

NORTH FORK

Advanced Manufacturing Site



NORTH FORK

A UVA DISCOVERY PARK

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NEWMARK

INVESTMENT **highlights**

PROPERTY

North Fork Site 8 is a Tier 4 site on a 31-acre parcel with a 14+ acre pad. The pad can support approximately 330,000 SF of buildings. The site has gone through the Virginia Business Ready Sites Program (VBRSP) and is now pad-ready and offered below market rate.

UTILITIES

The following utilities are located proximate in the Park and available for tie in:

- Electrical: 3-phase underground distribution circuit with 12MW of available capacity. A circuit upgrade to 62300kW (62.3MW) would take approximately 18 months.
- Gas: 6" line with 90 PSI
- Water: 12" line
- Sewer: 16" line
- Fiber: On-site with dark fiber available

PAD READY SITE

The University of Virginia Foundation received a \$3M VBRSP grant to advance site readiness at North Fork. That site work is complete.

SPEED TO MARKET

With a majority of the site work completed, a user will be able to deliver a facility 6-10 months faster.

PROXIMITY TO HIGHLY SKILLED WORKFORCE

Located in Albemarle County and along the innovation corridor, a user will benefit from a highly skilled labor force. This allows for increased production efficiency, innovation, adaptability, and economic growth.

COST

Site 8 is being offered below market value.



UNIQUE TO MARKET INDUSTRIAL LOCATION

This Tier 4 site is located in a market with strong barriers to entry and access to the largest site with public utilities within a 50-minute drive. It is located across the street from Rivanna Station home to NGIC, the Defense Intelligence Agency (DIA) and National Geospatial Intelligence Agency (NGA) the National Ground Intelligence Center.

North Fork is zoned as a Planned Development-Industrial Park that allows for a wide variety of uses - from light industrial to Class A office and laboratory buildings to support retail and hotel development, providing for as much as 3.7 million square feet of development. At present, North Fork is home to nine buildings totaling approximately 650,000 square feet of office, labs, flex space, and amenities. Site 8 will advance North Fork's mission by creating additional space for academic institutions, private industry focused on defense and biotech, and government agencies to come together, develop partnerships, and benefit from their proximity and talent.

The University of Virginia, a leading research institution receiving over \$549 million in sponsored research awards yearly, generates groundbreaking research discoveries aimed at tackling significant challenges in fields such as medicine, engineering, life sciences, education, business, and society. The University aims to enhance the impact of these innovations by collaborating with industry, government, new ventures, and other key partners to bring them to the public.

North Fork is located approximately 8 miles north of Charlottesville, directly adjacent to the Charlottesville Albemarle Airport and U.S. Route 29.



INTERSTATE CONNECTIVITY

I-64 and many four-lane highways, including **US 29, US 15, US 20, and US 33**, connect Central Virginia to major interstate highways, **I-95, I-81, and I-66**, to easily reach more than 50% of the nation's consumers, population centers and major markets.

MAJOR INTERSTATE HIGHWAYS AND US ROUTES

- Interstates 64 and 66 connect Central Virginia to Interstates 81 and 95 for access to north/south destinations
- Interstate 64 runs through the region, connecting Central Virginia to the Port of Virginia and destinations to the west
- Interstate 66 connects Central Virginia to Washington DC and beyond
- US Route 29 runs through most of the region - connecting Central Virginia to destinations from Florida to the Greater DC area

CONVENIENT ACCESS TO THE EAST COAST POPULATION CENTERS AND MAJOR MARKETS



WASHINGTON, DC
75 MILES



NEW YORK, NY
298 MILES



ATLANTA, GA
586 MILES



CHICAGO, IL
721 MILES



FIND YOUR TRUE NORTH



NORTH FORK
A UVA DISCOVERY PARK

North Fork, the University of Virginia's 563-acre discovery park, is a vibrant hub for innovation, collaboration, and growth. Home to science and technology firms, government agencies, startups, nonprofits, and academic institutions, it combines cutting-edge facilities with creative workspaces and natural surroundings. Powered by the University of Virginia's legacy of experimentation, North Fork is where ideas flourish and success grows.

OUR MISSION

To provide state-of-the-art facilities that serve as a catalyst for the creation and enhancement of research and business collaboration between the University of Virginia and the public and private sectors, for the economic and societal benefit of the Commonwealth of Virginia, the Central Virginia region and the nation.

OPPORTUNITIES TO PARTNER

Prime Location: Minutes from Charlottesville-Albemarle Airport, the University of Virginia, downtown Charlottesville, and near major hubs like Washington, DC.

University Affiliation: Access to University faculty expertise, research programs, and a highly skilled workforce, including interns.

Strategic Proximity: Less than 1 mile from Rivanna Station.

Exceptional Amenities: Enjoy a fully planned mixed-use development featuring nature trails, event spaces, fitness facilities, a full-service café, and programming.



- FUTURE RESIDENTIAL
- PARCELS B-10 AND B-11
- EXISTING BUILDING
- CONCEPTUAL BUILDING
- 253-ACRE TIER IV CERTIFIED READY SITE

1. Future Berkmar Extended
2. Albemarle County Fire & Rescue - Station 12
3. Future mixed-use residential
4. Multi-use path
5. The Town Center

6. Future recreational fields
7. Ready-site 8
8. Charlottesville-Albemarle Airport
9. Rivanna Station (DIA, National Geospatial-Intelligence Agency, National Ground Intelligence Center)

PROPERTY location



LOCATION **overview**

LOGISTICS INFRASTRUCTURE TRIFECTA

The ports of Virginia and Baltimore are major catalysts for economic and industrial real estate growth in the Mid-Atlantic.

THE PORT OF VIRGINIA

The Port of Virginia is the third-largest port on the East Coast and the sixth largest in the country. It is comprised of four coastal terminals in Norfolk, the Richmond Marine Terminal in Richmond, and the Virginia Inland Port in Front Royal (60 miles west of D.C.).

3RD

LARGEST PORT ON EAST COAST

3.2M

TEU'S YTD 2021

↑24%

INCREASE IN FREIGHT YOY

THE PORT OF BALTIMORE

The Port of Baltimore is the 13th largest port in the United States and the closest to the Midwest Region. Comprised of five public and twelve private terminals, the Port of Baltimore is one of only four Eastern U.S. ports with a 50 foot shipping channel and two 50 foot container berths, allowing the Port to accommodate some of the largest cargo ships in the world

13TH

LARGEST PORT ON EAST COAST

50+

TEU'S YTD 2021

15,000

INCREASE IN FREIGHT YOY



SERVED BY TWO OF THE NATION'S LARGEST RAILROADS

The region is predominantly served by CSX and Norfolk Southern rail with 3,000+ miles of track. The extensive rail system supported by two Class I railroads synergistically supports the other facets of the region's excellent freight distribution infrastructure, including two major international ports, multiple intermodal transportation hubs and the broad interstate network.

2ND DENSEST INTERSTATE SYSTEM

The region is served by an extensive network of well-maintained and efficient interstates including I-81, I-95, I-64, I-77 and I-85. The connectivity and density of these north/south and east/west freight highways make local to international distribution highly efficient. Several key highlights include:



2X TOP 25

VA HAS TWO OF THE TOP 25 DOMESTIC INTERSTATE FREIGHT CORRIDORS



2X TOP 25

WITH MAJOR PORT AND RAIL



42%

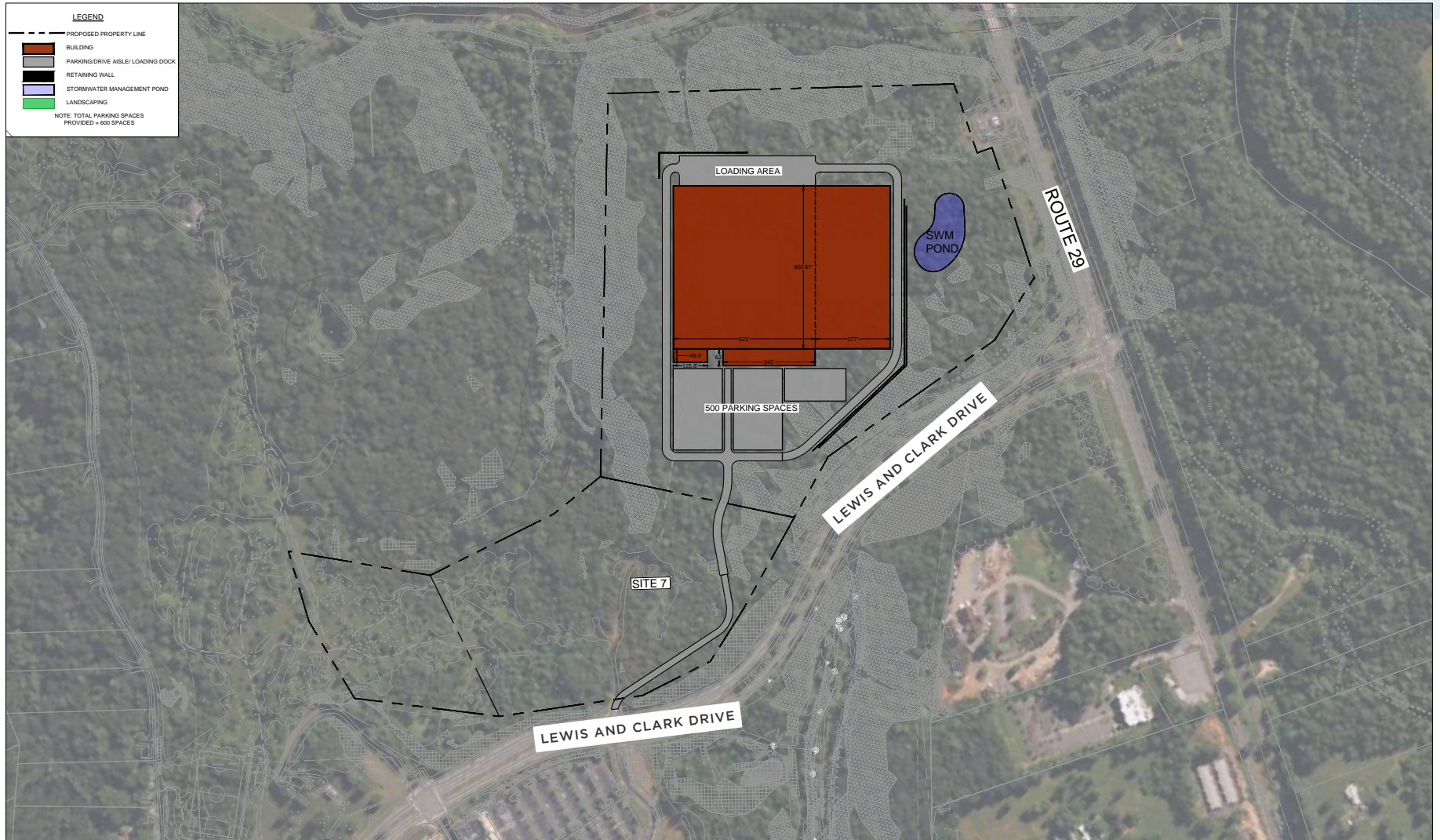
OF STATEWIDE TRUCK TRAFFIC IS HANDLED BY I-81



\$497 B

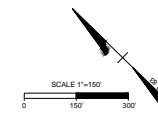
IN GOODS ARE SHIPPED TO/FROM VA ANNUALLY

DEVELOPMENT OVERVIEW



UVA FOUNDATION NORTH FORK

TEST FIT - March 7, 2023



DEVELOPMENT PAD READY PORTION

Cleared Area - shown in red - 22.6 acres
Pad graded site - shown in green - 14.4 acres



JOIN CURRENT TENANTS AT NORTH FORK



Booz | Allen | Hamilton



Office of the Vice President
for Research
Research Security

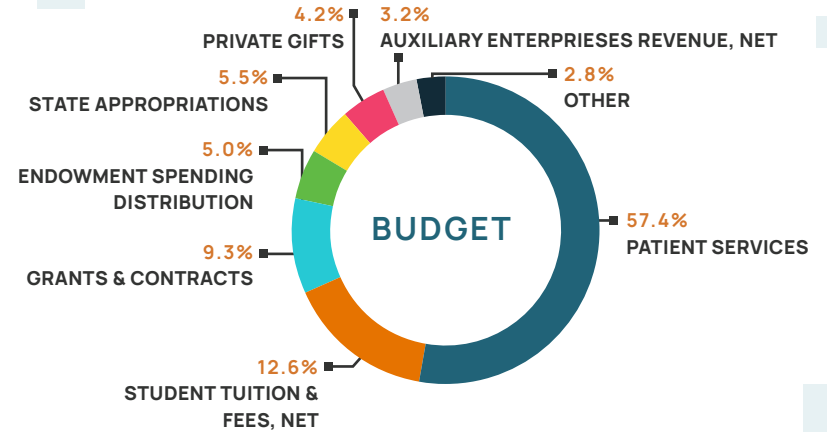




ACCOLADES

CHARLOTTESVILLE OVERVIEW

Charlottesville is the economic anchor for the Central Virginia region and powered by the strength of top-ranked University of Virginia. Bordered by the Blue Ridge Mountains to the west, Charlottesville is home to an exceptionally skilled and educated workforce, due to the presence of two community colleges and the University of Virginia. Nearly 40% of the Charlottesville MSA's population has at least a Bachelor's degree and the quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. A city steeped in historic value, Charlottesville has raised three US presidents and is the home of the University of Virginia, founded by Thomas Jefferson in 1819 and consistently listed as one of the top five public universities in the country. Economic growth has been strong in the area over the last 20 years and with continued expansion of the University and the area's larger healthcare facilities, further commercial and residential growth has continued to expand outward from the core of the city.



17,900
Undergraduate Students
(On Grounds)



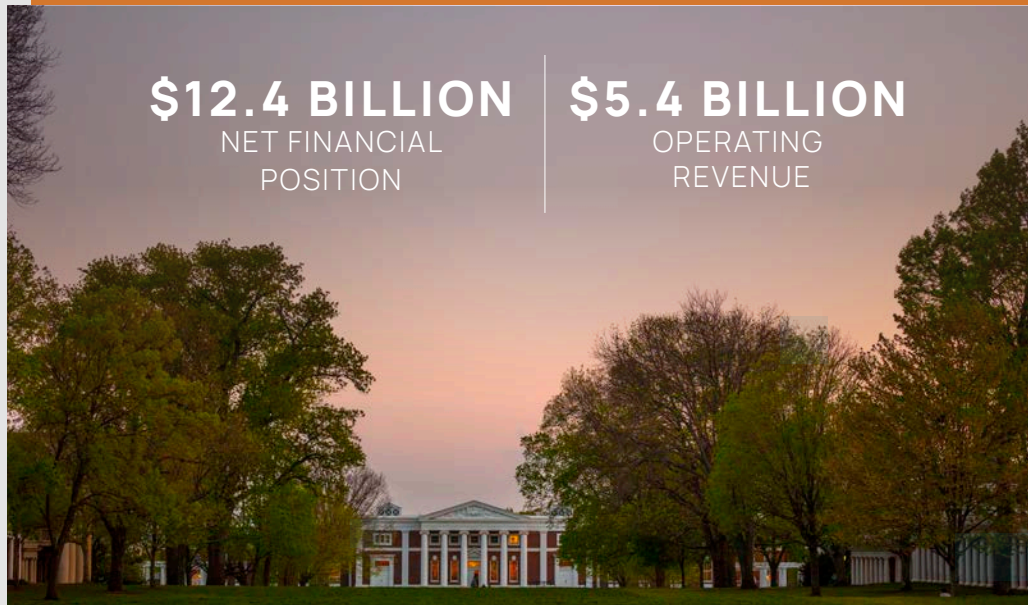
8,500
Graduate & Professional Students
(On Grounds)



18,046
Total full-time faculty and staff

WWW.VIRGINIA.EDU/FACTS

- 1** **TOP COLLEGE IN VIRGINIA**
Forbes, 2024-25
- 1** **BEST PUBLIC COLLEGE FOR FINANCIAL AID**
Princeton Review, 2024
- 3** **BEST VALUE PUBLIC UNIVERSITY**
Princeton Review, 2024
- 4** **BEST PUBLIC NATIONAL UNIVERSITY**
U.S. News & World Report, 2025
- 2** **BEST ALUMNI NETWORK (VIRGINIA, PUBLIC SCHOOLS)**
Princeton Review, 2024
- 4** **BEST PUBLIC UNIVERSITY FOR VETERANS**
U.S. News & World Report, 2025
- 1** **BEST HEALTH SERVICES**
Princeton Review, 2025



CHARLOTTESVILLE ACCOLADES



TOP 5
BEST CITY FOR
ENTREPRENEURS

Entrepreneur Magazine & Livability.com



TOP
CITY FOR FASTEST GROWING
VENTURE CAPITAL
INVESTMENT DOLLARS

National Venture Capital Association



TOP 10
BEST COLLEGE TOWN

Livability.com



TOP 15
BEST SMALL PLACES FOR
BUSINESS & CAREERS

Forbes



TOP 5
MOST GORGEOUS COLLEGE
TOWNS IN AMERICA

Make it Better



BEST
SMALL CITIES IN THE U.S.

National Geographic Travel

RIVANNA FUTURES

(ADJACENT TIER 1 CAMPUS IN PLANNING STAGE)

OUR MISSION IS SIMPLE

Catalyze an intelligence and national security campus of global significance - an idea accelerator where private sector and academic partners co-create solutions to tomorrow's greatest challenges and engage in powerful exchanges of knowledge, analytic, and research capacity, adjacent to Rivanna Station in Albemarle County, Virginia.

VISION

Rivanna Futures will host America's next globally competitive innovation and technology hub, driving Intelligence and National Security technology dominance that is transferable to broader markets.





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NEWMARK

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