



A UNIQUE REAL ESTATE OPPORTUNITY

BUSCH INDUSTRIAL PARK

THE LOCATION GREATER WILLIAMSBURG, VIRGINIA

- Mid-Atlantic location in the heart of the Virginia Peninsula. Located mid-way along I-64 between Richmond and Norfolk
- Part of the Norfolk-Virginia Beach-Newport News, Virginia Metropolitan Statistical Area (projected population 1.8 million by 2020)
- 2/3 of the US population and 3/4 of the nation's manufacturing activities are within a 500-mile radius
- 45-minute drive time to two airports – Newport News/Williamsburg International and Richmond International
- Easy access to the Port of Hampton Roads
- Competitive labor costs in the northernmost "right-to-work" state on the East Coast

THE PARK BUSCH INDUSTRIAL PARK

- 23.96 acres available in Busch Industrial Park–subdivisible
- Zoned Economic Opportunity (EO) – Light Industrial (IL) uses also permitted by right
- All utilities and regional BMP in place
- Comprehensive protective covenants assure continuity of a high quality business location
- Current Occupants: Liberty Warehousing, Eaton, Enterprise Holdings, Magnolia Cleaners, The Kerner Group, and Staib Instruments



THE SITE

23.96 ACRES IN GREATER WILLIAMSBURG, VIRGINIA

LOT 1 | 130 Stafford Court

- 3.39 acres with frontage on Stafford Court

LOT 2 | 134 Stafford Court

- 20.57 acres with frontage on Interstate 64



IDEAL SITE FOR

- LIGHT MANUFACTURING/ASSEMBLY
- WAREHOUSE/DISTRIBUTION
- REGIONAL OFFICE

**FOR MORE INFORMATION,
CONTACT THE OFFICE OF
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