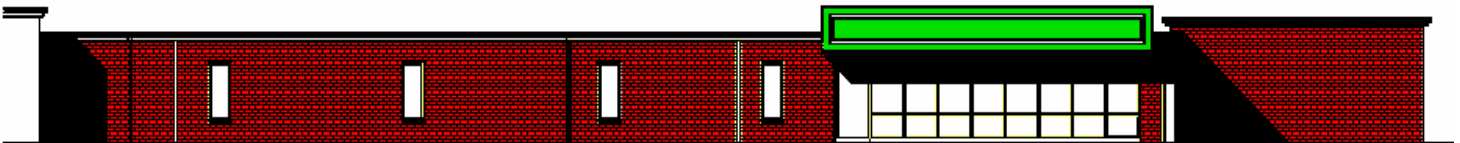


Patriot Center Pennington Gap, Virginia



BUILDING ELEVATION

Location: 1001 Industrial Drive; 1/4 mile from U.S. 58-A
Pennington Gap, Virginia

Size: 38,100 sq.ft.
35,900 sq. ft. manufacturing space; 2,220 sq. ft. office
Can be sub-divided and built out to client's specifications

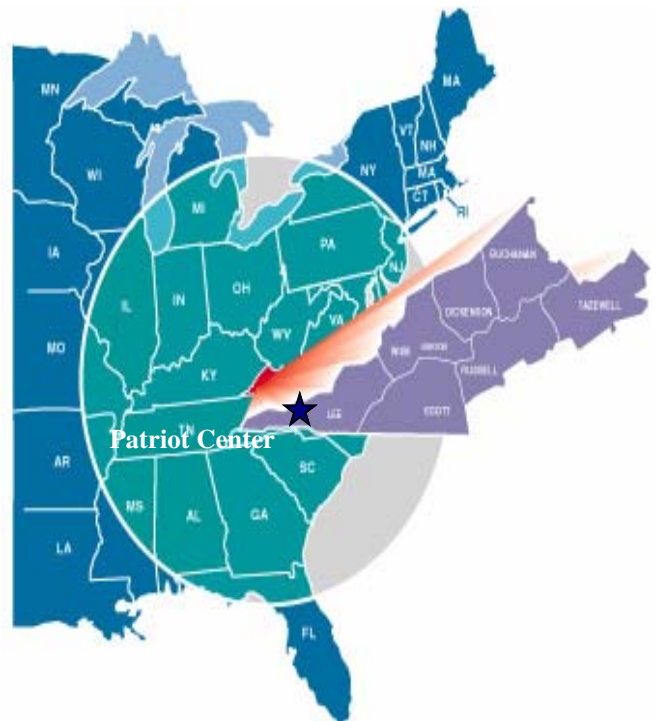
Acreage: 1.5 acres

Parking: 200 spaces on site

Construction Date: 1976; additions 1977-78

Construction Type:

- Floors: concrete
- Walls: Metal
- Columns: 6" steel
- Ceiling Height: 12" clear at eaves
- Doors: Two drive-in doors
One dock door



Patriot Center Pennington Gap, Virginia

Utilities:

Electric: Old Dominion Power Company
12KV 3-Phase Service
Redundant Service Available

Telecommunications: Verizon
Fiber Optics and digital service available; Digital switches linked by OC-123 and OC-48 self-healing SONET rings. Redundancy available.

Water: Town of Pennington Gap
Capacity: 1 million GPD

Sewer: Town of Pennington Gap
Capacity: 600,000 GPD

Transportation:

Arterial Highway / Interstate: Located within 1/4 mile of four-lane U.S. Route 58-A
Located within 60 miles of Interstate 81



Air: General Aviation: 15 miles—Lee County Airport (5,000 ft runway accommodating small jet service)

Commercial: 60 miles—Tri-Cities Regional Airport

Labor & Training:

Available Labor:

- Abundant labor available with unemployment rates ranging from 4.1% to 7.1%, and more than 19,500 active applicants on file with local job service.

Training Programs:

- Colleges within region offer CISCO, MOUS, A+ Certification and CCNA. In addition, community colleges offer a Customer Contact Career Curriculum and will customize to client's specifications.

Amenities within a 1-mile radius of site:

Pennington Gap Elementary School
Lee Child Care
Seven restaurants
Two pharmacies
Five banks
Grocery store
Churches



Lease Rate: Incentive rate based upon number full-time jobs created, rate of pay and company investment.



For more information, contact:
Virginia's Energy Region
P.O. Box 1060 • Lebanon, Virginia 24266
1-800-735-9999
Fax: 276-889-1830
www.vaceda.org

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