137.6 +/- Acres Available
- Tier 4 Site Certification by Timmons Group
- 3,500 feet of I-85 frontage



South Hill, Virginia



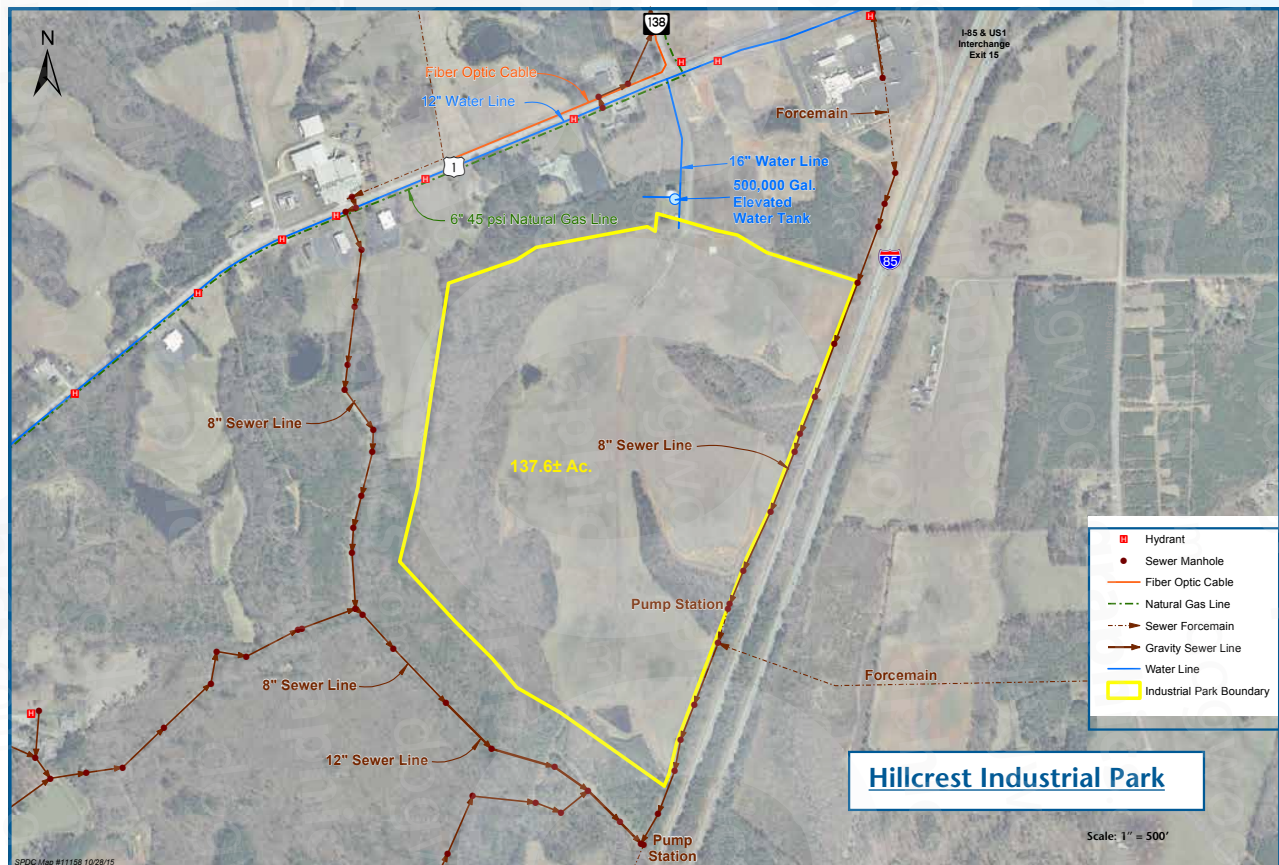
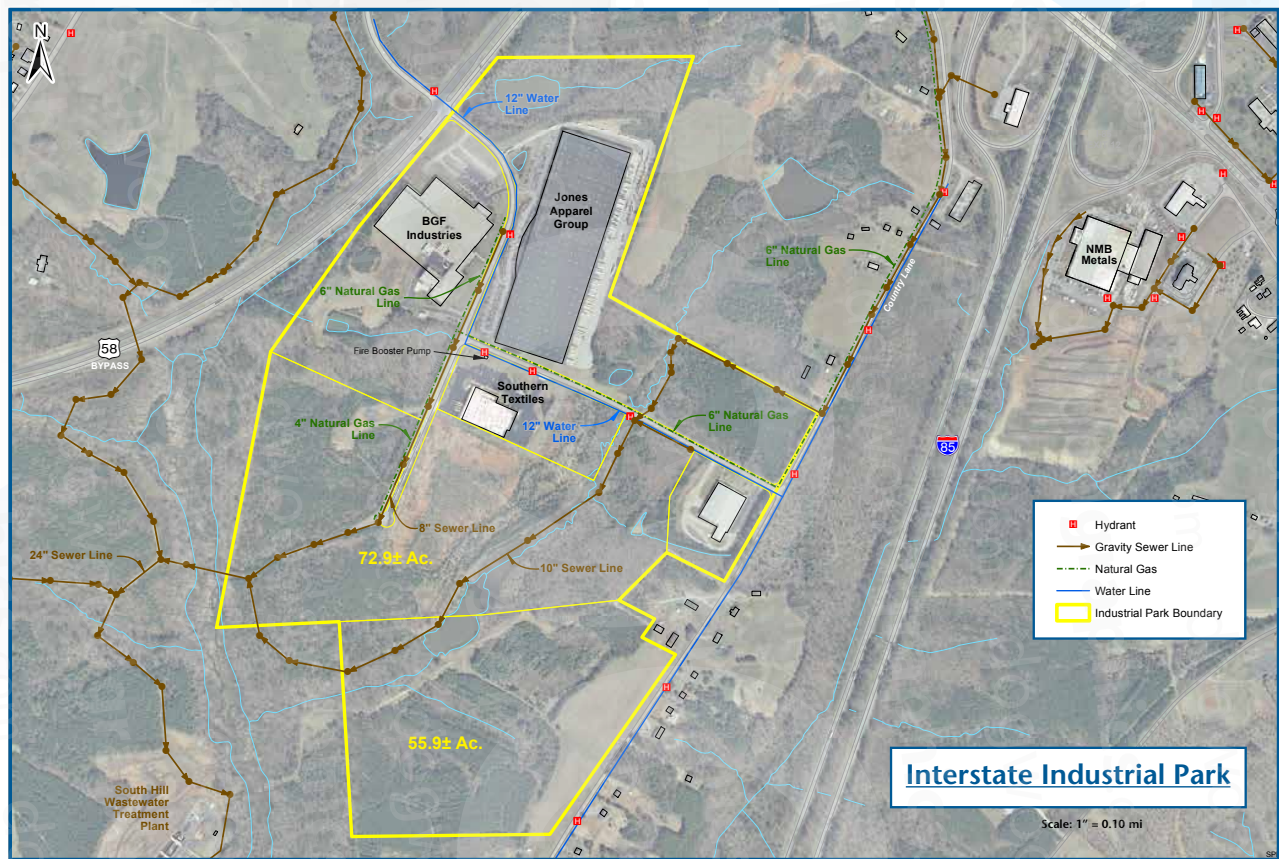
- 129 +/- Acres Available
- Tier 4 & 5 Site Certification by Timmons Group
- 1 Mile from I-85



OVER 250 ACRES OF UNBOUND POSSIBILITIES

Located in 3 Separate Sections

South Hill, Virginia



OVER 250 ACRES OF UNBOUND POSSIBILITIES

Located in 3 Separate Sections

South Hill, Virginia



LOCAL HEALTHCARE & ATTRACTIONS



VCU Health Community Memorial Hospital

- 166,700 sq. ft. technologically-advanced hospital
- 70 private patient rooms including four LDRP rooms (Labor, Delivery, Recovery, Postpartum)
- Three operating room suites, a cesarean section suite & a permanent cardiac catheterization lab
- 16-bay emergency department
- Diagnostic services including MRI, CT, nuclear medicine, cardiac, vascular & pulmonary studies



Centennial Park



Parker Park

OVER 250 ACRES OF UNBOUND POSSIBILITIES

Located in 3 Separate Sections

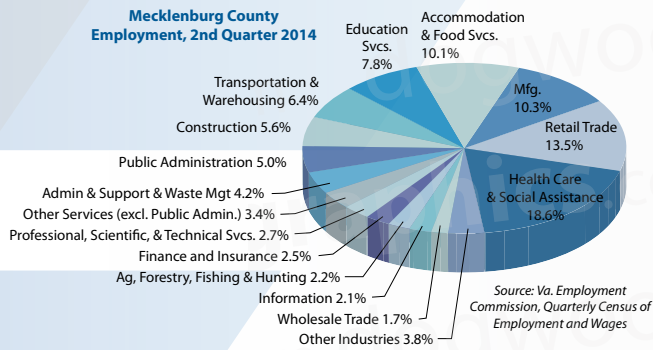
South Hill, Virginia



WORKFORCE

Labor force:

Radius	Total Population	Working Age 18-64
30 mi.	125,902	76,787
50 mi.	440,401	272,687



Employment levels:

County	Civilian Labor Force	Number Unemployed	Unemployment Rate
Brunswick	6,163	387	6.3%
Lunenburg	5,258	259	4.9%
Mecklenburg	12,140	691	5.7%

Source: Virginia Employment Commission, Sept. 2015

TRUCKING, TRANSPORTATION, & SHIPPING

Airports

Local: Mecklenburg-Brunswick Regional Airport is a publicly owned airport located approximately six miles east of South Hill. The airport has a 5000' long, 74' wide runway with PAPI, REIL and pilot controlled lights currently serving approximately 25 flights per day. The airport charges no landing fees and has 100 Low Lead and Jet A fuel available 24 hours a day. The terminal building has crew lounge, rest area and weather/flight planning room, and a fixed base operator. Hangars are available.



Commercial Air Transportation: Raleigh Durham International Airport [RDU] (74 miles), Richmond International Airport [RIC] (84 miles), Norfolk International Airport [ORF] (120 miles)

Trucking

Mileage	Norfolk, VA	Charlotte, NC	Philadelphia, PA	New York, NY	Atlanta, GA	Detroit, MI	Chicago, IL
South Hill	117	213	323	410	453	700	809

Major Highways: I-85, US 1, and US 58 are accessible in town. I- 95 is located 36 miles to the east (using US 58). US 15 is accessible 26 miles to the west, and US 501 and 360 can be accessed 48 miles to the west (both via US 58).

Ports



The **Port of Virginia** is located at Hampton Roads Harbor, and is accessed via US 58 and the Norfolk Southern Railway. The port has the deepest harbor in the US, with 50-foot channels inbound/outbound and is the second-busiest port on the east coast. It is the sixth-largest containerized cargo complex in the US.

The **Port of Richmond** is located south of Richmond on Interstate 95, located 76 miles from South Hill, via Interstate 85. The port is a container and general cargo facility located 100 miles from the head of the James River. The port serves Intermodal freight and is a distribution center for rail, truck, and water shipping. Rail service is provided by CSX and Norfolk Southern. Barge service provided by James River Barge Line.