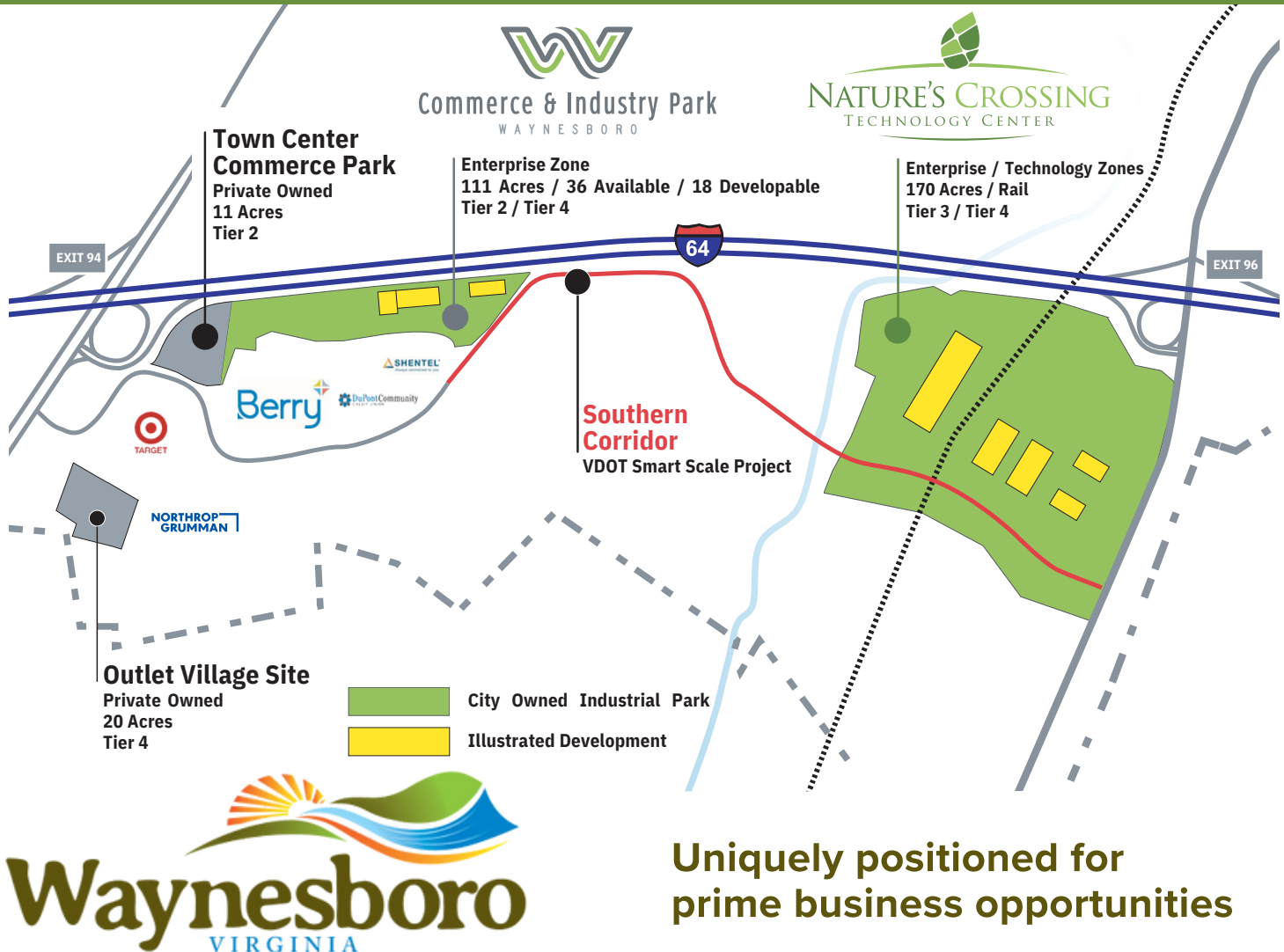


Industrial Parks

Property Information

WaynesboroBusiness.com

540-942-6570



Uniquely positioned for prime business opportunities

Uniquely positioned on the I-81 corridor in the Shenandoah Valley of Virginia, Waynesboro is a transportation hub with road and rail access to major population centers on the east coast and mid-west.

The city has a strong heritage of innovation and manufacturing excellence with the “Made in Waynesboro” label a staple since the 1800’s. Waynesboro is committed to the future and the continuation of manufacturing excellence by making key investments and strategic planning.

Contemporary city leadership has been proactive in preparing for the next generation of industrial success by purchasing and preparing land for the future. The Southern Corridor project is the catalyst that will pave the way for over 200 acres of land for future industrial development.

The Waynesboro Commerce and Industry Park is the city’s 111-acre legacy park with 35 acres of available land. The remaining acreage has interstate visibility and will accommodate up to 500,000 square feet of building.

Nature’s Crossing Technology Center has a total of 170 acres with a 65-acre portion on the west side of the Norfolk Southern main line and 105 on the east. The city is focused on securing two manufacturing users who require rail and at least 50 acres with additional smaller light industrial or technology-based companies for a total of 1.2M square feet of industrial space available.

The planned completion of the road in late 2025 plus the city’s public works projects will set the stage for new development, outstanding employment opportunities, and major capital investments.

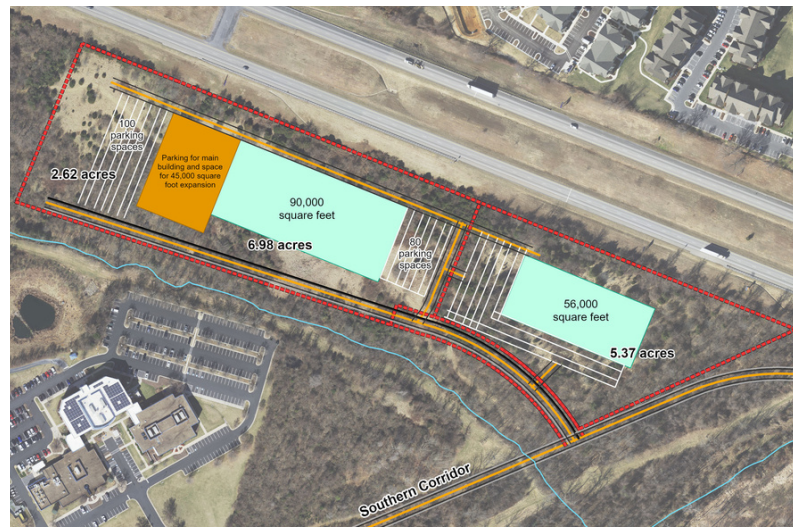
Property Details



- New City Owned Industrial Park
- 170 Acres - 65 west side/105 east side
- Up to 1.2M SF Space
- Two 50 acre plus Rail Served Sites
- West Side / Interstate 64 Frontage



- Legacy City Owned Industrial Park
- 18 Developable Acres
- Up to 500,000 SF Space
- Interstate 64 Frontage
- Natural Gas Nearby



Features of Both Parks

- Ample Utilities Onsite
- Adjacent to Amenities
- Less than One Mile to Interstate 64
- Expected to be Tier 4 Status
- Exceptional Transportation Options

TOP 10 *Places to work in Manufacturing*
—SmartAsset



NaturesCrossing.com



Greg Hitchin, HitchinGE@ci.Waynesboro.va.us



540-942-6779



View our 60 second site tour on YouTube at Shenandoah Valley Partnership



Talent Pipeline

In 2022, the region's concentration of 39 colleges and universities within a 2.5 hour drive graduated over 72,000 students in a wide variety of degrees and courses of study.

Locally, Blue Ridge Community College, Mary Baldwin University, and James Madison University offer credit and noncredit programs as well as collaborative workforce development solutions, including specialized training, apprenticeship, bootcamps, and more.

The award-winning "InDemand" Jobs Campaign markets high-demand, high-growth and high-wage occupations and accompanying educational opportunities for occupations requiring more than high school but less than a 4-year degree. Consider these nearby institutions:

Virginia Tech

University of Virginia

Virginia Commonwealth University

Liberty University

James Madison University

Radford University

University of Mary Washington

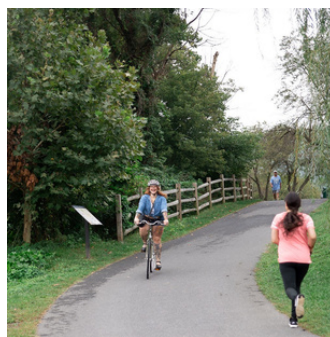
Virginia State University

Virginia Military Institute

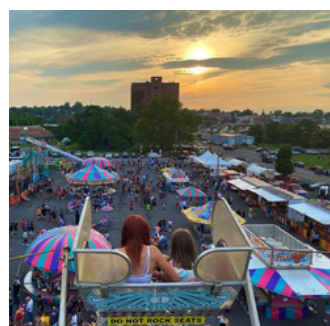
University of Richmond

Cultural and Recreational Amenities

The only place on the planet where the Shenandoah National Park/Skyline Drive, Blue Ridge Parkway, and the Appalachian Trail intersect, Waynesboro has a wealth of cultural and natural amenities. The wide variety of outdoor recreational activities including hiking, mountain biking, fly fishing, horseback riding, and bicycling combined with cultural gems such as historical venues, art galleries, and a restored vaudeville era performing arts center provide endless opportunities for adventure. Such attractions paired with our national brand restaurants and shopping, as well as unique local breweries and dining, give Waynesboro a vibrant quality of life.



Greenway. The picturesque 2-mile paved Greenway Trail follows the South River through downtown. Take a walk, ride your bike, or try your hand at fly fishing in one of only a few urban trout fisheries in the state.



Festivals. Waynesboro's annual events and festivals bring pleasure to the whole family. There's something for everyone; art, races, fireworks, concerts, and kite flying - there's always something on the calendar.



National Treasures. Travel north or south on a scenic drive, visit a national forest, or take a hike on the famed Appalachian Trail. These national treasures are located just outside of downtown.

One of America's Top Two States for Business

—CNBC 2019, 2021, 2023



Operating Costs

Although Waynesboro is in close proximity to major east coast locations, its cost of living and cost of doing business are less than the national average.

Sources: 1) Sperling's Best Places 2) JLL Trends and Insights Industrial Reports and Local Information 3) Quarterly Census of Employment and Wages 3Q 2021, Manufacturing



Transportation and Infrastructure

Waynesboro's strategic location makes it easy to do business and take advantage of an exceptional quality of life. The City is centrally located along the I-81 corridor in the eastern portion of Virginia's scenic and historic Shenandoah Valley. Our convenient location along I-64 provides easy access to major locations in the Midwest and Eastern Seaboard. In addition to the outstanding highway system, four railroads, five airports, and two ports provide access to the world. Dominion Energy provides electricity at rates below the U.S. average at 5.81 cents per kilowatt hour vs. 8.4 cents nationally; Columbia Gas delivers natural gas at selected industrial sites; City of Waynesboro provides award winning water and wastewater services. Multiple telecommunications providers serve the area with fiber connectivity.

Community Investments

Waynesboro offers significant multiyear incentives for eligible projects based on job quality and quantity, capital investment, and other criteria. Job creation and capital investment grants are available if located in an Enterprise Zone; federal tax benefits if in an Opportunity Zone; and HUBZone benefits in certain census tracts.

METRO AREA	COST OF LIVING ¹	AVERAGE LEASE RATE ²	AVERAGE WEEKLY WAGE ³
US Average	100	\$7.62	\$1,408
New York	187.2	\$30.28	\$1,683
City Boston	162.4	\$11.02	\$1,955
Atlanta	107.5	\$4.70	\$1,297
Richmond	95.1	\$5.43	\$1,389
Waynesboro	86.6	\$4.50	\$1,053