

Ready-to-go sites Greenville County Industrial Park



Virginia's business crossroads
I-95, U.S. 58 & U.S. 301

www.
emporiagreenvilleidc.com



Situated on I-95 and U.S. 301, two miles north of Emporia, Virginia, Greenville County Industrial Park has over 200 prime acres of development-ready sites. The park offers excellent access to I-95 and rail service by CSX. Sites can be configured to meet a client's exact requirements and future expansion.

“Both businesses and employees come here for the comfortable way of life, strong work ethic, the beautiful scenery, and the lower taxes and cost of living.”

- Creative Playthings

EMPORIA-GREENSVILLE, VIRGINIA

200 Acres Development-Ready Industrial Sites



Industrial Park Features

- Two miles north of Emporia, Virginia on I-95 and U.S. 301 and near U.S. 58
- 60 minutes to Richmond
- 90 minutes to Norfolk, Virginia and Raleigh, North Carolina
- Strong regional workforce of 65,000 drawn from the Virginia/North Carolina triangle (within a 40-mile radius)
- Our readily available labor force is skilled in manufacturing and distribution
- Virginia is the northernmost right-to-work state
- Virginia Enterprise Zone offering numerous incentives for business investment and job creation
- Benefit from Virginia's low operating cost
- Pro-business/pro-development climate

Area Facts

- **Location:** Greenville County, Virginia. Two miles north of Emporia, Virginia. Ideally situated between the Richmond/Norfolk/Raleigh-Durham metropolitan areas, the regions that Money magazine declared to be among the best places to live in the Southern United States.
- **Area:** 200 acres
- **Environmental:** Wetlands and Environmental Phase I study completed. All sites are "clean." Results are available for review.
- **Topography:** Gently rolling, naturally landscaped farmland
- **Climate:** Moderate, 58.8 degrees annual average

Utilities

- **Electric:** Mecklenburg Electric Cooperative, (434) 372-6100
- **Telephone:** Verizon, (800) 483-5000
- **Water:** Greenville County, (434) 348-4246
- **Sewer:** Greenville County, (434) 348-4246

Transportation

- **Highway:** On U.S. 301. Less than one minute to I-95 and five minutes to U.S. 58.
- **Railroad:** Directly served by CSX Rail, with regional access to Norfolk Southern Corp.
- **Airport:** Emporia-Greenville Regional Airport is within five miles of the site, and has 5,009 feet of runway. Richmond International Airport is 60 miles north.
- **Seaport:** Approximately 90 minutes east to Norfolk, Virginia and the Port of Hampton Roads. The Port of Richmond is 60 miles north by way of I-95.

For More Information Contact:



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