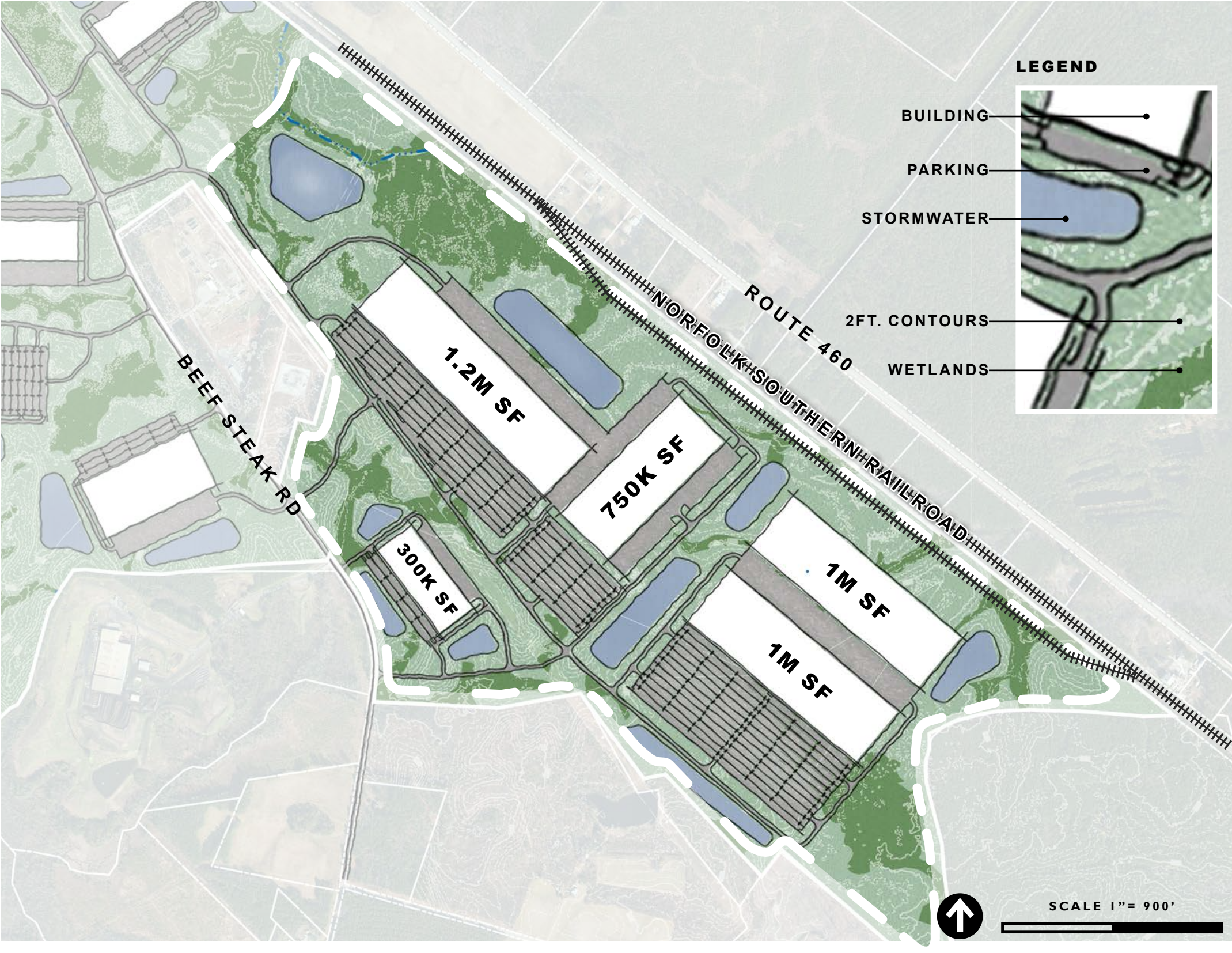


# ZONE 4A | Large Users | 536 AC (total)

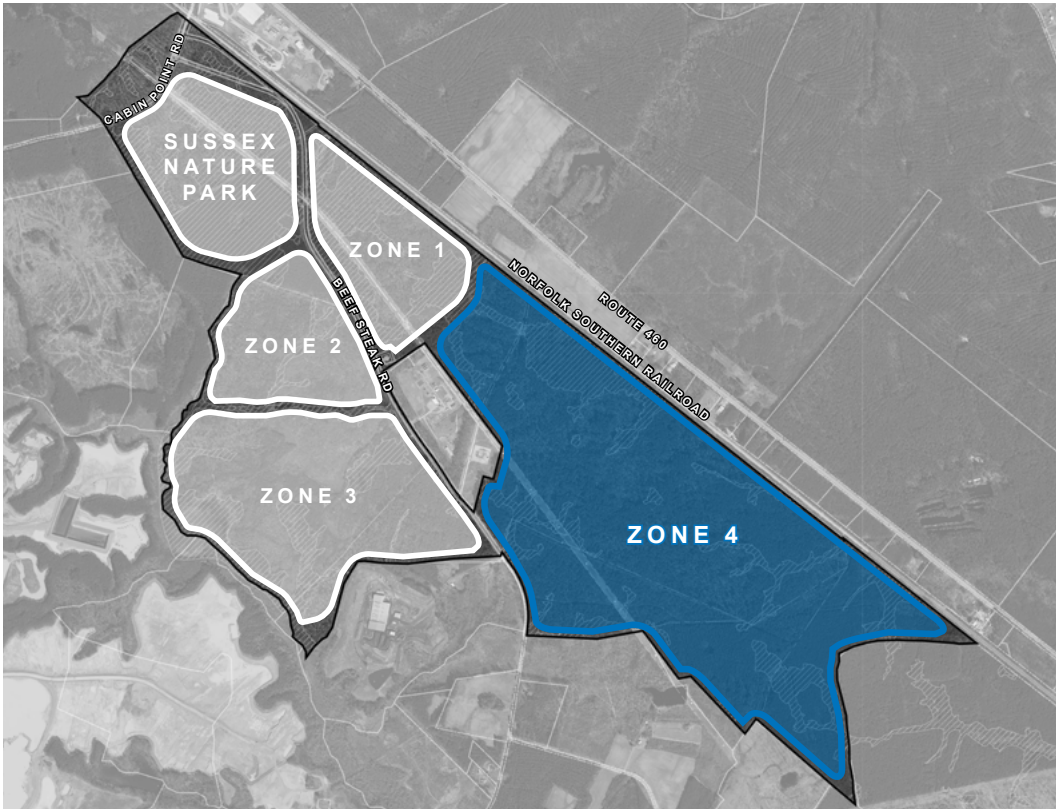


## Site Summary

ZONE 4A is the anchor site within Sussex Green Enterprise Park. For manufacturers needing rail access and a campus-style option, Zone 4A can accommodate building capacity of over 4 million square feet. This significant parcel represents one of the only large acreage sites adjacent to rail in the entire Commonwealth of Virginia.

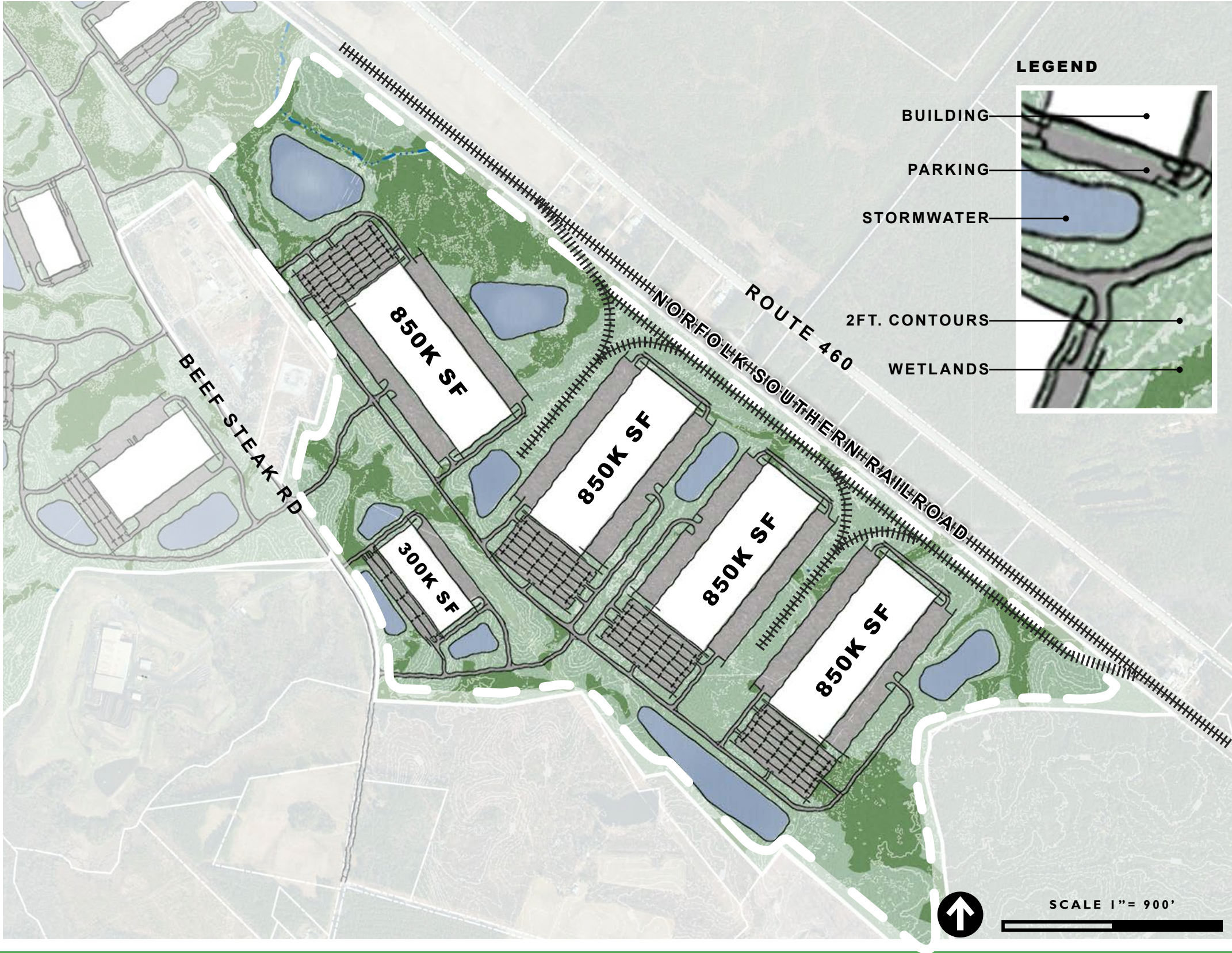
**Zone 4A**

- ✓ 422 +/- Usable Acreage
- ✓ 5,000 LF +/- Rail Frontage
- ✓ 4.2M SF Buildout Expected
- ✓ Spur Access





# ZONE 4B | Small Users | 536 AC (total)



## Site Summary

ZONE 4B represents an alternate configuration on the anchor parcel within Sussex Green, providing manufacturers with options for smaller building footprints. Still offering rail frontage on the Norfolk Southern line, ZONE 4B allows larger users to access the nearby Port of Virginia. Rail spurs will provide tailored operational access to an estimated 3.7 million square feet of manufacturing space.

**Zone 4B**

- ✓ 422 +/- Usable Acreage
- ✓ 5,000 LF +/- Rail Frontage
- ✓ 3.7M SF Buildout Expected
- ✓ Spur Access

