

INNOVATION VILLAGE @ **ROCKINGHAM**

Master-Planned Research & Technology Park

Available For Sale or Lease



**CUSHMAN &
WAKEFIELD**
Waterloo Region

MASTER-PLANNED RESEARCH & TECHNOLOGY PARK

For Sale or Lease

This Class A master-planned research and technology park spans 354 acres, giving the next generation of entrepreneurs the place and resources they need to innovate and develop world-class products and solutions.

IV@R Collaborative research partnerships with local colleges and universities and strategic alliances with other members of the business community, IV@R is becoming a high-tech and biotech hub, perfectly suited for organizations in the life sciences, energy, information technology, agriculture and crop science industries.

The Center The Rockingham Center for Research and Technology (Center) is owned and operated by Rockingham County, Virginia.

The building is located on a 25-acre campus in the Center. The 40,000 SF Research and Technology Facility has been utilized for Advanced Drug and Research on this campus.

Scientists conducted a diverse set of research projects, including productivity improvement for the pharmaceutical industry, countermeasures for emerging bio-threats, discovery of new life-saving drugs, and treatments for neglected infectious diseases that affect a significant portion of the world's population. Research was completed in this facility for new diagnostics, therapeutics, and vaccines.

BUILDING SIZE:
40,000 SF on 25 acres of expansion land

AVAILABLE SPACE:
40,000 SF

YEAR BUILT:
2008

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“Designed by one of the top Biologists in the USA.”

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West Central Virginia

Located in the heart of the beautiful Shenandoah Valley in west central Virginia, Rockingham County is close to major metro areas in Washington D.C. (125 miles), Richmond (131 miles) and beyond. New York, Atlanta, Philadelphia and other major business center are easily accessible by road, rail and air within one day.

Rockingham County

Rockingham County and the Harrisonburg Metro Area are well known as a great place to live, work and play. Boasting a Standard & Poor's AAA Credit Rating, Rockingham County has attracted a number of established companies, including MillerCoors, Merck, Perdue, Cargill, Walmart Distribution and Dynamic Aviation, due to a well-established infrastructure, talented workforce and innovative spirit. Our Metro Area is continually recognized for these attributes.

Transportation Access

Rockingham County and the Harrisonburg Metro Area are well served by road, rail and air transportation assets. The region is located in close proximity to three Interstate corridors: I-81, I-64 and I-66, connecting Rockingham County to Roanoke, Charlottesville, Richmond, Washington, D.C., Baltimore and beyond.

For air travel, the local Shenandoah Valley Regional Airport is served by United Express and offers daily direct flights to Dulles International Airport in Washington, D.C., where travelers can connect to 125 non-stop flights to domestic destinations and 50 non-stop international destinations. has attracted a number of established

Three major interstates, I-81, I-66, and I-64 create a strategic transportation network that provides one-day access to two-thirds of the U.S. population, with Washington, D.C., the nation's capital, just 125 miles to the northeast, and Richmond, the capital of Virginia, just 131 miles southeast.

66% of the
US Population
within a days drive



CITY	DISTANCE (miles)	TIME (hours)
Atlanta, GA	531	8:30
Baltimore, MD	169	3:00
Charleston, SC	502	7:50
Charlotte, NC	295	4:40
Chicago, IL	709	10:40
Columbus, OH	345	6:10
Front Royal, VA (Virginia Inland Port)	62	1:00
Hampton Roads, VA (Virginia Port Authority)	219	3:50
New York City, NY	348	6:00
Philadelphia, PA	267	4:45
New Orleans, LA	956	13:50
Richmond, VA	131	2:15

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Building Amenities

- Secure Entrance
- Main Lobby with Receptionist Area
- Large Conference Room Facility
- Small Board Room 1st Floor
- Complete Building Backup Generator
- Ample Parking
- 1,100 square-foot BSL3 laboratory with pass-through autoclave.
- 1,500 square-foot BSL2 wet lab suitable for biology and biochemistry containing one chemical hood and one biological safety cabinet.
- 1,460 square-foot BSL2 wet lab suitable for biology and biochemistry containing one chemical hood and one biological safety cabinet. Attached 200 square-foot cell culture lab with one biological safety cabinet.
- 600 square-foot multi-purpose laboratory with a chemical hood

and power bus for large equipment.

- 700 square-foot multi-purpose laboratory with a chemical hood, biological safety cabinet and power bus for large equipment.
- 100 square-foot cold room.
- 2,500 square-foot Vivarium, External - Self-contained.
- 15 self-contained offices ranging from 120-250 square-feet, including an executive office suite.
- 18 open area workstations.
- 1,000 square-foot break room and kitchen.
- 300 square-foot conference room.
- 350 square-foot conference room.



ROCKINGHAM COUNTY INCENTIVES

TECHNOLOGY ZONES

Virginia authorizes its communities to establish technology zones to encourage growth in targeted industries. Presently, 27 cities and counties and 3 towns have created zones throughout the State. Rockingham County has established several technology zones. To learn more, please call our office to inquire about technology zones and how grants may be available in the future.

STATE INCENTIVES

Commonwealth Opportunity Fund

This fund is a discretionary incentive available to the Governor to secure a business location or expansion project for Virginia. Grants are awarded to localities on a local matching basis with the expectation that the grant will result in a favorable location decision for the Commonwealth.

Agriculture & Forestry Industries Development Fund

The Agriculture and Forestry Industries Development Fund (AFID) is a discretionary, performance-based economic development incentive available to the Governor specifically for agriculture and forestry value-added or processing projects in Virginia.

Virginia Investment Partnership Act

The Virginia Investment Partnership (VIP) Grant and the Major Eligible Employer (MEE) Grant are discretionary performance incentives designed to encourage continued capital investment by Virginia companies, resulting in added capacity,

modernization, increased productivity, or the creation, development and utilization of advanced technology.

Virginia Economic Development Incentive Grant

This is a discretionary performance incentive, designed to assist and encourage companies to invest and create new employment opportunities by locating significant headquarters, administrative or service sector operations in Virginia.

Clean Energy Manufacturing Incentive Grant

The Clean Energy Manufacturing Incentive Grant (CEMIG) is a discretionary performance incentive, designed to encourage clean energy manufacturers to grow in Virginia.

Virginia Jobs Investment Program

The Virginia Jobs Investment Program (VJIP) is a program that offers customized recruiting and training assistance to companies that are creating new jobs or experiencing technological change.

Corporate Income Tax Credits

Virginia offers a variety of tax credits that are available for use against a company's corporate tax liability:

- Major Business Facility Job Tax Credit
- Recycling Equipment Tax Credit
- Day Care Facility Investment Tax Credit
- Worker Retraining Tax Credit
- Virginia Port Tax Credit Programs
- Research and Development Tax Credit

Sales and Use Tax Exemptions

Virginia offers some of the broadest sales and use tax exemptions in the U.S.

Property Tax Exemptions

Virginia does not tax intangible property, manufacturers' inventory, manufacturers' furniture, fixtures or corporate aircraft.

Economic Development Access Program

Administered by the Virginia Department of Transportation (VDOT), this program assists localities in providing adequate road access to new and expanding basic employers.

Virginia Small Business Financing Authority

The Virginia Small Business Financing Authority (VSBFA) offers programs to provide businesses with access to capital needed for growth and expansion.

Foreign Trade Zones

Virginia offers six foreign trade zones designed to encourage businesses to participate in international trade by effectively eliminating or reducing customs duties.

Also, numerous subzones are provided and additional ones can be designated to enhance the trade capabilities of specific companies. A number of incentives programs are available, which range from tax credits and tax exemptions to grants and customized workforce development programs.



Rockingham County and the Commonwealth of Virginia are committed to helping new and expanding employers succeed.

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For Sale or Lease

Available Serviced Land

Your company has the opportunity to be a part of the 354 acre Innovation Village @ Rockingham with sites awaiting development. Lots can be configured to meet your business needs and requirements. And the infrastructure you would require, including natural gas and fiber optics, is completely in place.



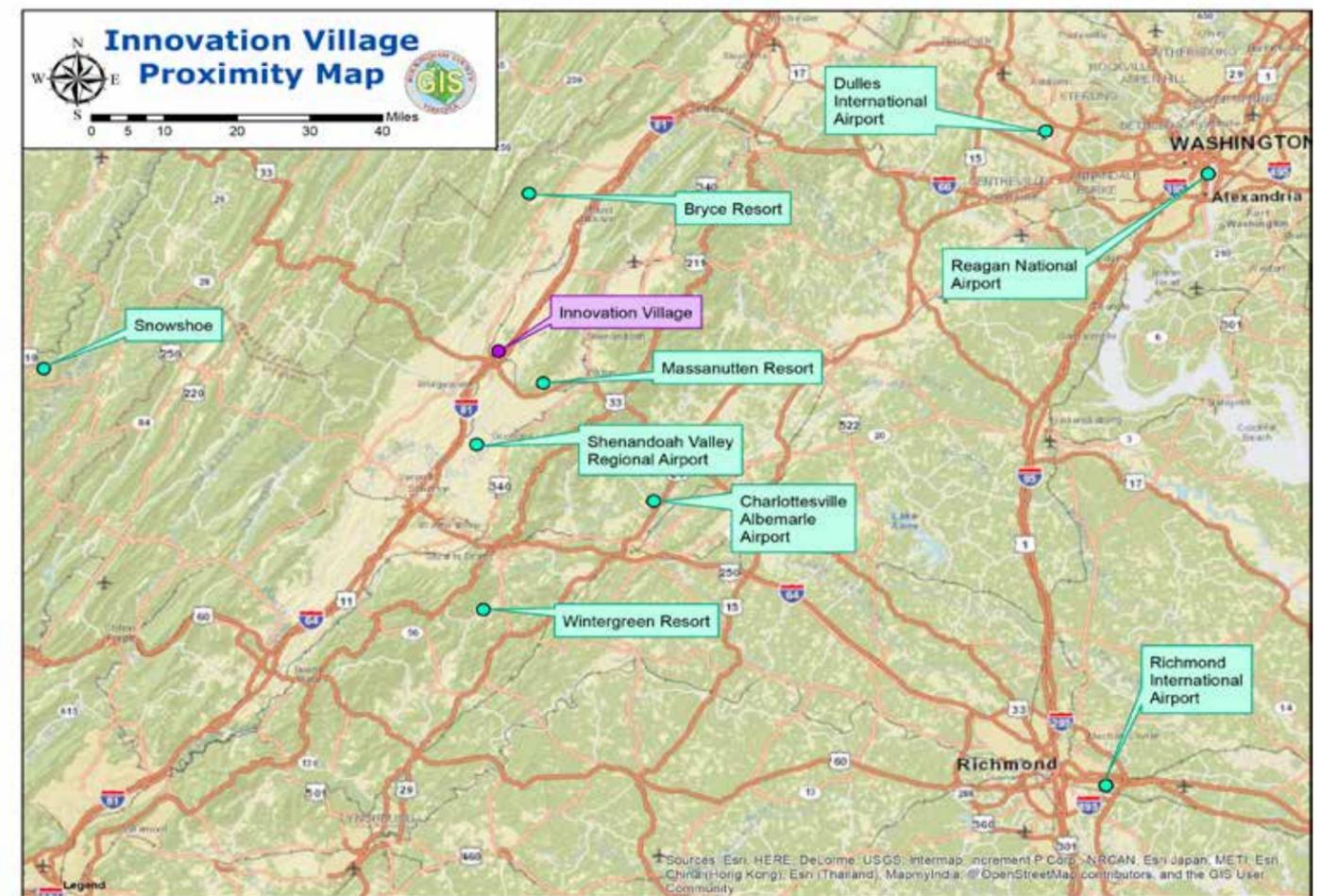
-  INDUSTRIAL
-  MIXED USE BUSINESS & MULTI FAMILY
-  EXISTING BUILDING
-  MULTI FAMILY ATTACHED RESIDENTIAL
-  GREENWAY



Strategic Location

Rockingham County is located in the heart of the historic and scenic Shenandoah Valley in west central Virginia. The Allegheny Mountains form the region's border to the west, and the crest of the Blue Ridge Mountains borders the east.

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Visit the following Link to view Video: <https://vimeo.com/320337016>



FOR MORE INFORMATION, CONTACT:

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In cooperation with:



ROCKINGHAM COUNTY | VA
ECONOMIC DEVELOPMENT

