

# VIP

VALLEY INNOVATION PARK

WINCHESTER, VA

90MW Substation in Development

Strong Incentives & Labor Demographics

3 Minutes to I-81

10 Minutes to Virginia Inland Port

1 Day's Drive to 60% of the US Population

Pad Ready / Build to Suit Opportunities



CLASS A – INDUSTRIAL  
ALONG THE I-81 CORRIDOR  
NEAR THE VIRGINIA INLAND PORT



# 118,000 SF AVAILABLE DELIVERING APRIL 2027

JOHN DETTLEFF  
703 485 8831  
john.dettleff@jll.com

DAN COATS  
703 891 8410  
dan.coats@jll.com

CLARK TUTWILER  
703 633 2684  
ctutwiler@petersoncos.com

KRAGER SANDERS  
703 631 7544  
ksanders@petersoncos.com



**PHASE 3**  
400,000 SF  
BUILD TO SUIT

**PHASE 2**  
175,000 SF  
UNDER CONSTRUCTION  
118,000 SF  
AVAILABLE

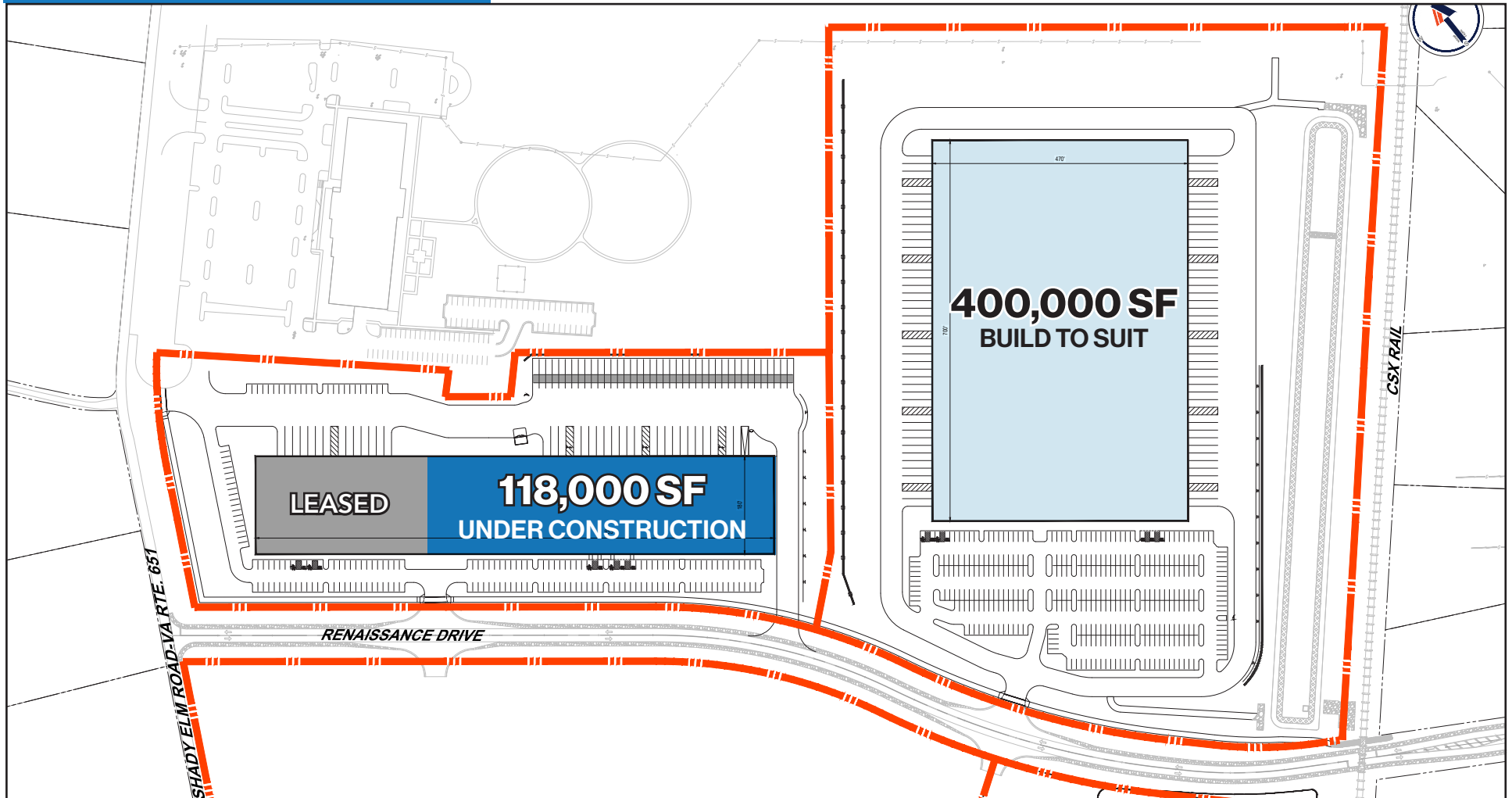
**PHASE 1**  
  
Classen Quality Chocolate  
2M SF FACILITY

SHADY ELM ROAD

RENAISSANCE DRIVE



# SITE PLAN



## BUILDING SPECS 118,000 SF

AVAILABLE	LOADING DOCKS	LIGHTING	SLAB	TRAILER DROPS	DRIVE IN DOOR SIZE
118,000 SF	23 Dock Doors 10 Dock leveler positions	LED high bay fixtures with motion sensors	7" 4,000 PSI concrete Unreinforced	40	18' x 18'
CEILING HEIGHT	COLUMN SPACING	POWER	DIMENSIONS	PARKING SPACES	OFFICE
32'	Speed Bay 54' W x 60' D Interior Bays 54' W x 41' D	2000 Amp 480v / 3 Phase service	Dimensions – 644' W x 183'	109	To Suit



# REGIONAL MAP

## DRIVE TIMES

VIRGINIA INLAND PORT  
10 MINUTES

DULLES INTERNATIONAL AIRPORT  
1 HOUR, 10 MINUTES

RONALD REAGAN NATIONAL AIRPORT  
1 HOUR, 30 MINUTES

WASHINGTON, D.C.  
1 HOUR, 30 MINUTES

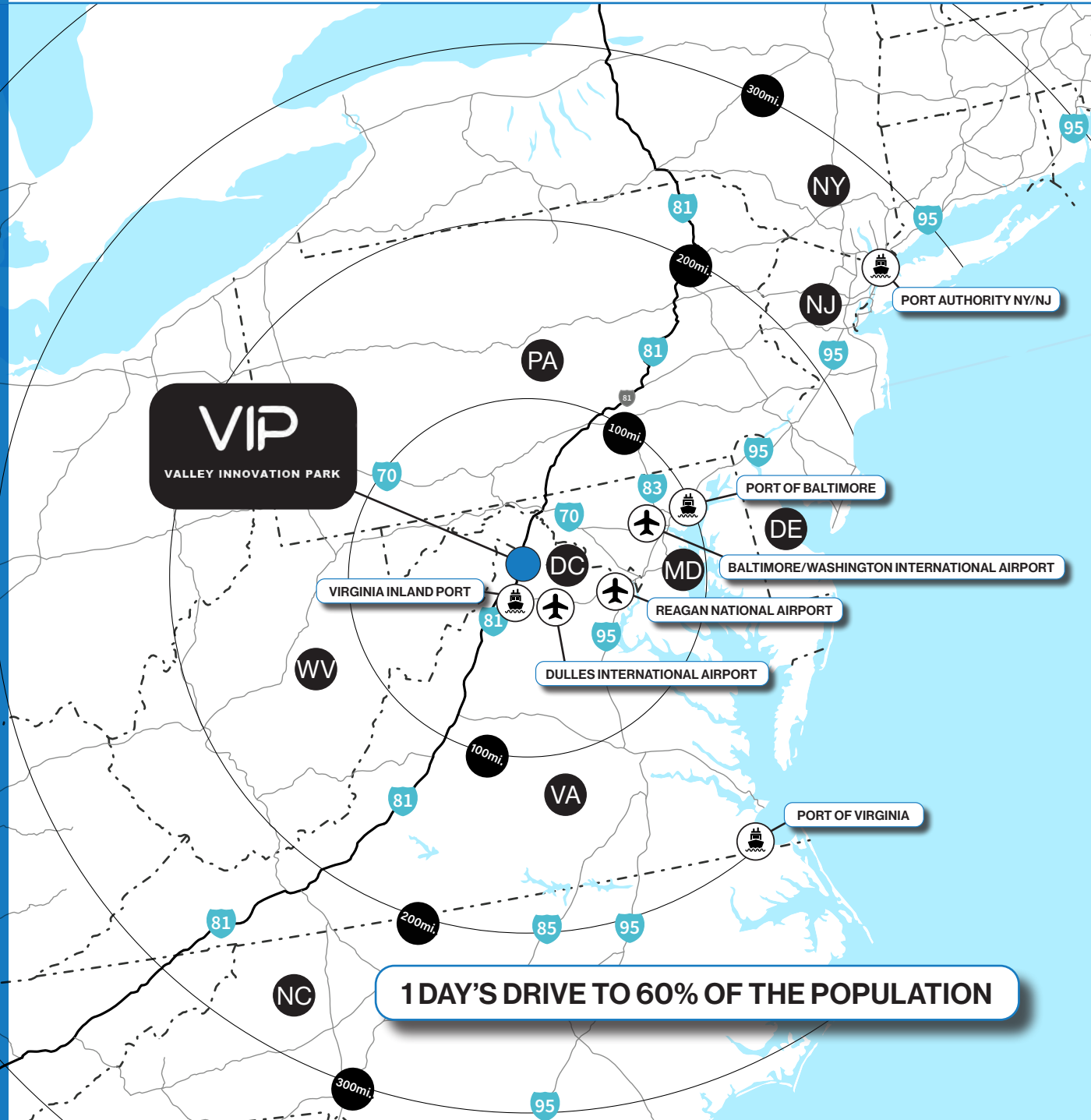
PORT OF BALTIMORE  
1 HOUR, 55 MINUTES

RICHMOND, VA  
2 HOURS, 40 MINUTES

RICHMOND MARINE TERMINAL  
2 HOURS, 50 MINUTES

RICHMOND INTERNATIONAL AIRPORT  
2 HOURS, 55 MINUTES

NORFOLK, VA  
4 HOURS





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VALLEY INNOVATION PARK

WINCHESTER, VA

DRIVE-IN  
18' x 18'



 PETERSON  
COMPANIES.

 JLL

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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