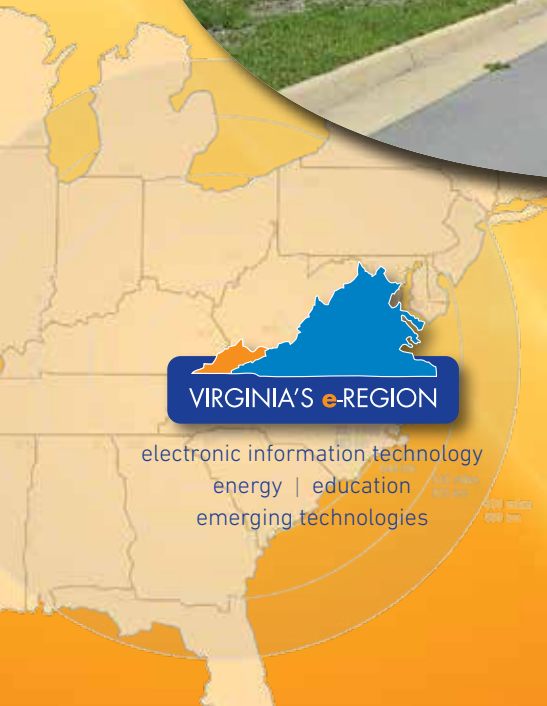


Lonesome Pine Regional Business & Technology Park



Make it in Virginia's e-Region.

Located in southwestern Virginia, Virginia's e-Region is the perfect place in the USA to locate. From software to mattresses, products are being produced successfully and cost effectively here in Virginia's e-Region. Available buildings range from 7,500 to 285,000 sq. ft. Available acreage ranges from 2.5-acre sites to more than 800 acres in modern, new technology and business parks.

Physical Address: 6012 Pinnacle Drive, Wise, Virginia 24293
Owner: Industrial Development Authority of Wise County, Virginia
Available Buildings: Lonesome Pine Technology Center (85,000 sq. ft.; 75,000 available);
Appalachia America Energy Research Center (24,000 sq. ft.; 10,000 sq. ft. available)
Total Acreage of Park: 425 acres
Total Acres Available: 397 acres
Largest Contiguous Parcel: 200 acres
Topography: Level; mostly cleared
Graded Building Pads: Yes
Climate: Average high temp: 70° F; average low temp: 32° F; average annual precip: 46.30"
Businesses in Park: Sykes Enterprises (call center); Verizon (call center); Appalachia America Energy
Research Center; Southern Coal Corp.

Zoning: Zoning: M-1 (also located in Enterprise Zone, Technology Zone and HUB Zone)
Distance to Major Highways: US 23 (4-lane) (5 miles); I-26 (47 miles)
Distance to Commercial Airport: Tri-Cities Regional Airport, Blountville, TN (67 miles)
Distance to General Aviation Airport: Lonesome Pine Regional Airport (adjacent to site)
(5,408' runway w/ ILS)
Rail Siding: None
Electric: Old Dominion Power Company; distance to nearest substation: under 1 mile; distance to nearest transmission line (69KV): under 1 mile
Water: Town of Wise; 400,000 gpd available capacity; 8" line; 400,000 gallon storage tank on site
Sewer: Town of Wise; 500,000 gpd available capacity
Natural Gas: Appalachian Natural Gas Distribution Co.
Telecommunications: Verizon (fiber on site); Appalachian Broadband (fiber on site); Comcast; redundancy available
Contact: Contact: Virginia's e-Region (276-889-0381) or Wise County IDA (276-328-2321); Web: www.e-Region.org

