

# THREE OAKS @ GREENBRIER COMMERCE PARK

OFFERING MEMORANDUM

CITY OF CHESAPEAKE





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# OVERALL SITE MAP



# EXECUTIVE SUMMARY

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The City of Chesapeake is proud to offer an excellent industrial site for development in the heart of Greenbrier (Center of Hampton Roads), with unmatched access to the interstate and Port of Virginia. Three Oaks Industrial park is home to 90 acres of land with utilities on site and M1-Light Industrial Zoning.

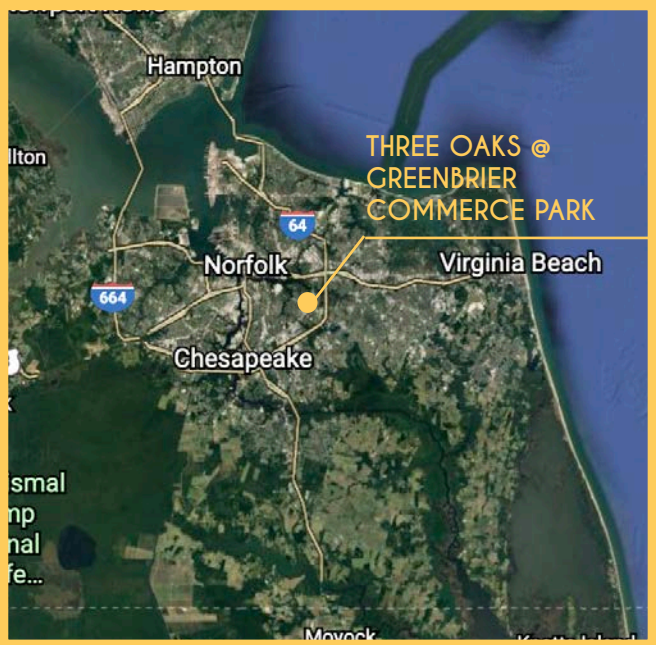
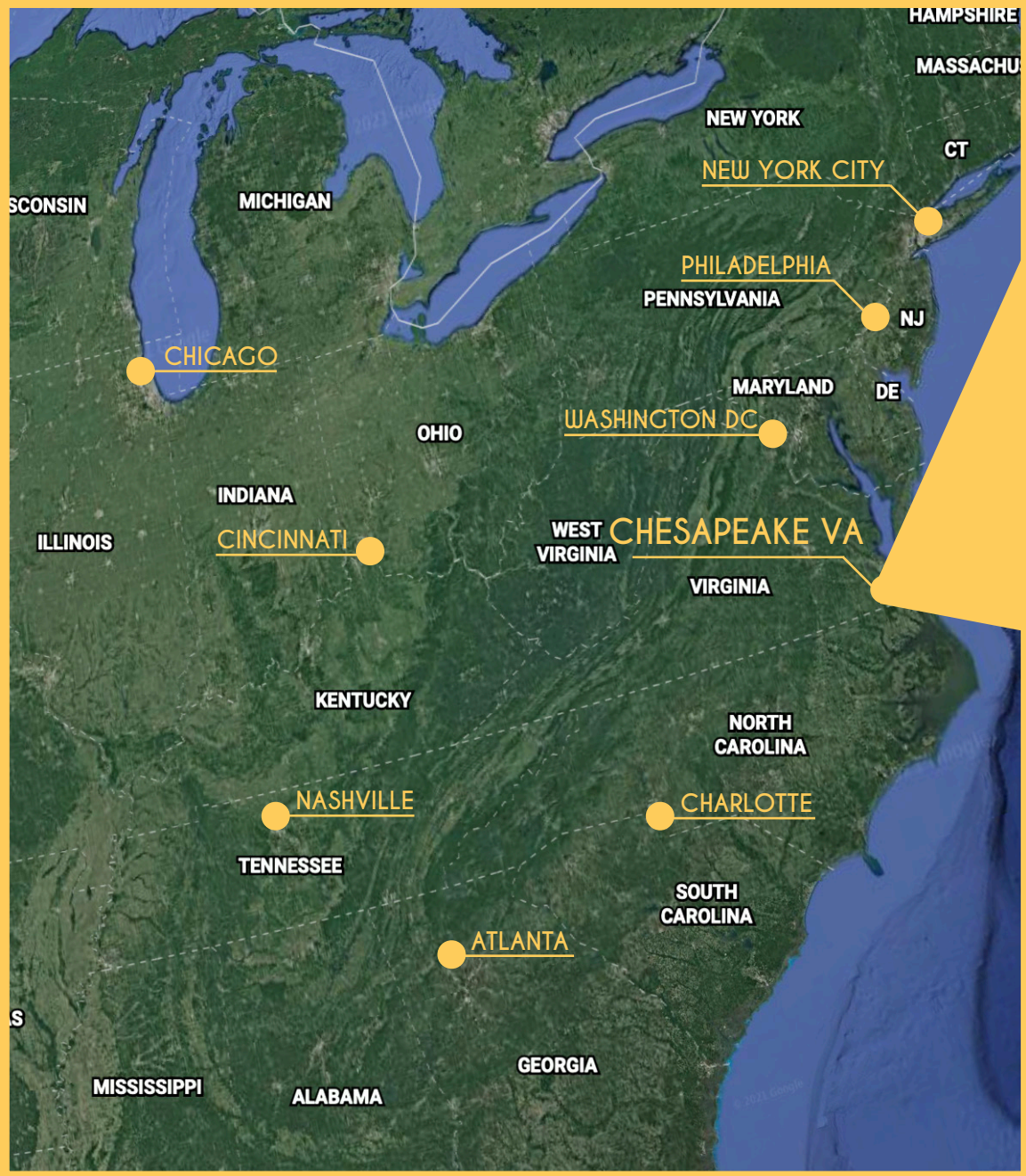
The land has access off of Volvo Parkway, Principal Lane and Yupo Court. The property is part of the Greenbrier Planned Unit Development and has a master stormwater system in place. Wetland Delineation has also been completed with no issues found.

## KEY FEATURES OF THE SITE

- **TIER 5 INDUSTRIAL SITE (RATED # 1 SITE IN VIRGINIA BY VEDP)**
- M1/Light Industrial Zoning
- 3 Miles from I-64 (Runs from Chesapeake, Virginia to Eastern Missouri)
- 30 Minutes from the Port of Virginia
- 2/3 of the United States population is within 750-miles of the site
- Norfolk Southern Rail Access

PRICE PER ACRE  
**\$300,000**

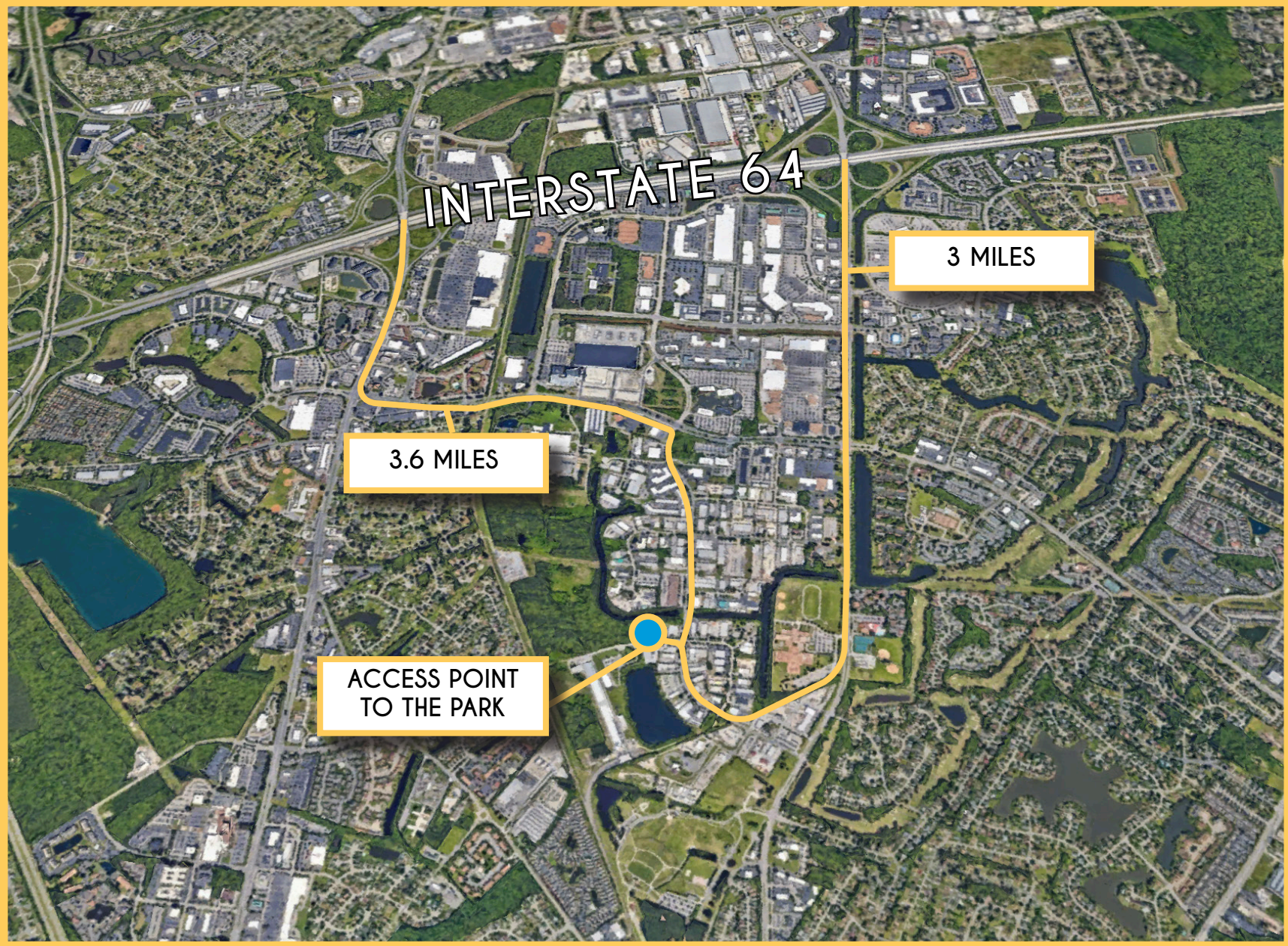
# GEOGRAPHIC LOCATION



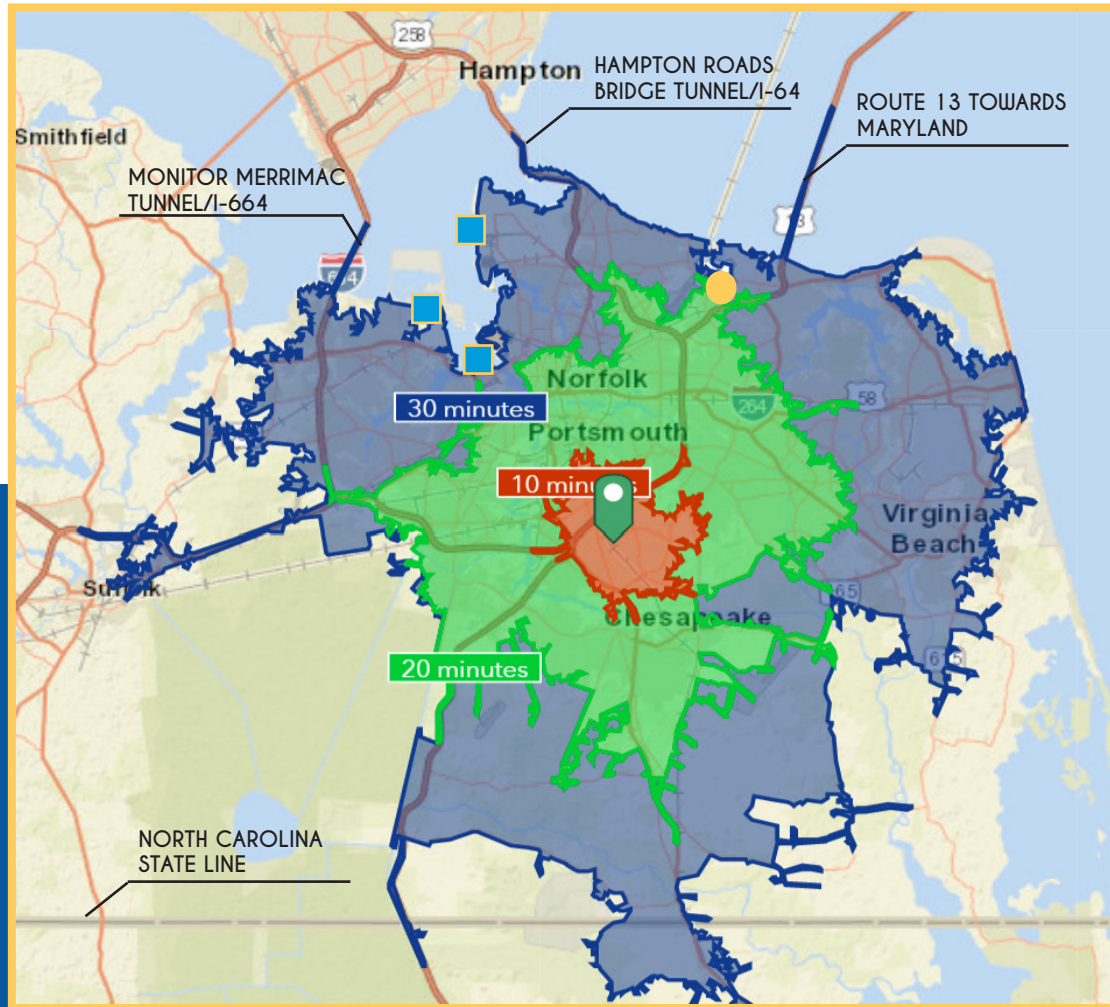
## DISTANCE TO MAJOR CITIES

CITY	MILES	DRIVE TIME
WASHINGTON DC	206	3hrs 45mins
PHILADELPHIA	281	5hrs
CHARLOTTE	326	5hrs
NEW YORK CITY	368	6hrs 30mins
ATLANTA	565	9hrs
NASHVILLE	718	11hrs
CINCINNATI	617	10hrs
CHICAGO	896	15hrs

# TRANSPORTATION MAP



# DRIVE TIME FROM SITE



-  NORFOLK INTERNATIONAL AIRPORT
-  PORT OF VIRGINIA

Within a 30 minute drive from Three Oaks, you are able to reach the Port of Virginia, Norfolk International Airport and Interstate 64 (which starts in Chesapeake and ends in Eastern Missouri). In addition, both CSX and Norfolk Southern have tracks that connect the city to not only the port of Virginia but also to 43,000+ miles of tracks that connect the Hampton Roads Region to 23 neighboring states.



# PORT OF VIRGINIA



**1.5 MILLION**  
TOTAL CONTAINERS MOVED (2020)

**55 FEET**  
NEW CHANNEL DEPTH (2024)

**45+**  
COUNTRIES WITH DIRECT ACCESS

**26**  
SUEZ-CLASS SHIP TO SHORE CRANES

Less than 30 minutes away is The Port of Virginia, the deepest water harbor on the East Coast of the United States. It shelters the world's largest naval base, the largest shipbuilding and repair industrial base, a thriving export coal and bulk trade, and the sixth-largest containerized operation in the United States. Centered around the busy Norfolk Harbor, commercial vessels also steadily move cargo up the James and York Rivers, as well as down the branches of the Elizabeth River.

**LARGEST INTERMODIAL RAIL  
PORT ON THE EAST COAST**

30 MILES OF ON-DOCK RAIL

# AVAILABLE WORKFORCE

The City of Chesapeake and the Hampton Roads Region is home to 1.75 million residents with an available workforce of around 850,000. This workforce is highly skilled and diverse due to the number of exiting military members and college graduates in the region on an annual basis. On top of this, there are many different workforce organizations and programs in the region that will help address the workforce needs of any business.

For more information on workforce program that are available, please visit [www.theworkforcecouncil.org](http://www.theworkforcecouncil.org)

## KEY WORKFORCE FACTS

15

MILITARY INSTALLATIONS IN  
HAMPTON ROADS

33

COLLEGES/UNIVERSITIES/TRADE  
SCHOOLS IN HAMPTON ROADS

15,000

ANNUAL EXITING MILITARY  
MEMBERS IN HAMPTON ROADS

18,000

ANNUAL COLLEGE GRADUATES  
IN HAMPTON ROADS

43% OF THE  
HAMPTON ROADS  
HAS AN  
ASSOCIATES  
DEGREE OR  
HIGHER

# STATE AND LOCAL INCENTIVES

There are various state and local incentives available. Below are just a few that can be available for qualified projects. Please contact us for incentive program details.

## CITY OF CHESAPEAKE

CHESAPEAKE INVESTMENT PROGRAM GRANT

## COMMONWEALTH OF VIRGINIA

COMMONWEALTH OPPOTUNITY FUND (COF)

VIRGINIA INVESTMENT PERFORMANCE GRANT (VIP)

VIRGINIA JOBS INVESTMENT PROGRAM - SMALL BUSINESS  
NEW JOBS PROGRAM

VIRGINIA TALENT ACCELERATOR PROGRAM

## PORT OF VIRGINIA

FOREIGN TRADE ZONES

PORT OF VIRGINIA ECONOMIC & INFRASTRUCTURE  
DEVELOPMENT GRANT

# FOREIGN TRADE ZONE

Foreign Trade Zones allow businesses to import, store and process goods and raw materials duty free until they leave the zone for domestic consumption. Companies receive a cost savings by delaying payment of duties or by assembling goods that have a lower duty payment than the sum of their parts. Both the City of Chesapeake and the Port of Hampton Roads are committed to increasing the import/export and manufacturing activities within Foreign Trade Zone 20.

## FTZ USER BENEFITS

**Duty Deferral:** Users can avoid paying duties on imported merchandise until the goods are removed from the FTZ and enter in the U.S. commerce. Duty on machinery is deferred until it is put into production

**Inverted Tariffs/Duty Reduction:** FTZ zone users can pay lower duty rates on goods produced in the zone when the finished product has a lower duty rate than the imported components and parts.

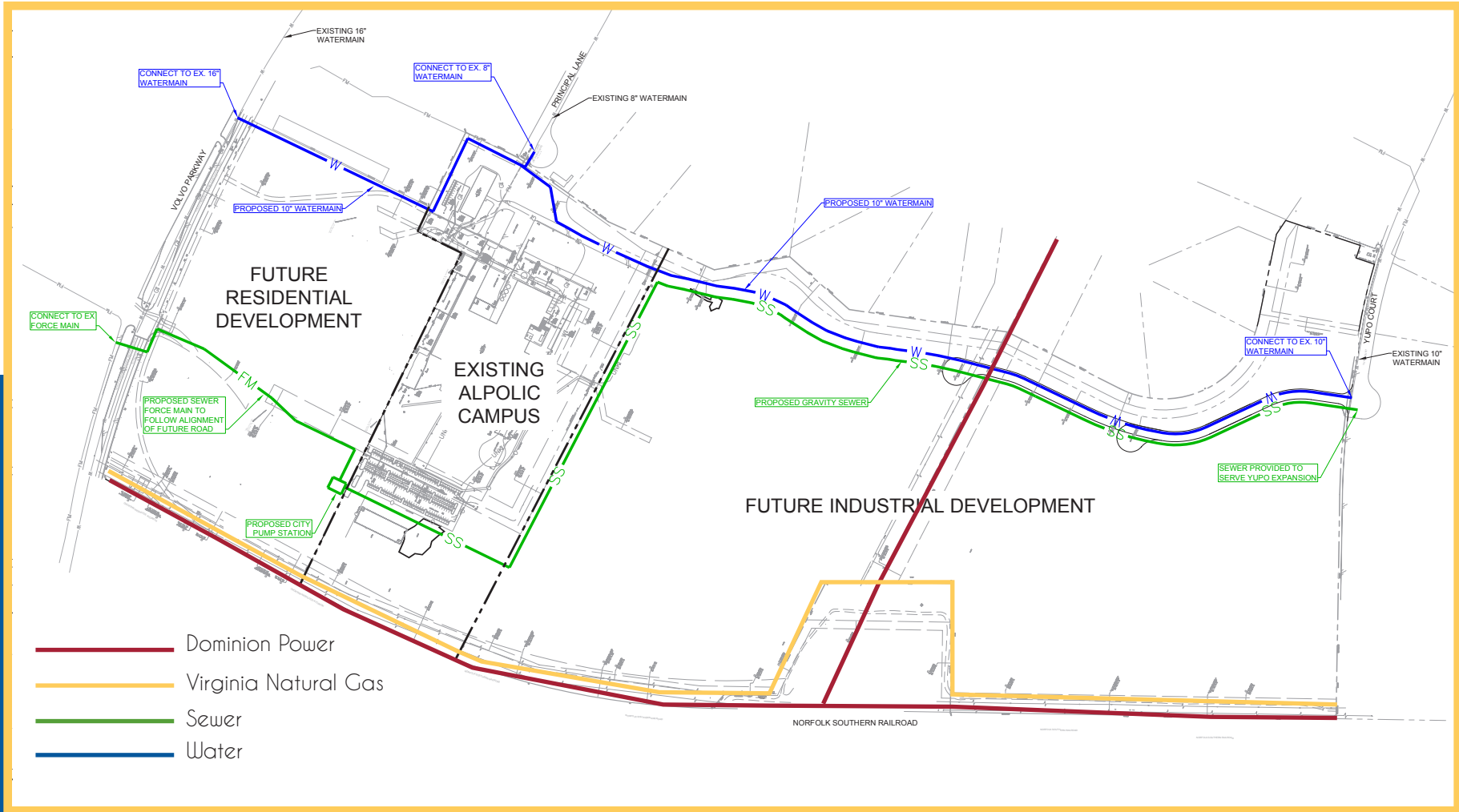
**Weekly Entries:** Zone users will benefit if they file multiple Customs and Border Protection entries each week. FTZs allow the user to file this paper work once a week at a rate no higher than \$528.33.

**No Time Constraints:** Merchandise may remain in the zone indefinitely, whether or not it is subject to duty.

**Customs Compliance:** Customs & Border Protection requirements and federal criminal sanctions are deterrents against theft. Cargo that is imported into FTZs have fewer incidents of loss and may result in lower insurance costs.

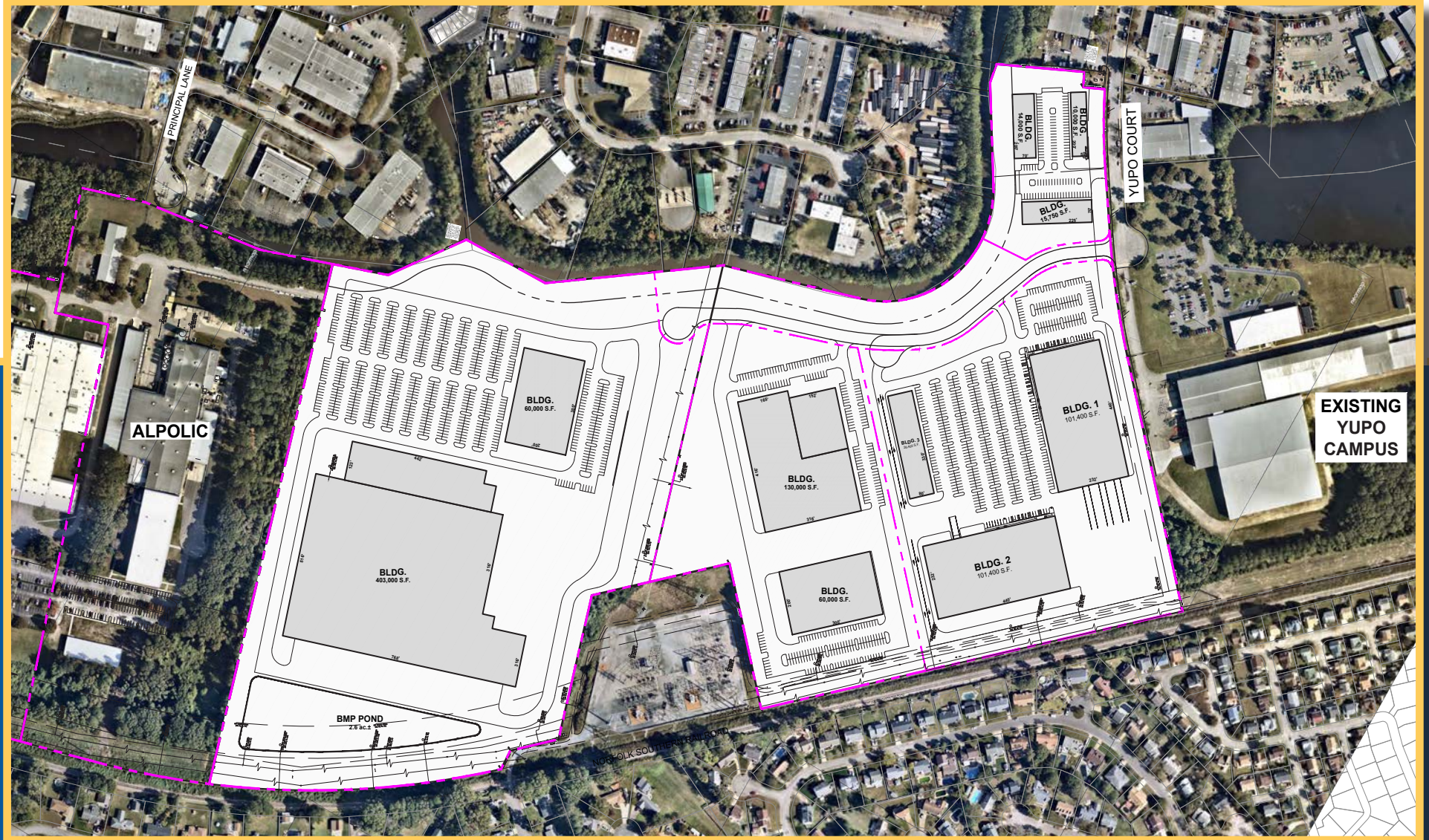


# AVAILABLE UTILITIES



ALL MAJOR UTILITIES ARE AVAILABLE ON THE SITE.  
WETLANDS REPORT, TOPO MAP AND BROADBAND CAPACITY INFORMATION CAN BE  
FOUND ON OUR WEBSITE AT [WWW.CHESAPEAKEVA.BIZ](http://WWW.CHESAPEAKEVA.BIZ).

# SAMPLE LAYOUT



IF YOU WOULD LIKE TO SEE IF WHAT YOUR PROJECT WILL LOOK LIKE ON THE SITE, PLEASE CONTACT US OR VISIT OUR WEBSITE [WWW.CHESAPEAKEVA.BIZ](http://WWW.CHESAPEAKEVA.BIZ) AND USE OUR SITE SELECTOR TOOL TO LAYOUT YOUR PROJECT.

# COMMISSION POLICY

The EDA will recognize the commissions of registered real estate agents representing qualified projects for the site. Below are the current Chesapeake EDA commission rates.

Sales Price	Maximum Cumulative Commission Rate*
\$0 to \$500,000	5%
\$500,001 to \$1,000,000	3%
\$1,000,000 and up	2%

For more detail information on the policy, please visit our website.

# CONTACT US

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**City of Chesapeake**  
**Economic Development Department**

[www.chesapeakeva.biz](http://www.chesapeakeva.biz)

757-382-8040

**Chesapeake**  
VIRGINIA