



ZONED
CM-1



MASTER PLANNED INDUSTRIAL PARK

32001 Camp Parkway
& Delaware Road
Courtland, VA 23837

Zoning Approved for Industrial
Potential 3,200,000± SF at Full Build-out

For More Information:

Ryan Fanelli

Senior Vice President | Partner

o: 804-400-6163

rfanelli@commonwealthcommercial.com



COMMONWEALTH

SUMMARY

The Camp Parkway Commerce Center site is located in the eastern portion of Southampton County, adjacent to the City of Franklin border to the east and neighboring Riverdale Elementary School to the west. Access to the site would likely come from Delaware Road (SR 687) or possibly Camp Parkway (US Route 58 Business). The site consists of three parcels totaling approximately 439 acres. The zoning on the site is Conditional Limited Industrial (CM-1).

SITE USE & TOPOGRAPHY

Elevations range from EL29 to EL71 with the developable areas of the site having a relatively flat grade.

ENVIRONMENTAL

Based upon the FEMA Floodplain mapping, the 100-year and 500-year floodplains do not encroach on the property and is rated Zone X. The Corps of Engineers (COE) confirmed Wetlands Delineation performed by LandTech Resources, Inc. shows approximately 29 acres of wetland features, mostly concentrated towards the western and eastern borders of the property.

SITE FEATURES

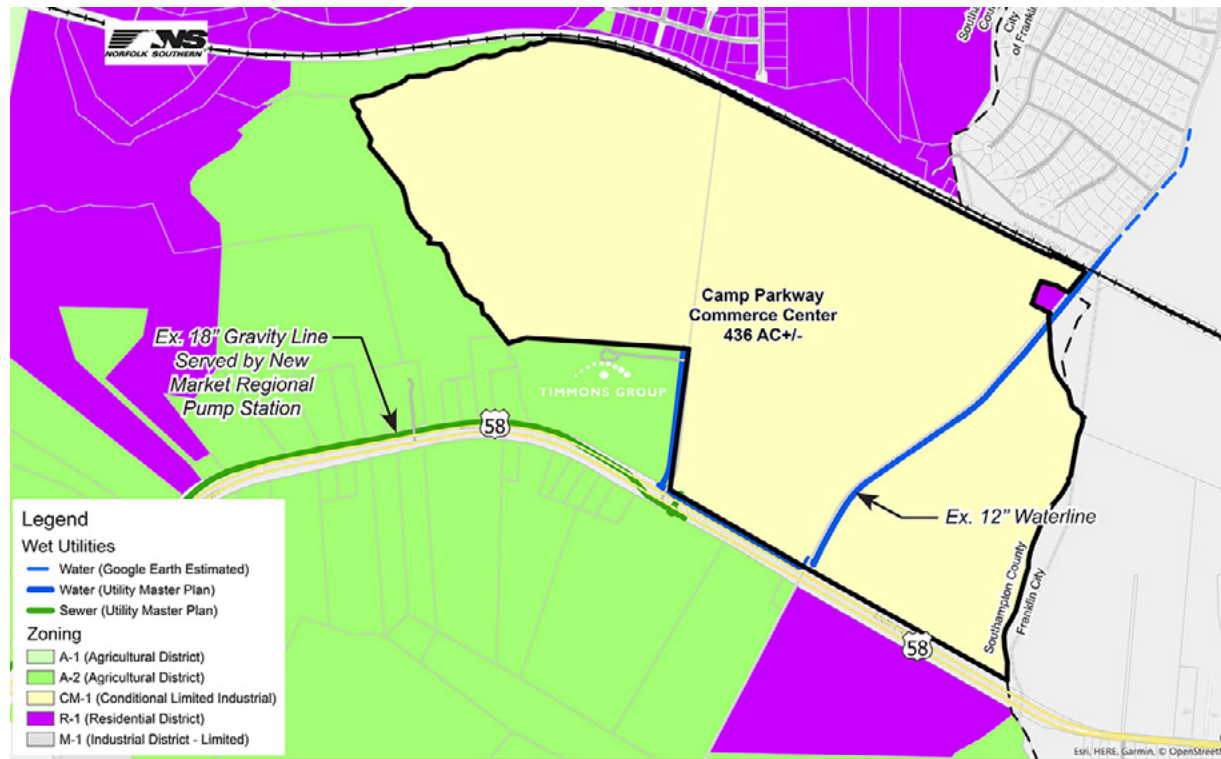
The site is bisected by Delaware Road such that it represents two distinct areas for potential development. The property is bound by Riverdale Elementary school, US 58 Business and Norfolk Southern railroad, and is adjacent to the western most boundary of the City of Franklin.

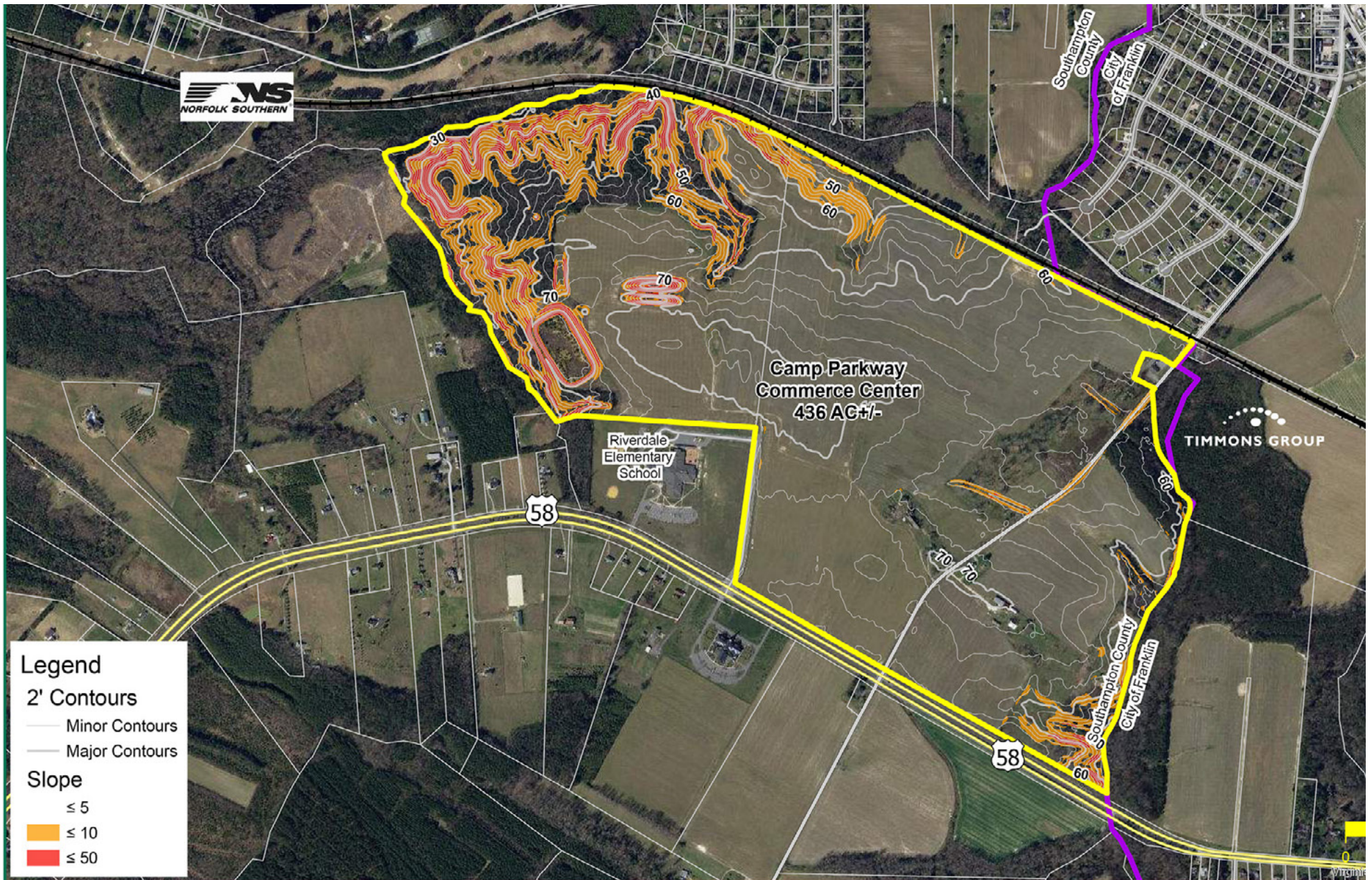
SALE TERMS

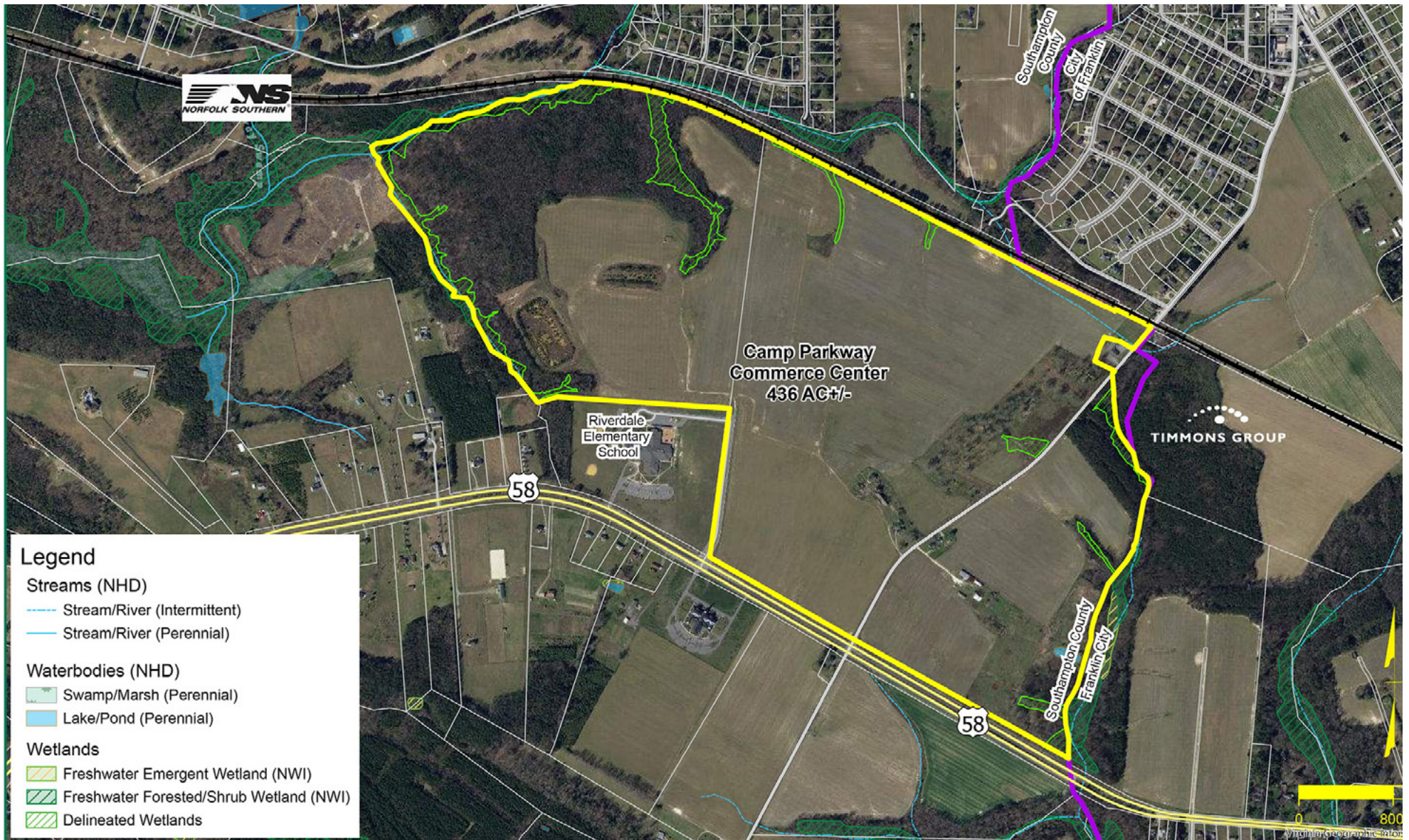
The property is available in part or whole NMTC eligible location Foreign Trade Zone #20 to the western most boundary of the City of Franklin.

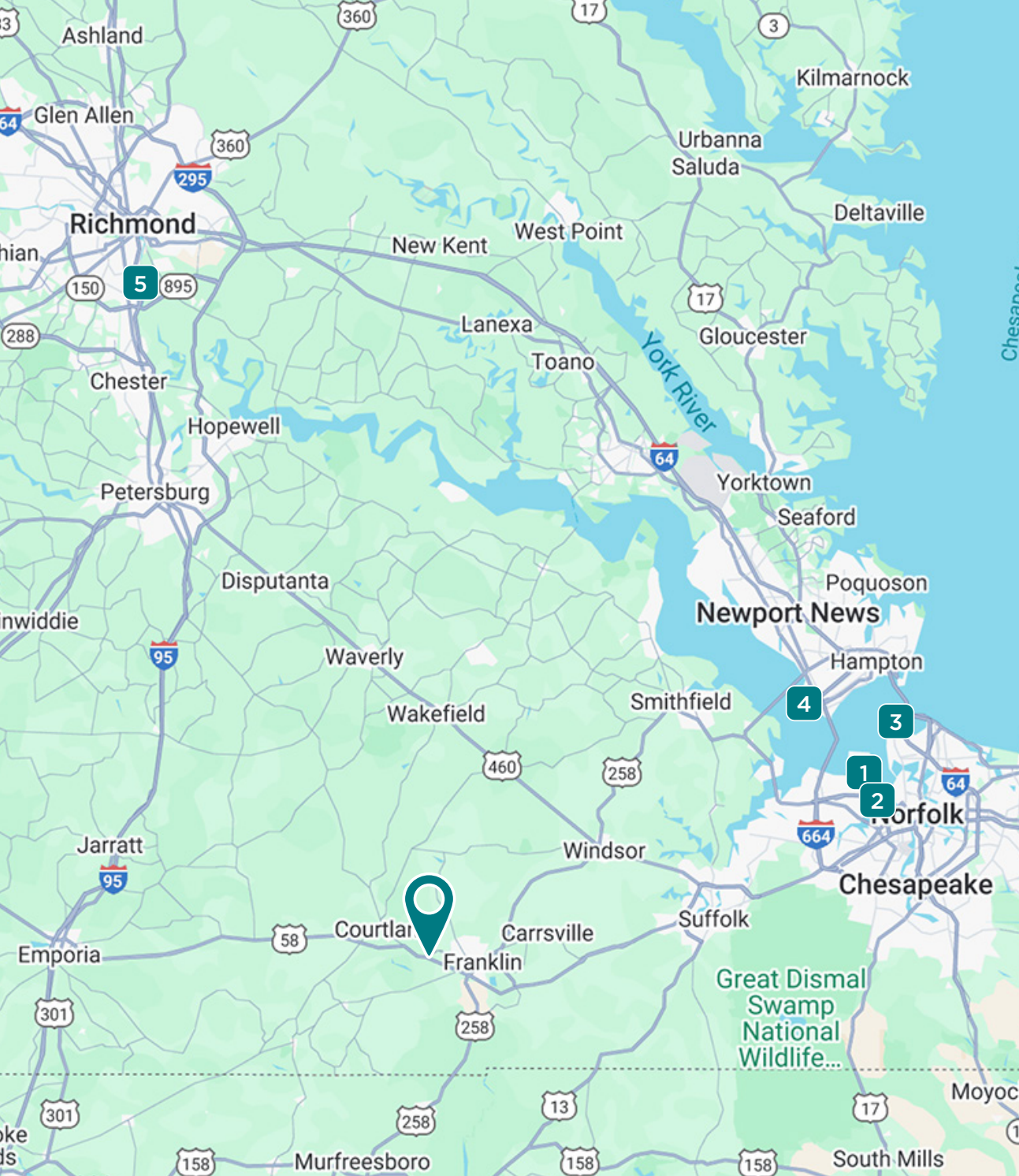


NAME	CAMP PARKWAY
Total Acreage	439±
Buildout Potential (SF)	3,272,000±
Yield (SF/Acre)	7,500±
Zoning/Land Use	Conditional Limited Industrial (CM-1)
4 Lane Road	US 58 Bus. / Adjacent
Interstate	I-95 / 34 mi
Water	City of Franklin
12' along US 58 Bus. & Delaware Rd.	198
Sewer	Southampton County 18" gravity near Village Pkwy & US 58 Bus.
Natural Gas	Columbia Gas of Virginia









CAMP PARKWAY COMMERCE CENTER IS WITHIN A TWO-DAY DRIVE OF 2/3 OF THE US POPULATION

PORT OF VIRGINIA TERMINALS

1. Virginia International Gateway (VIG)	49 miles
2. Portsmouth Marine Terminals (PMT)	52 miles
3. Norfolk International Terminals (NIT)	64 miles
4. Newport News Marine Terminal (NNMT)	54 miles
5. Richmond Marine Terminal (RMT)	69 miles

HIGHWAYS

US 460	30 miles
I-95 via Route 58 - Emporia, VA	33 miles



DEMOGRAPHICS


	2 MILES	3 MILES	5 MILES
Population	4,179	9,121	12,877
Total Specified Consumer Spending (\$)	\$54.3M	\$107.4M	\$146.2M
Avg Household Income	\$84,479	\$75,340	\$70,383
Daytime Employees	2,038	4,938	8,192
Businesses	286	691	844

LABOR FORCE

	15 MIN	30 MIN	45 MIN
Drive Time	14,500	106,879	47,239

THE PORT OF VIRGINIA'S TERMINAL LOCATIONS

LEGEND

 TERMINAL LOCATIONS
 MAJOR HIGHWAYS



Newport News Marine Terminal
 Norfolk International Terminals
 Virginia International Gateway
 Portsmouth Marine Terminal

Source: www.vedp.org/news/port-virginia-crucial-link-vital-supply-chains

annually handling cargo shipments valued at

\$70B

OVER **75%**

of the world's shipping lines call on the Port of Virginia, linking Virginia to more than 380 ports in over 115 locations worldwide

3rd

LARGEST EAST COAST PORT IN THE US

75%

OF US POPULATION WITHIN TWO DAYS DRIVE

\$350M

is being spent to deepen the inner harbor to 55 feet and widen the channel to accommodate two-way ULCV traffic

#1

RANKED EAST COAST IN RAIL VOLUME