









VIP

**VALLEY INNOVATION PARK
FREDERICK COUNTY, VA**

**50,000 SF to 1.4M SF
AVAILABILITY**

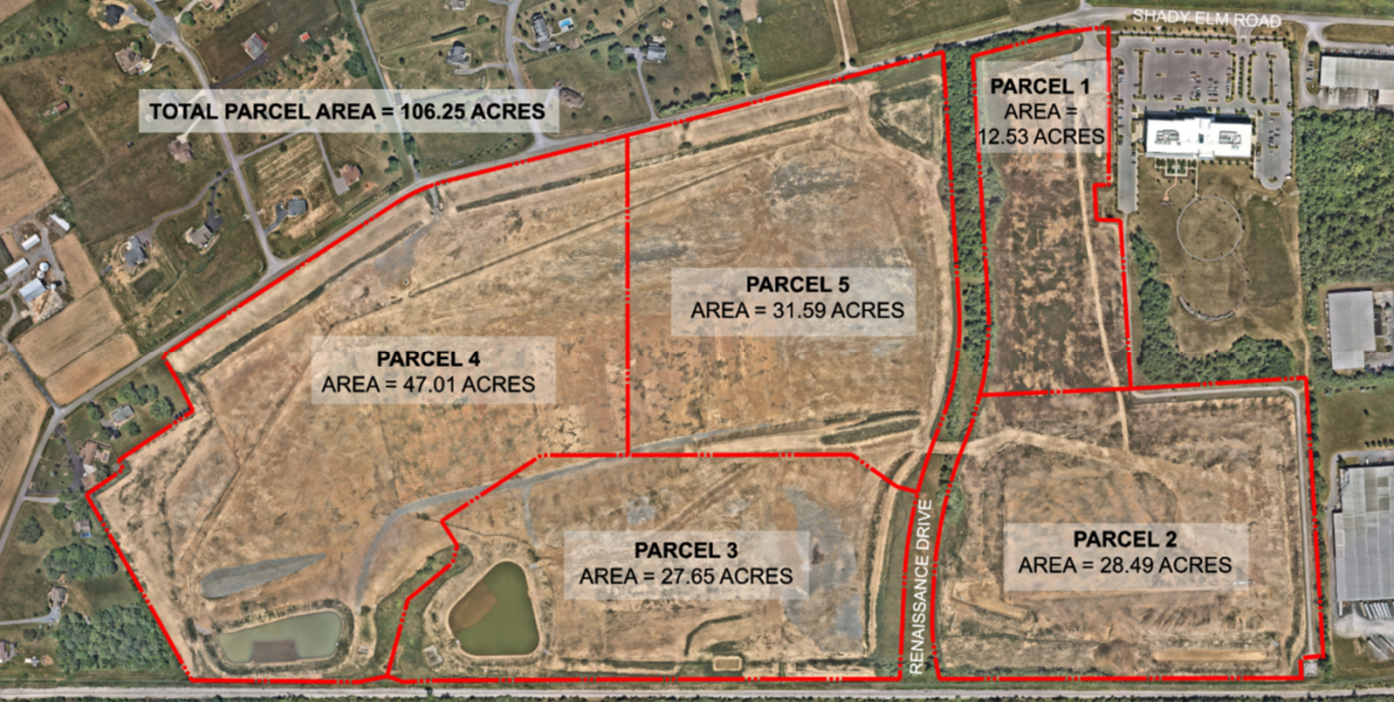
**PAD READY
BUILD TO
SUIT**

ADVANCED MANUFACTURING

-  90 MW Onsite Substation in Development
-  CSX Rail Spur
-  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

**147 Acres Rough Graded
Ready for Vertical Construction**

 **PETERSON**
COMPANIES.



LOCATION

Valley Innovation Park in Winchester, VA, along I-81 and I-66 offering proximity to Washington, DC, and connectivity to the Virginia Inland Port as well as CSX rail.

A strategic location, strong incentives, low taxes, skilled workforce, and access to enhanced utilities make Valley Innovation Park ideal for advanced manufacturing operations.

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. In partnership with Frederick County and the Virginia Economic Development Partnership, this site has been designated as a priority site in the VEDP Site Readiness Program and offers enhanced wet utilities and a 90MW on-site substation to support advance manufacturing operations.

The entire development is fully graded offering immediate opportunities to begin vertical construction for build 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 potential for one of the largest cross-dock facilities along the I-81 corridor at 1.4M square feet.

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.

WWW.VALLEYINNOVATIONPARK.COM

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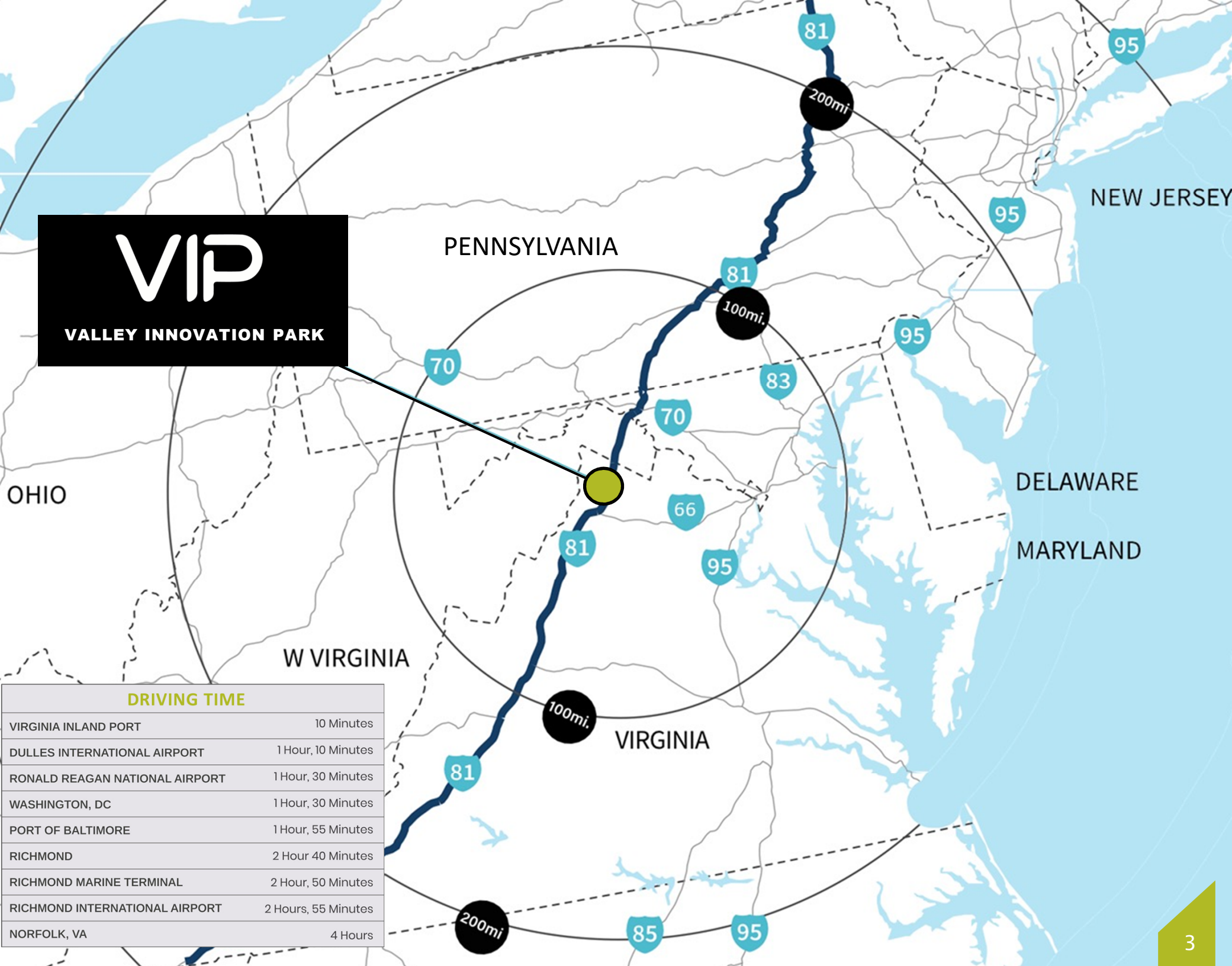
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VIP

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

MAX DENSITY

- 1.0 FAR (4.6M SF) - Renaissance
- 0.4 FAR (714k SF) - Shady Elm
- 2068 Trips per Day (approved TIS)

UTILITIES

- 475 GPM Sewer
- 5 MW Power Available 2024
- 30-90+ MW Available 2028

CSX RAIL SIDING

- 100' Clear length
- 420' Loading Zone with Awning
- 30' Bumping Post
- Meets CSX Requirements
- Available Q4 2024

VIP - SITE FEATURES



WINCHESTER, 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

<https://www.yesfrederickva.com/>

FREDERICK COUNTY ECONOMIC DEVELOPMENT

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VIRGINIA ECONOMIC DEVELOPMENT

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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



DEVELOPMENT & CONSTRUCTION MANAGEMENT SERVICES

Peterson Companies offers Development and Construction Management Services exclusively to clients who purchase our development properties. We recognize that many of our clients without robust in-house development and construction teams require support to design, procure, and construct new facilities. Our experienced Development and Construction Advisory Team will ensure you achieve your organization's development goals on time while protecting your bottom line.

Our services include:

- SITE DEVELOPMENT
- BASE BUILDING CONSTRUCTION
- TENANT FITOUT
- SUSTAINABILITY CONSULTING
- PROCUREMENT & COST MANAGEMENT
- UTILITY COORDINATION
- INCENTIVE & JHA APPROVAL COORDINATION

VALUE PROPOSITION

RISK AVOIDANCE – allow our experienced team to chart a path for your project to identify and avoid both common and site specific risks

COST CONTROL – leverage our buying power and vendor relationships in combination with cost management services to control project costs and avoid costly change orders

BUSINESS CONTINUITY – allow our team to lead you through the process of development and construction so growth doesn't impact the daily operations of your business

EXPERTISE – our team's experience with similar projects and knowledge of your site, the local municipality, local utilities, and regional vendor pool will eliminate unwelcome surprises for you

REPRESENTATIVE CLIENTS

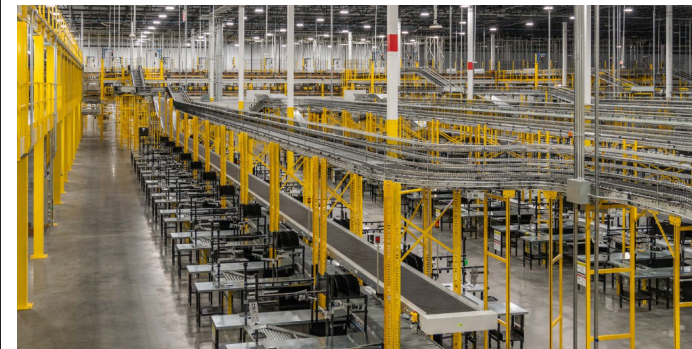


2M+ SF of Grade-A Highly Secure Office



BEYER  AUTO

Land Rover and Jaguar Automotive Dealerships



amazon

630,000 SF Logistics Facility with Robotic Fulfillment



O'Reilly
AUTO PARTS

530,000 SF Logistics Facility with Robotic Fulfillment

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.

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**



NORTHERN VIRGINIA GATEWAY PHASE I



ABERDEEN LOGISTICS CENTER



COMMONWEALTH SELF STORAGE



DOWNTOWN SILVER SPRING



POTOMAC OVERLOOK



DULLES DISCOVERY 3



NATIONAL HARBOR