

iVS/VirginiaScan Online Update Center User Manual

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Table of Contents

<i>The Basics</i>	1
Browser Requirement	1
iVS Login	1
iVS Home	2
<i>Properties</i>	3
Adding Properties	3
Size Requirements	3
Geographic Requirements.....	3
Updating/Viewing Properties	5
Industrial Building Fields	6
Office Building Fields	19
Flex Building Fields	31
Retail Building Fields	46
Site Fields	56
Pending Approval	66
Manage Files	66
<i>Search</i>	68
Sites	68
Buildings	75
<i>Users</i>	90
<i>VanillaScan</i>	90
VanillaScan Site Info	90
Easy Search Option	92
Advanced Search Option	94
Property Detail Report Option	96
<i>Reports</i>	98
<i>Property Views Dashboard</i>	100

Community Profiles	108
View Profiles.....	108
Update Profiles.....	108
Positioning Statement.....	109
Photo.....	110
Location	111
Employers	111
Utilities	112
Government	113
Community Facilities	114
Lifestyle	115
Call-outs	116
Local ROI.....	117
Local ROI Data Entry Form.....	118
Analyzing Return on Investment.....	119
Estimated Cost/Benefit Analysis Summary	122
Assumptions	123
Effective Rates	123

The Basics

The Virginia Economic Development Partnership's (VEDP) iVS/VirginiaScan Online Update Center (iVS) application was created to allow allies the ability to add and update properties and community profiles online. Once logged on to the system using your iVS user name and password, you can add or update property and community information for your local economic development region. Users only have access to the information for their assigned locality or region.

Browser Requirement

Internet Explorer and Mozilla Firefox are the recommended browsers. To download a copy of Internet Explorer go to <http://www.microsoft.com/windows/ie/default.asp>. To download a copy of Firefox, go to <http://www.mozilla.com/en-US/firefox/>.

iVS Login

To access the system, navigate to the following link, enter your username and password and click on the "Login" button. <http://virginiascan.yesvirginia.org/admin/login.aspx?logintype=manual>.

Virginia
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BEST STATE FOR BUSINESS

An online tool for managing and retrieving data on Virginia's sites, buildings, localities and regions. **iVS**

Home | Properties | Search | Lookup Tables | Users | VanillaScan | Community Profiles | Reports | Local ROI

iVS Login

Username

Password

Login

[I've forgotten my password](#)

[I've forgotten my username](#)

If you experience trouble using this site, please contact [Michelle Mende](#).

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If you forget your password, click on the "I've forgotten my password" link. You will be prompted to enter your username. Your password will be sent to you by e-mail.

If you forget your username, click on the "I've forgotten my username" link. You will be prompted to enter your e-mail address. Your username and password will be sent to you by e-mail.

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Welcome, Donna.
iVS will allow you to maintain property and community data in your region. Please email [Michelle Mende](#) if you encounter any problems using this tool. [Click here](#) to view the user manual. [Click here](#) to access blank forms for each property type.

You are assigned to the following area(s): Chesterfield

Pending Approvals
Site:0 Industrial:4 Office:1 Flex:1
[View Pending Approvals](#)

To view ALL properties, select edit from the Properties menu.

Recently Added and Updated Properties
Properties **added/updated** in the last 30 days.
New properties are highlighted in gold. Unavailable properties are highlighted in gray.

	ID	Name	Property Type	Building Type	Location	Date	User	Status		
Select	242983	16411 Jefferson Davis Highway	Building	Industrial	Chesterfield	11/07/2012	bdelvillar	Updated		
Select	237882	2001 Ware Bottom Springs (old Trainer Glass)	Building	Industrial	Chesterfield	11/05/2012	tgraves@gatewayregion.com	Updated		
Select	237019	7820 Whitepine Road	Building	Industrial	Chesterfield	11/05/2012	tgraves@gatewayregion.com	Updated		
Select	234202	Meadowville Technology Park	Site		Chesterfield	11/02/2012	bdelvillar	Updated		
Select	240482	10601 Greenyard Way	Building	Office	Chesterfield	11/01/2012	bdelvillar	Updated		
Select	243275	11201 W Huguenot Rd	Building	Office	Chesterfield	11/01/2012	bdelvillar	Updated		
Select	239015	11512 Allecingie Parkway	Building	Office	Chesterfield	11/01/2012	bdelvillar	Updated		
Select	239026	11901 Old Stage Rd - Rennie Petroleum corp	Building	Flex	Chesterfield	11/01/2012	bdelvillar	Updated		
Select	242677	12201 S. Chalkley Rd (A.F. Chalkley Place)	Building	Retail	Chesterfield	11/01/2012	bdelvillar	Updated		
Select	236726	12511 Bermuda Triangle Rd - Bermuda Park III	Building	Industrial	Chesterfield	11/01/2012	bdelvillar	Updated		

Pending Approvals – This is where you can view properties that you have “Submitted for Approval” or “Saved for Later.” Property updates will remain in Pending Approvals until approved or denied by VEDP.

Recently Added and Updated Properties – This is a quick view of properties that were recently added or updated. Using the dropdown box, you can view property updates for up to 180 days. New properties added to the system will be highlighted in gold and properties listed as not available will be highlighted in gray. You can quickly access property details by clicking on the “Select” link. To generate a PDF property report, click on the printer icon. A PDF photo report is available by clicking on the camera icon. The photo report is only available if there are images attached to the property record.

Property updates are generally approved the same day they are received. Once approved, the changes will be reflected on the public VirginiaScan website and your local/regional VanillaScan site (if applicable). The public VirginiaScan site is available on www.yesvirginia.org under Site Selection. The direct link is http://virginiascan.yesvirginia.org/Site_Selection/PropertySearch.aspx.

Properties

Virginia
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Home | Properties | Search | Users | VanillaScan | Community Profiles | Reports | Local ROI

Welco
iVS will
problem
You are

Add
Edit
Pending Approval
Manage Files
Property Views Dashboard

a(s): Chesterfield
bvals

Site:0 Industrial:4 Office:1 Flex:1
[View Pending Approvals](#)

Adding Properties

VEDP has established minimum requirements for adding properties to VirginiaScan.

Size Requirements

- Industrial and flex buildings must have a minimum of 5,000 sq. ft. available
- Office buildings must have a minimum of 10,000 sq. ft. available
- Sites must have a minimum of 5 contiguous acres available

Retail properties and properties not meeting the size requirements will be approved but will display only on your VanillaScan site.

Geographic Requirements

For buildings, a valid street address, including the city and zip code (no P. O. boxes) must be provided. If a street address is not available, the nearest intersection must be provided along with an aerial photo or vicinity map pinpointing the location of the building.

For sites, a valid street address, including the city and zip code (no P. O. boxes or route numbers) must be provided, along with an aerial photo or map highlighting the site boundaries. A tax map may be substituted if a tax map index is included. If a street address is not available, the nearest intersection must be provided.

Site boundaries or building locations can also be submitted in a GIS file. The best way to get digital data to VEDP is to create a shape file or personal geodatabase of the sites and/or buildings, compress with WinZip or something similar, and either put on CD to mail or e-mail. Please include a projection file and/or metadata with the files. If you are using software other than ESRI, try to convert to a shape file. Otherwise, send us what you have by CD or FTP and we'll try to convert it. We do have AutoCAD software, but we will need to know what projection, if any, you are using. If you have any questions, please contact Mary Davis at (804) 545-5686.

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The Add feature is available under the Properties menu.



When adding properties, you have the option to add a Building or a Site. If you select Building, you have the ability to select four different types: Industrial, Office, Flex or Retail. The attributes depend on the type of property you select. Fields in red are required to submit the property.

This is a form for entering a location. It includes a text input field containing '901 e byrd st, 23219'. Below the input field, there are instructions: 'Please include street address or nearest intersection street name and zip code.' and 'Don't enter a route number.' At the bottom of the form are two buttons: 'Next' and 'Cancel'.

Enter the street address or nearest intersection to the property and the zip code and click "Next." This will take you to the data entry form for the property. The street address, city and zip code fields will automatically be filled in.

This is a data entry form for a property. It has several fields: 'Property Name' (empty), 'Client Id' (empty), 'Street Address' (filled with '901 E Byrd St'), 'City' (filled with 'Richmond'), 'Zip Code' (filled with '23219-402'), and 'Locality' (a dropdown menu with 'Select One' selected). The labels for 'Property Name', 'Street Address', 'City', 'Zip Code', and 'Locality' are in red, indicating they are required fields.

The fields in red on each tab are required in order to submit the property for approval. If you do not have all of the required information, you can click on the "Save for Later" button to save the information that you have entered.

This image shows two buttons side-by-side: 'Save for later' and 'Submit for Approval'.

Once you have the other required information, you can continue updating the property. Saved properties are available in "Pending Approvals." Once you have finished adding the property information, click on the "Submit for Approval" button to submit the property to VEDP.

You can also use the "Save for Later" option if you are in the middle of adding or updating and need to do something else. This will ensure that you don't lose your changes if the system times out. The system times out after 60 minutes of inactivity.

The "Save for Later" and "Submit for Approval" buttons are always available at the bottom of the screen no matter which tab you are on.

Updating/Viewing Properties

The Update feature is available under the Properties menu. When updating properties, you have several options for locating the property that you need to update. You can enter information in more than one field, but keep in mind that the more information you put in, the less likely you will be to find a matching property.

The image shows a screenshot of a web application interface. At the top, there is a navigation bar with the following items: Home, Properties, Search, Users, VanillaScan, Community Profiles, Reports, and Local ROI. Below the navigation bar, there is a sidebar menu with the following items: Add, Edit, Pending Approval, Manage Files, and Property Views Dashboard. The main content area displays a form titled "Search For Properties". The form has the following fields and options:

- Property ID:
- Property Name:
- Property Address:
- County/City:
- Type: All Sites Buildings
- Only Available Properties:
- Only Unavailable Properties:
- Search:

Property ID – If you know the ID number, this is the easiest way to find the property.

Property Name – If you know the name of the property, enter it here to find the property by name. This is a “contains” search and the information you enter must match the way it is entered in the database exactly, so it’s best to enter just a portion of the property name.

Property Address – If you know the address of the property, enter it here to find the property by address. This is a “contains” search and the information you enter must match the way it is entered in the database exactly, so it’s best to enter just a portion of the address.

County/City – If you just want to view a list of all of the properties in your assigned area by locality, select the county or city from the dropdown.

Type – This defaults to “All.” You can view just a list of “Sites” or “Buildings” by selecting that option.

Only Available Properties – Selecting this checkbox will bring up only the available properties.

Once you’ve made your selections, click on “Search.”

Industrial Building Fields

General Tab

The screenshot shows a web form with a tabbed interface. The 'General' tab is selected. The form is titled 'Location' and contains the following fields and options:

- Property Name:** Text input field.
- Client Id:** Text input field.
- Street Address:** Text input field containing '901 E Byrd St'.
- City:** Text input field containing 'Richmond'.
- Zip Code:** Text input field containing '23219'.
- Locality:** Dropdown menu showing 'Richmond City'.
- Within corporate limits:** Radio buttons for 'Yes' and 'No', with 'No' selected.
- Featured Location:** Radio buttons for 'Yes' and 'No', with 'No' selected.
- Available:** Radio buttons for 'Yes' and 'No', with 'No' selected.
- Show on VirginiaScan:** Radio buttons for 'Yes' and 'No', with 'No' selected.
- Show on the following websites:** Checkboxes for 'Virginia Port Authority', 'DGS', 'DEQ', and 'VPA only', all of which are unchecked.
- Industrial Park:** Dropdown menu with 'Select One' selected.
- Research Park:** Dropdown menu with 'Select One' selected.

Property Name – The name of the building. 60 character maximum.

Client Id - Represents the unique identifier used in a locality's database system. It allows the locality to link their internal property data to the property data in iVS.

Street Address – The physical address of the building. No P. O. Boxes. 50 character maximum.

City – The post office designated city for the physical address. This field is automatically generated by the street address and zip code entered on the previous screen.

Zip Code – The post office designated zip code for the physical address. This field is automatically populated based on the street address and zip code entered on the previous screen.

Locality – The city or county in which the building is located.

Within corporate limits – Yes means that the building is located in a city or within the corporate limits of an incorporated town.

Featured Location – Yes means that the property is on the monthly rotating featured properties listing. VEDP determines properties to feature based on closings, distressed areas and specialized properties. This is an administrative field that is filled out by VEDP during the approval process.

Available – Yes means that the building is available for sale or lease.

Show on VirginiaScan – Yes means that the building meets the criteria to display on the public VirginiaScan. This is an administrative field that is filled out by VEDP during the approval process.

Show on the following websites – VEDP has developed customized VanillaScan sites for the Virginia Port Authority, DEQ and DGS. If a building meets certain criteria, it will be displayed on their respective VanillaScan sites. This field will be filled out by VEDP, VPA or DEQ either during or after the initial approval process.

Industrial Park – The name of the industrial park that the building is located in. If the park is not listed in the dropdown, it can be entered in the field below and will be added to the list.

Research Park - The name of the research park that the building is located in. If the park is not listed in the dropdown, it can be entered in the field below and will be added to the list.

Virginia Enterprise Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Technology Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Foreign Trade Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No
Hub Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	New Market Tax Credit Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Tobacco Region: <input type="radio"/> Yes <input checked="" type="radio"/> No
Ownership		
Available for Lease: <input type="radio"/> Yes <input checked="" type="radio"/> No	Available for Lease/Purchase: <input type="radio"/> Yes <input checked="" type="radio"/> No	Available for sublease: <input type="radio"/> Yes <input checked="" type="radio"/> No
Minimum Lease Rate: \$ <input type="text"/>	Maximum Lease Rate: \$ <input type="text"/>	
Lease type: <input type="text" value="Select One"/>	Available for sale: <input type="radio"/> Yes <input checked="" type="radio"/> No	Sale price: \$ <input type="text"/>
Date Available: <input type="text"/>	Publicly Owned: <input type="radio"/> Yes <input checked="" type="radio"/> No	
Owner: <input type="text"/>	Owner Phone: <input type="text"/>	Owner Email: <input type="text"/>

Virginia Enterprise Zone – Yes means that the building is located within the boundaries of a designated Enterprise Zone. http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm

Technology Zone – Yes means that the building is located within the boundaries of a designated Technology Zone. <http://www.virginiaallies.org/assets/files/incentives/techzonewriteup.pdf>

Foreign Trade Zone – Yes means that the building is located in a Foreign Trade Zone. <http://ia.ita.doc.gov/ftzpage/index.html>

Hub Zone – Yes means that the building is located within the boundaries of a designated Hub Zone. <http://www.sba.gov/hubzone/>

New Market Tax Credit Zone – Yes means that the building is located within the boundaries of a designated New Market Tax Credit Zone. http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=5

Tobacco Region – Yes means that the building is located in an eligible tobacco-dependent locality in Southwest or Southside Virginia. <http://www.tic.virginia.gov/tobmapupdated.shtml>

Available for Lease – Yes means that the building is available for lease.

Available for Lease/Purchase – Yes means that the building is available for lease/purchase.

Available for sublease – Yes means that the building is available for sublease.

Minimum Lease Rate/Maximum Lease Rate – The minimum and maximum lease rates. These fields only accept numbers.

Lease type – The type of lease. Let VEDP know if a new lease type needs to be added.

Available for sale – Yes means that the building is available for sale.

Sale price – The sale price for the building. This field only accepts numbers.

Date Available – When the building will be available. This can be an actual date or a text entry such as “immediately” or “within 30 days.”

Publicly Owned – Yes means that the building is owned by a public entity (i.e., county, city, town, IDA/EDA, etc.).

Owner – The name of the person or company that owns the building. If you do not know the owner’s name, you can enter “private,” “unknown,” etc.

Owner Phone/Owner Email – The owner’s phone number must be entered as xxx-xxx-xxxx. The owner’s e-mail address.

Local Contact:

Broker Contact:

Local Contact – The local or regional economic development contact for the building.

Broker Contact – The broker contact for the building. Let VEDP know if a new broker needs to be added.

Specs Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Specifications								
Total Building Space: <input type="text"/> Sq. Ft.			Total Available Space: <input type="text"/> Sq. Ft.			Maximum Contiguous Space: <input type="text"/> Sq. Ft.		
<small>Manufacturing, Warehouse, Office and Other Space are all numeric fields. The sum of these fields should equal the Total field.</small>								
Manufacturing Space: <input type="text"/> Sq. Ft.			Warehouse Space: <input type="text"/> Sq. Ft.			Office Space: <input type="text"/> Sq. Ft.		
Other Space: <input type="text"/> Sq. Ft.			Minimum Space Available: <input type="text"/> Sq. Ft.			Building Dimensions: <input type="text"/>		
Number of Floors: <input type="text"/>								
Expandable: <input type="radio"/> Yes <input checked="" type="radio"/> No			Maximum Size of the Building Allowable by Architecturally Designed Expansion: <input type="text"/> Sq. Ft.			Graded Expansion Pad: <input type="radio"/> Yes <input checked="" type="radio"/> No		

Total Building Space – The total square footage of a building that can be occupied by or assigned to a tenant or tenants.

Total Available space – The total amount of space that is being marketed as available for lease or sale.

Maximum Contiguous Space – The largest amount of space in the building that is currently or is able to be joined together into a single contiguous space.

Manufacturing Space – The amount of space used for manufacturing.

Warehouse Space – The amount of space used for warehouse.

Office Space – The amount of space used for office.

Other Space – The amount of space used for other uses.

Minimum Space Available – The minimum contiguous space that can be leased.

Building Dimensions – The width and length of the building in feet (i.e., 150 x 200).

Number of Floors – The number of floors/stories. Do not include mezzanines – mezzanine areas should be noted in the comments.

Expandable – Yes means that the building is architecturally designed for expansion.

Maximum Size of the Building Allowable By Architecturally Designed Expansion – The total size of the building at maximum expansion (total square feet plus the expansion square feet).

Graded Expansion Pad – Yes means that a graded pad is in place to accommodate noted expansion capability.

Ceiling Height at Eaves: <input type="text"/> Ft. Number of drive in doors: <input type="text"/> Column Spacing: <input type="text"/> Manufacturing Heat: Select One <input type="text"/> Manufacturing Air Condition: <input type="text"/> Multi-tenant: <input type="radio"/> Yes <input checked="" type="radio"/> No Recent Use: Select One <input type="text"/> New Recent Use: <input type="text"/> LEED: <input type="radio"/> Yes <input checked="" type="radio"/> No Virtual: <input type="radio"/> Yes <input checked="" type="radio"/> No	Ceiling Height at Center: <input type="text"/> Ft. Size of drive in doors: <input type="text"/> Bay Size: <input type="text"/> Warehouse Heat: Select One <input type="text"/> Warehouse Air Condition: <input type="text"/> Date Vacated: <input type="text"/> Best Use: <input type="text"/> Meets Federal Anti-Terrorism Standards: <input type="radio"/> Yes <input checked="" type="radio"/> No	Number of dock height doors: <input type="text"/> Number of rail doors: <input type="text"/> Office Heat: Select One <input type="text"/> Office Air Condition: <input type="text"/> Number of Suites: <input type="text"/>
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Ceiling Height at Eaves – The distance from the top of the finished floor to the lowest bottom edge of the lowest portion of the roof structure.

Ceiling Height at Center – The distance from the top of the finished floor to the highest point of the roof structure.

Number of dock height doors – The number of typical truck loading doors designed to accommodate tractor trailers.

Number of drive in doors – The number of doors that allow trucks to drive into the building.

Size of drive in doors – The height and width of the drive in doors in feet (i.e., 12 x 14).

Number of rail doors – The number of doors designed to accommodate loading from rail cars.

Column Spacing – The minimum width and depth between columns in feet (i.e., 25 x 50). A building that does not have columns should be listed as free span.

Bay Size - Dimensions of production bay (production space length x column width).

Manufacturing Heat/Warehouse Heat/Office Heat – The type of heat available in the space. Let VEDP know if a new heat type needs to be added to the dropdown.

Manufacturing Air Condition/Warehouse Air Condition/Office Air Condition – The type of air conditioning available in this space or a notation that air conditioning is available in the space.

Multi-Tenant – Yes means that the building is designed for multiple tenants.

Date Vacated – The date the building was vacated by the previous tenant. – mm/dd/yyyy format.

Recent Use/New Recent Use/Best Use – The most recent use of the building. Enter a new recent use if the use is not available in the dropdown. The use the building is best suited for if different.

LEED – Yes means that the building has received LEED certification from the U.S. Green Building Council. <http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

Meets Federal Anti-Terrorism Standards – Yes means that the building meets the minimum countermeasures contained in the Department of Homeland Security’s “Physical Security Criteria for Federal Facilities.”

Number of Suites – The number of tenant suites available in the building.

Virtual – Yes means that all the preliminary work has been completed in order to start construction immediately on the building. The building has been designed, all utilities are to the site, development team is in place, firm cost estimates and construction schedule have been established and the site plan permit obtained.

Construction		
Construction type: Select One	Construction Year:	Year of Additions:
Roof Type: Select One	Sprinkler Type: Select One	Floor Type: Select One
Floor Reinforced: <input type="radio"/> Yes <input checked="" type="radio"/> No	Floor Thickness: inches	Raised Floor: <input type="radio"/> Yes <input checked="" type="radio"/> No
Insulation: <input type="radio"/> Yes <input checked="" type="radio"/> No	Insulation Location:	Insulation Thickness: inches

Construction Type – The material used for the building’s construction.

Construction Year – The year that the building was originally constructed.

Year of Additions – The year that additional space was added to the building. If more than one year, please note the additional years in the comments.

Roof Type – The material used for the building’s roof.

Sprinkler Type – The type of sprinkler system available in the building.

Floor Type – The construction material used for the building’s floor. This is generally concrete or wood.

Floor Reinforced – Yes means that that reinforcement bars, reinforcement grids, plates or fibers have been incorporated to strengthen the concrete in tension.

Floor Thickness – The thickness of the concrete floor in inches.

Raised Floor – Yes means that the floor is raised for the servicing of carry cables, wiring, electrical supply, etc.

Insulation – Yes means that the building is insulated.

Insulation Location – The location of the building’s insulation. Usually walls, roof, etc.

Insulation Thickness – The thickness of the insulation in inches.

Site Specs Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Site Specifications								
Site Acreage:		Additional Acreage Available:						
Zoning Classification:		Conforms to Present Zoning:		Zoning Restrictions:				
Outside Storage Permitted:		On-site Parking:		Number of Employee Parking Spaces:				

Site Acreage – Total acreage available with the building.

Additional Acreage Available – Additional acreage adjacent to the building that may be purchased separately.

Zoning Classification – The zoning classification for the building as designated by the city or county.

Conforms to Present Zoning – Yes means that the building’s use conforms to the current zoning classification.

Zoning Restrictions - Any restrictions or limitations on the industrial use of the building due to zoning. List any zoning regulations that restrict a type of use on the property. Include any special regulations covered by the covenants and restrictions in the comments.

Outside Storage – Yes means that the zoning, covenants and restrictions allow for outside storage.

On-site Parking – Yes means that there is employee parking on site.

Number of Employee Parking Spaces – This is the total number of parking spaces. Must be a number.

Environmental		
US Army Corps Certified Wetland Study Available: <input type="radio"/> Yes <input checked="" type="radio"/> No	Phase I Environmental Audit Available: <input type="radio"/> Yes <input checked="" type="radio"/> No	Phase II Environmental Audit Available: <input type="radio"/> Yes <input checked="" type="radio"/> No
Brownfield: <input type="radio"/> Yes <input checked="" type="radio"/> No	Nature of Contamination: <input type="text"/>	Remediation Plan: <input type="radio"/> Yes <input checked="" type="radio"/> No
DEQ Status Letter: <input type="radio"/> Yes <input checked="" type="radio"/> No		

US Army Corps Certified Wetland Study Available - Yes means a U.S. Army Corps Certified wetland study has been conducted on the property and a copy is available from the locality.

Phase I Environmental Audit Available - Yes means a Phase I environmental audit has been conducted on the property and a copy is available from the locality.

Phase II Environmental Audit Available - Yes means a Phase II environmental audit has been conducted on the property and a copy is available from the locality.

Brownfield - Yes means that the property is an abandoned, idled, or under-used industrial, commercial, or other site where expansion, redevelopment, or use is complicated by real or perceived environmental contamination.

Nature of Contamination – Brief description of the potential contamination.

Remediation Plan – Yes means that a remediation plan has been formulated to address a case of environmental contamination.

DEQ Status Letter – Yes means that a formal Letter from DEQ addressing environmental issues with building and current condition (Brownfields Only) is available from the locality or owner.

Features Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Cranes								
Number of Cranes: <input type="text"/>			Minimum Crane Capacity: <input type="text"/> tons					
Maximum Crane Capacity: <input type="text"/> tons			Minimum Clearance under hook: <input type="text"/> Ft.					
Engineered Crane Capacity: <input type="text"/> tons								
Food Processing								
Refrigeration: <input type="radio"/> Yes <input checked="" type="radio"/> No			Refrigeration Space: <input type="text"/> Sq. Ft.			FDA Approved: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Freezer: <input type="radio"/> Yes <input checked="" type="radio"/> No			Freezer Space: <input type="text"/> Sq. Ft.			USDA Approved: <input type="radio"/> Yes <input checked="" type="radio"/> No		

Number of Cranes – The number of cranes available in the building.

Minimum Crane Capacity/Maximum Crane Capacity – The minimum and maximum crane capacity.

Minimum Clearance Under Hook – The minimum distance from the crane's hook to the finished floor.

Engineered Crane Capacity – This is the crane capacity for buildings that do not have existing cranes, but are designed to accommodate them.

Refrigeration – Yes means that the building is equipped with refrigeration space at or below 40° F.

Refrigeration Space – The square footage of available refrigeration space.

FDA Approved – Yes means that the building has been approved by the U.S. Food and Drug Administration.

Freezer – Yes means that the building is equipped with freezer space at or below 0° F.

Freezer Space – The square footage of available freezer space.

USDA Approved – Yes means that the building has been approved by the U.S. Department of Agriculture.

Clean Room		
Available:	Space:	Class:
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/> Sq. Ft.	<input type="text"/>
Lab Space		
Lab Type:	Lab Space:	Number of Labs:
Select One <input type="text"/>	<input type="text"/> Sq. Ft.	<input type="text"/>
Most recent use of space:	Construction year:	Year of Additions:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Existing equipment:	Shared services:	Additional fit-out required:
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No
Time needed for fit-out:	Lease Rate:	
<input type="text"/>	\$ <input type="text"/>	
Other		
Computer Room:		
<input type="radio"/> Yes <input checked="" type="radio"/> No		
Other Features (e.g. auditorium, special electrical equipment)		
<input type="text"/>		

Clean Room Available – Yes means that the building has a clean room. A clean room is an environment, typically used in manufacturing or scientific research, that has a low level of environmental pollutants such as dust, airborne microbes, aerosol particles and chemical vapors.

Clean Room Space – The square footage of available clean room space.

Clean Room Class - Two standards are used to classify clean rooms. The first, Federal Standard 209E, is used domestically and the newer standard is TC 209 from the International Standards Organization. Both standards classify a clean room by the number of particles found in the laboratory's air.

Lab Type - A **dry lab** is a laboratory where computational or applied mathematical analyses are done on a computer-generated model. This term may also refer to a lab that uses primarily electronic equipment, for example, a robotics lab. A dry lab can also refer to a laboratory space for the storage of dry materials. **Wet laboratories** are laboratories where chemicals, drugs, or other material or biological matter are tested and analyzed requiring water, direct ventilation, and specialized piped utilities.

Lab Space – The square footage of the lab space.

Number of Labs – The number of labs housed in the building.

Most recent use of space – The most recent use of the lab space.

Construction year – The year that the lab space was constructed.

Year of Additions – The year that any additions were made to the lab space.

Existing equipment – Any existing lab equipment that is available.

Shared services – Any services that can be shared among multiple lab tenants.

Additional fit-out required – Any design or construction needed to adapt the space for lab use.

Time needed for fit-out – The length of time needed to complete the fit-out.

Lease Rate – The lease rate for the lab space.

Computer Room – Yes means that the building includes a room that houses mainly computer servers.

Other Features – Any other special features available in the building (i.e., auditoriums, special electrical equipment).

Utilities Tab

The screenshot shows a software interface with a tabbed menu at the top: General, Specs, Site Specs, Features, Utilities (selected), Transportation, Comments, Files, and Parcels. The main content area is divided into three sections:

- Electric Power:** Includes dropdowns for 'Name of primary supplier' (Select One), 'Name of secondary supplier' (Select One), and 'Voltage' (Select One). It also has radio buttons for 'Redundant' (Yes/No), 'Electric UPS' (Yes/No), and 'Generator' (Yes/No). There are also dropdowns for 'Phase' (Select One) and 'Amps' (Select One).
- Natural Gas:** Includes a dropdown for 'Name of Supplier' (Select One), text input fields for 'Distance from Property' (Ft.), 'Line Size' (inches), and 'Pressure' (psi), and radio buttons for 'Propane Equipped' (Yes/No).
- Water:** Includes a dropdown for 'Water Provider' (Select One) and text input fields for 'Distance from Property' (Ft.) and 'Line Size' (inches).

Name of primary electric supplier – The company that provides electric power to the property.

Name of secondary supplier – A second company that also can provide electric power to the property.

Redundant – Electric power redundancy is currently available to the property.

Voltage – The voltage of the power line used for connection between the customer and the utility.

Phase – The number of phases serving the property. The main power transmission trunk lines that originate at power plants and substations are three phase, but branches off of the main lines often consist of only one conductor carrying single phase power. Three phase is usually required by industrial users because of their very large energy requirements.

Amps – The current-carrying capacity of the conductors or equipment serving the property.

Electric UPS – Yes means that an uninterruptible power supply/source is available to provide emergency power when the input power source fails.

Generator – Yes means that the building is equipped with a back-up electrical system that operates automatically. Within seconds of a utility outage an automatic transfer switch senses the power loss, commands the generator to start and then transfers the electrical load to the generator.

Name of natural gas supplier – The company that provides natural gas service to the property. If natural gas is not available, select “Not Available” as the supplier.

Natural gas distance from property – The distance in feet to the natural gas line. If the property is currently served by natural gas, the distance should be 0.

Natural gas line size – The size of the natural gas line serving the property.

Natural gas pressure – The pressure per square inch (PSI) of the natural gas line serving the property.

Water Provider – The name of the public utility providing water to the property. If the property is served by wells, select “on site well” for the supplier.

Water Distance from Property – The distance in feet to the line providing water to the property. If the property is currently served by public water or an on site well, the distance should be 0.

Water Line Size – The size in inches of the public water line serving the property.

Total Capacity of Treatment Plant: <input type="text"/> gpd	Available Capacity to Property: <input type="text"/> gpd	Water Tank Capacity: <input type="text"/> gal
On-site Treatment Plant: <input type="radio"/> Yes <input checked="" type="radio"/> No	Well Capacity: <input type="text"/> gpd	
Sewer		
Sewer Provider: <input type="text"/>		
Select One		
Distance from Property: <input type="text"/> Ft.	Line Size: <input type="text"/> inches	
Total Capacity of Treatment Plant: <input type="text"/> gpd	Available Capacity to Property: <input type="text"/> gpd	Septic System Capacity: <input type="text"/> gpd
On-site Treatment Plant: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Telecommunications		
Primary Telecommunications Provider: <input type="text"/>	Fiber: <input type="radio"/> Yes <input checked="" type="radio"/> No	
Select One		
Other Providers: AboveNet Allied Telecom Group Alltel AT&T B2X Online	Distance to Fiber: <input type="text"/> Ft.	Redundant Routes: <input type="radio"/> Yes <input checked="" type="radio"/> No
Wireless Broadband: <input type="radio"/> Yes <input checked="" type="radio"/> No	Other (e.g., POPS, T-1 lines): <input type="text"/>	Sonet Ring: <input type="radio"/> Yes <input checked="" type="radio"/> No

Water Total Capacity of Treatment Plant – The total gallons per day capacity of the treatment plant serving the property.

Water Available Capacity to Property – The existing gallons per day available to serve the property. This may be less than the available treatment capacity of the plant.

Water Tank Capacity – The capacity in gallons of any existing water tank on the property.

Water On-site Treatment Plant – Yes means that the property has its own on-site water treatment plant.

Well Capacity – The available capacity in gallons per day of any wells that serve the property.

Sewer Provider – The name of the public utility providing sewer to the property. If the property is served by a septic system, select “on site septic” for the supplier.

Sewer Distance from Property – The distance in feet to the line providing sewer to the property. If the property is currently served by public sewer or an on site septic system, the distance should be 0.

Sewer Line Size – The size in inches of the public sewer line serving the property.

Sewer Total Capacity of Treatment Plant – The total existing gallons per day capacity of the treatment plant serving the property.

Sewer Available Capacity to Property – The existing gallons per day available to serve the property. This may be less than the available treatment capacity of the plant.

Septic System Capacity – The available capacity in gallons per day for the septic system serving the property.

Sewer On-site Treatment Plant – Yes means that the property has its own on-site sewer treatment plant.

Primary Telecommunications Provider – The primary company providing local phone service to the property.

Other Providers – Other local providers serving the property. Multiple providers can be selected by using the CTRL key.

Fiber – Yes means that fiber optic lines currently serve the property.

Distance to Fiber – The distance in feet to fiber optic lines (if the property is not currently served).

Redundant Routes – Yes means redundant routes are available to serve the property.

Wireless Broadband – Yes means that the building is served by high speed wireless internet and data networking access.

Other – Any other special telecommunications features available to the property.

Sonet Ring – Yes means that the building is equipped with a SONET network which is designed to create a loop to automatically repair itself if a portion of the fiber paths in a ring becomes unresponsive.

Transportation Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Rail								
Primary Railroad: Select One ▼			Secondary Railroad Name: Select One ▼			Distance: _____ Ft.		
Served by Rail Siding: <input type="radio"/> Yes <input checked="" type="radio"/> No			If no, can rail siding be installed?: <input type="radio"/> Yes <input checked="" type="radio"/> No					
Highway								
Distance to Nearest Interstate Interchange: _____ miles			Interstate(s): I-176 I-181 I-195 I-240 Selected:			Interchange Name/Exit Number: _____		
Distance to Nearest 4-lane Arterial: _____ miles			Arterial Name/ Route Number: _____			Name/Route Number of Highway or Street Serving Property: _____		
Air								
Distance to Nearest Commercial Airport: _____ miles			Commercial Airport Name: Select One ▼			Runway Length (ft.): _____		
Distance to Nearest General Aviation Airport: _____ miles			General Aviation Airport Name: Select One ▼			Runway Length (ft.): _____		

Primary Railroad – The railroad providing primary rail service to the property.

Secondary Railroad – The railroad providing secondary rail service to the property.

Served by Rail Siding – Yes means that a rail siding or spur currently serves the building.

If no, can rail siding be installed - Yes means that the building is not currently served by rail siding, but a rail engineering official has indicated that it is feasible for siding to be installed.

Rail Distance – The distance in feet to the rail.

Distance to Nearest Interstate Interchange – The distance in miles to the nearest interstate interchange.

Interstate(s) – The interstate(s) that serve the property. Multiple interstates can be selected using the CTRL key.

Interchange Name/Exit Number – The name and exit number of the nearest interchange.

Distance to Nearest 4-lane Arterial – The distance in miles to the nearest 4-lane arterial. VDOT defines an arterial as a major highway intended to serve through traffic where access is carefully controlled, generally highways of regional importance, intended to serve moderate to high volumes of traffic traveling relatively long distances and at higher speeds.

Arterial Name/Route Number – The name and route number of the arterial highway.

Name/Route Number of Highway or Street Serving Property – The name/route number of the highway or street that provides access to the property.

Distance to Nearest Commercial Airport – The distance in miles to the nearest commercial airport.

Commercial Airport Name – The name of the nearest commercial airport.

Distance to Nearest General Aviation Airport – The distance in miles to the nearest general aviation airport.

General Aviation Airport Name – The name of the nearest general aviation airport.

Water		
Navigable Waterway: <input type="radio"/> Yes <input checked="" type="radio"/> No	Name: <input type="text"/>	Channel Depth: <input type="text"/> Ft.
Ports - Information provided by VEDP GIS		
Norfolk Port: Distance: <input type="text"/> Drive-time: <input type="text"/>	Newport News Port: Distance: <input type="text"/> Drive-time: <input type="text"/>	Portsmouth Port: Distance: <input type="text"/> Drive-time: <input type="text"/>
Virginia Inland Port: Distance: <input type="text"/> Drive-time: <input type="text"/>	Richmond Port: Distance: <input type="text"/> Drive-time: <input type="text"/>	Mersk (APM) Port: Distance: <input type="text"/> Drive-time: <input type="text"/>
Public Transportation		
Type: <input type="checkbox"/> Bus <input type="checkbox"/> Rail <input type="checkbox"/> Water		

Navigable Waterway – Yes means that the property is located along a navigable waterway that is maintained to a minimum channel depth of 8 feet.

Navigable Waterway Name – The name of the navigable waterway.

Channel Depth – The minimum channel depth in feet.

Ports – These fields are automatically populated by VEDP’s GIS division on a monthly basis.

Public Transportation Type – Check any modes of public transportation that provide service to the property.

Comments Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
<p>i Internal comments will not be available on VirginiaScan. To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'. To edit an existing comment, click 'Edit', enter your change and click 'Update'. To delete a comment, click 'Delete'.</p> <p>No Data Found.</p> <p><input type="button" value="New Comment"/></p>								

Click on the “New Comment” button to enter a comment. You can enter as many individual comments as you wish.

i Internal comments will not be available on VirginiaScan.
 To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'.
 To edit an existing comment, click 'Edit', enter your change and click 'Update'.
 To delete a comment, click 'Delete'.

	Internal Use	Include in Property Report	Comment
Insert	<input type="checkbox"/>	<input type="checkbox"/>	

If you check the “Internal Use” checkbox, the comment will only be visible in iVS.

You can select one comment to “Include in the Property Report.” This comment will display on the PDF property report available on VirginiaScan/VanillaScan and is limited to 200 characters. **Only one comment can be included on the report due to space constraints** (See sample property report below). All comments that are not checked as internal will display on VirginiaScan and on the property report available through iVS.

Once you have entered the comment, click the “Insert” link to add the comment to the property record. To delete a comment, click on the delete link that appears next to the comment.

LOCATION

City: Roanoke
State: VA
Zip Code: 24019
Locality: Roanoke
Property ID: 242885

SALE/LEASE INFORMATION

Sale: Yes
Lease: Yes
Sublease: No
Publicly Owned: No

PROPERTY INFORMATION

Year Built: 1995
Total Space: 640,832 sq ft / 59,535.24 sq m
Available: 640,832 sq ft / 59,535.24 sq m
Contiguous: 540,540 sq ft / 50,217.81 sq m
Mfg/Warehouse: 597,392.00 sq ft / 55,500.00 sq m
Office: 43,440.00 sq ft / 4,035.71 sq m

Construction

Floor : Concrete
Walls: Metal
Roof: Ballasted Rubber
Columns: 48' x 46'
Ceiling Height (eaves): 37 ft 11.47 m
Ceiling Height (center): 37 ft 11.47 m
Dock Height Doors: 43
Drive-In Doors: 2

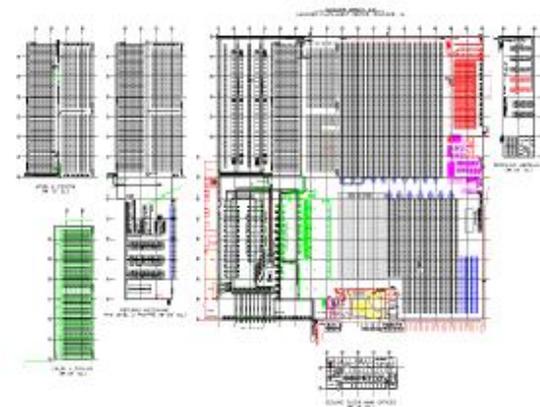
Parking Spaces: 445
Site Size: 56 ac / 22.66 hec
Additional Land: 0
Zoning: I-1A-1C
Former Use: Customer fulfillment/Internet and mail-order

TRANSPORTATION

Closest Interstate: I-81, (3.4 mi / 5.44 km)
Closest 4-Lane Highway : Plantation Road/SR 115 (0.5 mi / 0.8 km)
Rail Provider: Norfolk Southern Railway Company (650 mi / 1040 km)
Closest Commercial Airport: Roanoke Regional Airport (3.2 mi / 5.12 km)
Closest General Aviation Airport: Roanoke Regional Airport (3.2 mi / 5.12 km)

CONTACT

John Loffus
 804-546-5788
 jloffus@yesvirginia.org



UTILITIES

Electric Power: Appalachian Power
Natural Gas: Roanoke Gas Company
Water: Western Virginia Water Authority
Sewer: Western Virginia Water Authority
Telecommunication: Level 3 Communications
Fiber: Yes

COMMENTS

Appalachian Power provides underground service with secondary delivery (the utility owns and maintains a 1,500 KVA transformer supplying the site).

This is the comment that was checked to "Include in Property Report"

Files Tab

General Specs Site Specs Features Utilities Transportation Comments **Files** Parcels

No Documents Available
No Photos Available
No Movies Available

Add new file

To upload a file:
(1) Press the "Browse" button. Locate and select your file. Press the "Open" or "OK" button. (2) Enter a description and ordinal. The "Ordinal Position" field will determine the sort order of the property's documents, photos and movies. Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of 1 will display on the property details page on VirginiaScan. (3) Click "Upload File". Upon successful upload a thumbnail image should appear on this page.

File:

Description:

Ordinal Position:

Show on VaScan:

File – Click on the Browse button to navigate to the location on your computer of the file that you would like to upload. Acceptable file types include PDF, JPG, GIF, WMV, MPG, and MOV.

Description – A description of the file.

Ordinal Position – Determines the sort order. Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of "1" will display on the property details page on VirginiaScan.

Show on VaScan – Uncheck this box if you do not want the file to display on VirginiaScan.

Click on the "Upload File" button to upload the file to the property record.

Document	Description	Ordinal		Id	ShowOnVaScan
	Flyer	1	Delete	54260	True
	Zoning - Permitted Uses	2	Delete	54259	True

Photo	Description	Ordinal		Id	ShowOnVaScan
	Exterior photo	1	Delete	54261	True
	Exterior photo	2	Delete	54262	True
	Office	3	Delete	54263	True

No Movies Available

To delete a file, click on the "Delete" link next to the file.

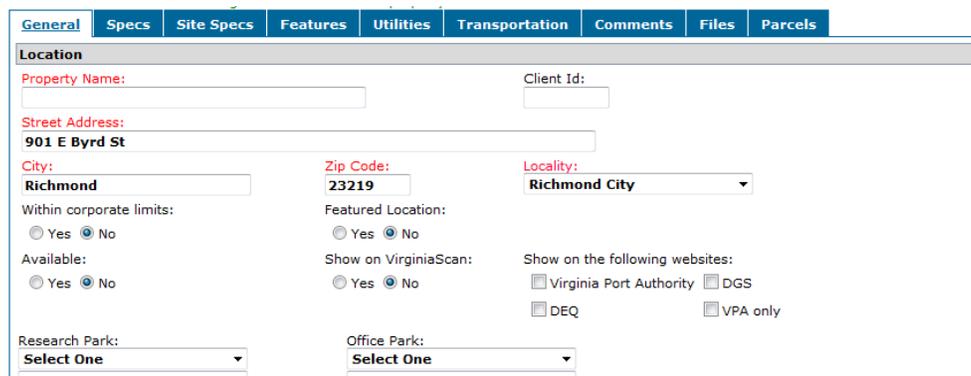
Parcels Tab



This is where you can enter the local tax parcel ID or GPIN associated with the property. Once you have entered the Parcel ID, click on “Insert” to add it to the property record. You can add as many parcel IDs as necessary.

Office Building Fields

General Tab



Property Name – The name of the building. 60 character maximum.

Client Id - Represents the unique identifier used in a locality's database system. It allows the locality to link their internal property data to the property data in iVS.

Street Address – The physical address of the building. No P. O. Boxes. 50 character maximum.

City – The post office designated city for the physical address. This field is automatically generated by the street address and zip code entered on the previous screen.

Zip Code – The post office designated zip code for the physical address. This field is automatically populated based on the street address and zip code entered on the previous screen.

Locality – The city or county in which the building is located.

Within corporate limits – Yes means that the building is located in a city or within the corporate limits of an incorporated town.

Featured Location – Yes means that the property is on the monthly rotating featured properties listing. VEDP determines properties to feature based on closings, distressed areas and specialized properties. This is an administrative field that is filled out by VEDP during the approval process.

Available – Yes means that the building is available for sale or lease.

Show on VirginiaScan – Yes means that the building meets the criteria to display on the public VirginiaScan. This is an administrative field that is filled out by VEDP during the approval process.

Show on the following websites – VEDP has developed customized VanillaScan sites for the Virginia Port Authority and DEQ. If a building meets certain criteria, it will be displayed on their respective VanillaScan sites. This field will be filled out by VEDP, VPA or DEQ either during or after the initial approval process.

Research Park - The name of the research park that the building is located in. If the park is not listed in the dropdown, it can be entered in the field below and will be added to the list.

Office Park – The name of the office park that the building is located in. If the park is not listed in the dropdown, it can be entered in the field below and will be added to the list.

Virginia Enterprise Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Technology Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Foreign Trade Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No
Hub Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	New Market Tax Credit Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Tobacco Region: <input type="radio"/> Yes <input checked="" type="radio"/> No
Ownership		
Available for Lease: <input type="radio"/> Yes <input checked="" type="radio"/> No	Available for Lease/Purchase: <input type="radio"/> Yes <input checked="" type="radio"/> No	Available for sublease: <input type="radio"/> Yes <input checked="" type="radio"/> No
Minimum Office Lease Rate: \$ <input type="text"/>	Maximum Office Lease Rate: \$ <input type="text"/>	
Lease type: Select One ▼	Available for sale: <input type="radio"/> Yes <input checked="" type="radio"/> No	Sale price: \$ <input type="text"/>
Date Available: <input type="text"/>	Publicly Owned: <input type="radio"/> Yes <input checked="" type="radio"/> No	
Owner: <input type="text"/>	Owner Phone: <input type="text"/>	Owner Email: <input type="text"/>
Local Contact: Select One ▼		
Broker Contact: Select One ▼		

Virginia Enterprise Zone – Yes means that the building is located within the boundaries of a designated Enterprise Zone. http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm

Technology Zone – Yes means that the building is located within the boundaries of a designated Technology Zone. <http://www.virginiaallies.org/assets/files/incentives/techzonewriteup.pdf>

Foreign Trade Zone – Yes means that the building is located in a Foreign Trade Zone. <http://ia.ita.doc.gov/ftzpage/index.html>

Hub Zone – Yes means that the building is located within the boundaries of a designated Hub Zone. <http://www.sba.gov/hubzone/>

New Market Tax Credit Zone – Yes means that the building is located within the boundaries of a designated New Market Tax Credit Zone. http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=5

Tobacco Region – Yes means that the building is located in an eligible tobacco-dependent locality in Southwest or Southside Virginia. <http://www.tic.virginia.gov/tobmapupdated.shtml>

Available for Lease – Yes means that the building is available for lease.

Available for Lease/Purchase – Yes means that the building is available for lease/purchase.

Available for sublease – Yes means that the building is available for sublease.

Minimum Office Lease Rate/Maximum Office Lease Rate – The minimum and maximum lease rates. These fields only accept numbers.

Lease type – The type of lease. Let VEDP know if a new lease type needs to be added.

Available for sale – Yes means that the building is available for sale.

Sale price – The sale price for the building. This field only accepts numbers.

Date Available – When the building will be available. This can be an actual date or a text entry such as “immediately” or “within 30 days.”

Publicly Owned – Yes means that the building is owned by a public entity (i.e., county, city, town, IDA/EDA, etc.).

Owner – The name of the person or company that owns the building. If you do not know the owner’s name, you can enter “private,” “unknown,” etc.).

Owner Phone – The owner’ phone number. Must be entered as xxx-xxx-xxxx.

Owner Email – The owner’s e-mail address.

Local Contact – The local or regional economic development contact for the building.

Broker Contact – The broker contact for the building. Let VEDP know if a new broker needs to be added.

Specs Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Specifications								
Total Building Space: <input type="text"/> Sq. Ft.			Total Available Space: <input type="text"/> Sq. Ft.			Maximum Contiguous Space: <input type="text"/> Sq. Ft.		
Contiguous to Floor: <input type="text"/> Sq. Ft.			Total Space per Floor: <input type="text"/> Sq. Ft.					
<small> <input type="info"/> Manufacturing, Warehouse, Office and Other Space are all numeric fields. The sum of these fields should equal the Total field. </small>								
Office Space: <input type="text"/> Sq. Ft.			Minimum Space Available: <input type="text"/> Sq. Ft.					
Other Space: <input type="text"/> Sq. Ft.			Ceiling Height: <input type="text"/> Ft.					
Number of Floors: <input type="text"/>								
Office Heat: Select One <input type="text"/>								
Office Air Condition: <input type="text"/>								
Multi-tenant: <input type="radio"/> Yes <input checked="" type="radio"/> No			Date Vacated: <input type="text"/>					
Recent Use: Select One <input type="text"/>								
New Recent Use: <input type="text"/>								

Total Building Space – The total square footage of a building that can be occupied by or assigned to a tenant or tenants.

Total Available space – The total amount of space that is being marketed as available for lease or sale.

Maximum Contiguous Space – The largest amount of space in the building that is currently or is able to be joined together into a single contiguous space. This can include multiple floors.

Contiguous to Floor – The largest amount of space on a single floor of the building that is currently or is able to be joined together into a single contiguous space.

Total Space Per Floor – The typical total square footage per floor.

Office Space – The amount of space used for office.

Other Space – The amount of space used for other uses.

Minimum Space Available – The minimum contiguous space that can be leased.

Number of Floors – The number of floors/stories.

Ceiling Height – The distance from the top of the finished floor to the lowest area of the finished ceiling.

Office Heat – The type of heat available in this space. Let VEDP know if a new heat type needs to be added to the dropdown.

Office Air Condition – The type of air conditioning available in this space or a notation that air conditioning is available in the space.

Multi-Tenant – Yes means that the building is designed for multiple tenants.

Date Vacated – The date the building was vacated by the previous tenant. – mm/dd/yyyy format.

Recent Use/New Recent Use – The most recent use of the building. Enter a new recent use if the use is not available in the dropdown.

LEED: <input type="radio"/> Yes <input checked="" type="radio"/> No	Meets Federal Anti-Terrorism Standards: <input type="radio"/> Yes <input checked="" type="radio"/> No	Number of Suites: <input type="text"/>
Virtual: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Construction		
Construction type: Select One <input type="text"/>	Construction Year: <input type="text"/>	Year of Additions: <input type="text"/>
Roof Type: Select One <input type="text"/>	Sprinkler Type: Select One <input type="text"/>	Floor Type: Select One <input type="text"/>
Floor Reinforced: <input type="radio"/> Yes <input checked="" type="radio"/> No	Floor Thickness: <input type="text"/> inches	Raised Floor: <input type="radio"/> Yes <input checked="" type="radio"/> No
Insulation: <input type="radio"/> Yes <input checked="" type="radio"/> No	Insulation Location: <input type="text"/>	Insulation Thickness: <input type="text"/> inches

LEED – Yes means that the building has received LEED certification from the U.S. Green Building Council. <http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

Meets Federal Anti-Terrorism Standards – Yes means that the building meets the minimum countermeasures contained in the Department of Homeland Security’s “Physical Security Criteria for Federal Facilities.”

Number of Suites – The number of tenant suites available in the building.

Virtual – Yes means that all the preliminary work has been completed in order to start construction immediately on the building. The building has been designed, all utilities are to the site, development team is in place, firm cost estimates and construction schedule have been established and the site plan permit obtained.

Construction Type – The material used for the building’s construction.

Construction Year – The year that the building was originally constructed.

Year of Additions – The year that additional space was added to the building. If more than one year, please note the additional years in the comments.

Roof Type – The material used for the building’s roof.

Sprinkler Type – The type of sprinkler system available in the building.

Floor Type – The construction material used for the building’s floor. This is generally concrete or wood.

Floor Reinforced – Yes means that that reinforcement bars, reinforcement grids, plates or fibers have been incorporated to strengthen the concrete in tension.

Floor Thickness – The thickness of the concrete floor in inches.

Raised Floor – Yes means that the floor is raised for the servicing of carry cables, wiring, electrical supply, etc.

Insulation – Yes means that the building is insulated.

Insulation Location – The location of the building’s insulation. Usually walls, roof, etc.

Insulation Thickness – The thickness of the insulation in inches.

Site Specs Tab

Site Acreage – Total acreage available with the building.

Additional Acreage Available – Additional acreage adjacent to the building that may be purchased separately.

Zoning Classification – The zoning classification for the building as designated by the city or county.

Conforms to Present Zoning – Yes means that the building’s use conforms to the current zoning classification.

Zoning Restrictions - Any restrictions or limitations on the industrial use of the building due to zoning. List any zoning regulations that restrict a type of use on the property. Include any special regulations covered by the covenants and restrictions in the comments.

On-site Parking – Yes means that there is employee parking on site.

Number of Employee Parking Spaces – This is the total number of parking spaces. Must be a number.

Features Tab

Call Center – Yes means that the building was previously used as a call center. A call center contains a number of workstations which are all connected to a set of servers which route the voice and data traffic.

Call Center Space – The square footage of the building previously used as a call center.

Number of Workstations – The number of workstations housed in the call center space.

Plug and Play – Yes means that the facility is equipped with workstations and adequate telecommunications infrastructure.

Data Center – Yes means that the space was specifically designed and equipped to meet the needs of high density computing equipment such as server racks, used for data storage and processing. Typically these are raised floor spaces that maintain controlled temperatures and/or humidity.

Data Center Space – The square footage of the building previously used as a data center or designed for use as a data center.

Clean Room		
Available: <input type="radio"/> Yes <input checked="" type="radio"/> No	Space: [] Sq. Ft.	Class: []
Lab Space		
Lab Type: [Select One]	Lab Space: [] Sq. Ft.	Number of Labs: []
Most recent use of space: []	Construction year: []	Year of Additions: []
Existing equipment: []	Shared services: []	Additional fit-out required: <input type="radio"/> Yes <input checked="" type="radio"/> No
Time needed for fit-out: []	Lease Rate: \$ []	
Other		
Computer Room: <input type="radio"/> Yes <input checked="" type="radio"/> No	Other Features (e.g. auditorium, special electrical equipment) []	

Clean Room Available – Yes means that the building has a clean room. A clean room is an environment, typically used in manufacturing or scientific research, that has a low level of environmental pollutants such as dust, airborne microbes, aerosol particles and chemical vapors. More accurately, a clean room has a *controlled* level of contamination that is specified by the number of particles per cubic meter at a specified particle size.

Clean Room Space – The square footage of available clean room space.

Clean Room Class - Two standards are used to classify clean rooms. The first, Federal Standard 209E, is used domestically and the newer standard is TC 209 from the International Standards Organization. Both standards classify a clean room by the number of particles found in the laboratory's air.

Lab Type - A **dry lab** is a laboratory where computational or applied mathematical analyses are done on a computer-generated model. This term may also refer to a lab that uses primarily electronic equipment, for example, a robotics lab. A dry lab can also refer to a laboratory space for the storage of dry materials. **Wet laboratories** are laboratories where chemicals, drugs, or other material or biological matter are tested and analyzed requiring water, direct ventilation, and specialized piped utilities.

Lab Space – The square footage of the lab space.

Number of Labs – The number of labs housed in the building.

Most recent use of space – The most recent use of the lab space.

Construction year – The year that the lab space was constructed.

Year of Additions – The year that any additions were made to the lab space.

Existing equipment – Any existing lab equipment that is available.

Shared services – Any services that can be shared among multiple lab tenants.

Additional fit-out required – Any design or construction needed to adapt the space for lab use.

Time needed for fit-out – The length of time needed to complete the fit-out.

Lease Rate – The lease rate for the lab space.

Computer Room – Yes means that the building includes a room that houses mainly computer servers.

Other Features – Any other special features available in the building (i.e., auditoriums, special electrical equipment).

Utilities Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Electric Power								
Name of primary supplier: Select One			Name of secondary supplier: Select One			Redundant: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Voltage: Select One			Phase: Select One			Amps: Select One		
Electric UPS: <input type="radio"/> Yes <input checked="" type="radio"/> No			Generator: <input type="radio"/> Yes <input checked="" type="radio"/> No					
Natural Gas								
Name of Supplier: Select One								
Distance from Property: _____ Ft.								
Water								
Water Provider: Select One								
Distance from Property: _____ Ft.								

Name of primary electric supplier – The company that provides electric power to the property.

Name of secondary supplier – A second company that also can provide electric power to the property.

Redundant – Electric power redundancy is currently available to the property.

Voltage – The voltage of the power line used for connection between the customer and the utility.

Phase – The number of phases serving the property. The main power transmission trunk lines that originate at power plants and substations are three phase, but branches off of the main lines often consist of only one conductor carrying single phase power. Three phase is usually required by industrial users because of their very large energy requirements.

Amps – The current-carrying capacity of the conductors or equipment serving the property.

Electric UPS – Yes means that an uninterruptible power supply/source is available to provide emergency power when the input power source fails.

Generator – Yes means that the building is equipped with a back-up electrical system that operates automatically. Within seconds of a utility outage an automatic transfer switch senses the power loss, commands the generator to start and then transfers the electrical load to the generator.

Name of natural gas supplier – The company that provides natural gas service to the property. If natural gas is not available, select “Not Available” as the supplier.

Natural gas distance from property – The distance in feet to the natural gas line. If the property is currently served by natural gas, the distance should be 0.

Water Provider – The name of the public utility providing water to the property. If the property is served by wells, select “on site well” for the supplier.

Water Distance from Property – The distance in feet to the line providing water to the property. If the property is currently served by public water or an on site well, the distance should be 0.

Sewer Provider – The name of the public utility providing sewer to the property. If the property is served by a septic system, select “on site septic” for the supplier.

Sewer Distance from Property – The distance in feet to the line providing sewer to the property. If the property is currently served by public sewer or an on site septic system, the distance should be 0.

Primary Telecommunications Provider – The primary company providing local phone service to the property.

Other Providers – Other local providers serving the property. Multiple providers can be selected by using the CTRL key.

Fiber – Yes means that fiber optic lines currently serve the property.

Distance to Fiber – The distance in feet to fiber optic lines (if the property is not currently served).

Redundant Routes – Yes means redundant routes are available to serve the property.

Wireless Broadband – Yes means that the building is served by high speed wireless internet and data networking access.

Other – Any other special telecommunications features available to the property.

Sonet Ring – Yes means that the building is equipped with a SONET network which is designed to create a loop to automatically repair itself if a portion of the fiber paths in a ring becomes unresponsive.

Transportation Tab

Distance to Nearest Interstate Interchange – The distance in miles to the nearest interstate interchange.

Interstate(s) – The interstate(s) that serve the property. Multiple interstates can be selected using the CTRL key.

Interchange Name/Exit Number – The name and exit number of the nearest interchange.

Distance to Nearest 4-lane Arterial – The distance in miles to the nearest 4-lane arterial. VDOT defines an arterial as a major highway intended to serve through traffic where access is carefully controlled, generally highways of regional importance, intended to serve moderate to high volumes of traffic traveling relatively long distances and at higher speeds.

Arterial Name/Route Number – The name and route number of the arterial highway.

Name/Route Number of Highway or Street Serving Property – The name/route number of the highway or street that provides access to the property.

Air	
Distance to Nearest Commercial Airport: <input type="text"/> miles	Commercial Airport Name: Select One <input type="text"/>
Distance to Nearest General Aviation Airport: <input type="text"/> miles	General Aviation Airport Name: Select One <input type="text"/>
Public Transportation	
Type:	
<input type="checkbox"/> Bus <input type="checkbox"/> Rail <input type="checkbox"/> Water	

Distance to Nearest Commercial Airport – The distance in miles to the nearest commercial airport.

Commercial Airport Name – The name of the nearest commercial airport.

Distance to Nearest General Aviation Airport – The distance in miles to the nearest general aviation airport.

General Aviation Airport Name – The name of the nearest general aviation airport.

Public Transportation Type – Check any modes of public transportation that provide service to the property.

Comments Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
---------	-------	------------	----------	-----------	----------------	-----------------	-------	---------

Internal comments will not be available on VirginiaScan.
To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'.
To edit an existing comment, click 'Edit', enter your change and click 'Update'.
To delete a comment, click 'Delete'.

No Data Found.

Click on the “New Comment” button to enter a comment. You can enter as many individual comments as you wish.

Internal comments will not be available on VirginiaScan.
To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'.
To edit an existing comment, click 'Edit', enter your change and click 'Update'.
To delete a comment, click 'Delete'.

	Internal Use	Include in Property Report	Comment
Insert	<input type="checkbox"/>	<input type="checkbox"/>	

If you check the “Internal Use” checkbox, the comment will only be visible in iVS.

You can select one comment to “Include in the Property Report.” This comment will display on the PDF property report available on VirginiaScan/VanillaScan and is limited to 200 characters. **Only one comment can be included on the report due to space constraints** (See sample property report below). All comments that are not checked as internal will display on VirginiaScan and on the property report available through iVS.

Once you have entered the comment, click the “Insert” link to add the comment to the property record. To delete a comment, click on the delete link that appears next to the comment.

LOCATION

City:	Arlington
State:	VA
Zip Code:	22209-1803
Locality:	Arlington
Property ID:	242082

SALE/LEASE INFORMATION

Sale:	No
Lease:	Yes
Sublease:	No
Publicly Owned:	No

PROPERTY INFORMATION

Total Space:	538,052 sq ft / 49,990.38 sq m
Available:	536,526 sq ft / 49,844.90 sq m
Contiguous:	502,726 sq ft / 46,704.77 sq m
Construction	
Floor :	Concrete
Walls:	Metal & Glass
Site Size:	0 ac /0.00 hec
Zoning:	Office
Former Use:	Under Construction



COMMENTS

Transit hub, including new entrance to the Rosslyn Metro, upgrades to the Metro station, accessibility improvements (new elevator, ramp), additional covered waiting areas (bus shelters).
 This is the comment that was checked to "Include in Property Report"

TRANSPORTATION

Closest Interstate:	I-66 (0.1 mi /0.16 km)
Closest 4-Lane Highway :	Lee Hwy (0.1 mi /0.16 km)
Closest Commercial Airport:	Ronald Reagan Washington National Airport (3 mi /4.8 km)
Closest General Aviation Airport:	Ronald Reagan Washington National Airport (3 mi /4.8 km)

UTILITIES

Electric Power:	Dominion Virginia Power
Natural Gas:	Washington Gas Company
Water:	Virginia American Water Company
Sewer:	Virginia American Water Authority
Telecommunication:	Verizon
Fiber:	No

CONTACT

John Loftus
 804-545-5786
 jloftus@yesvirginia.org

Files Tab

General Specs Site Specs Features Utilities Transportation Comments **Files** Parcels

No Documents Available
No Photos Available
No Movies Available

Add new file

To upload a file:
(1) Press the "Browse" button. Locate and select your file. Press the "Open" or "OK" button. (2) Enter a description and ordinal. The "Ordinal Position" field will determine the sort order of the property's documents, photos and movies. Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of 1 will display on the property details page on VirginiaScan. (3) Click "Upload File". Upon successful upload a thumbnail image should appear on this page.

File:

Description:

Ordinal Position:

Show on VaScan:

File – Click on the Browse button to navigate to the location on your computer of the file that you would like to upload. Acceptable file types include PDF, JPG, GIF, WMV, MPG, and MOV.

Description – A description of the file.

Ordinal Position – Determines the sort order. Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of "1" will display on the property details page on VirginiaScan.

Show on VaScan – Uncheck this box if you do not want the file to display on VirginiaScan.

Click on the "Upload File" button to upload the file to the property record.

Document	Description	Ordinal		Id	ShowOnVaScan
	Flyer	1	Delete	54260	True
	Zoning - Permitted Uses	2	Delete	54259	True

Photo	Description	Ordinal		Id	ShowOnVaScan
	Exterior photo	1	Delete	54261	True
	Exterior photo	2	Delete	54262	True
	Office	3	Delete	54263	True

No Movies Available

To delete a file, click on the "Delete" link next to the file.

Parcels Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Parcel Id								
Insert	<input type="text"/>							

This is where you can enter the local tax parcel ID or GPIN associated with the property. Once you have entered the Parcel ID, click on “Insert” to add it to the property record. You can add as many parcel IDs as necessary.

Flex Building Fields

General Tab

The screenshot shows a web form with a navigation bar at the top containing tabs: General (selected), Specs, Site Specs, Features, Utilities, Transportation, Comments, Files, and Parcels. Below the navigation bar is a section titled "Location" with the following fields and controls:

- Property Name:** A text input field.
- Client Id:** A text input field.
- Street Address:** A text input field containing "901 E Byrd St".
- City:** A dropdown menu with "Richmond" selected.
- Zip Code:** A text input field containing "23219".
- Locality:** A dropdown menu with "Richmond City" selected.
- Within corporate limits:** Radio buttons for "Yes" and "No", with "No" selected.
- Featured Location:** Radio buttons for "Yes" and "No", with "No" selected.
- Available:** Radio buttons for "Yes" and "No", with "No" selected.
- Show on VirginiaScan:** Radio buttons for "Yes" and "No", with "No" selected.
- Show on the following websites:** Checkboxes for "Virginia Port Authority", "DGS", "DEQ", and "VPA only".
- Industrial Park:** A dropdown menu with "Select One" selected.
- Research Park:** A dropdown menu with "Select One" selected.
- Office Park:** A dropdown menu with "Select One" selected.

Property Name – The name of the building. 60 character maximum.

Client Id - Represents the unique identifier used in a locality's database system. It allows the locality to link their internal property data to the property data in iVS.

Street Address – The physical address of the building. No P. O. Boxes. 50 character maximum.

City – The post office designated city for the physical address. This field is automatically generated by the street address and zip code entered on the previous screen.

Zip Code – The post office designated zip code for the physical address. This field is automatically populated based on the street address and zip code entered on the previous screen.

Locality – The city or county in which the building is located.

Featured Location – Yes means that the property is on the monthly rotating featured properties listing. VEDP determines properties to feature based on closings, distressed areas and specialized properties. This is an administrative field that is filled out by VEDP during the approval process.

Within corporate limits – Yes means that the building is located in a city or within the corporate limits of an incorporated town.

Available – Yes means that the building is available for sale or lease.

Show on VirginiaScan – Yes means that the building meets the criteria to display on the public VirginiaScan. This is an administrative field that is filled out by VEDP during the approval process.

Show on the following websites – VEDP has developed customized VanillaScan sites for the Virginia Port Authority and DEQ. If a building meets certain criteria, it will be displayed on their respective VanillaScan sites. This field will be filled out by VEDP, VPA or DEQ either during or after the initial approval process.

Industrial Park – The name of the industrial park that the building is located in. If the park is not listed in the dropdown, it can be entered in the field below and will be added to the list.

Research Park - The name of the research park that the building is located in. If the park is not listed in the dropdown, it can be entered in the field below and will be added to the list.

Office Park – The name of the office park that the building is located in. If the park is not listed in the dropdown, it can be entered in the field below and will be added to the list.

Ownership		
Available for Lease: <input type="radio"/> Yes <input checked="" type="radio"/> No	Available for Lease/Purchase: <input type="radio"/> Yes <input checked="" type="radio"/> No	Available for sublease: <input type="radio"/> Yes <input checked="" type="radio"/> No
Minimum Lease Rate: \$ <input type="text"/>	Maximum Lease Rate: \$ <input type="text"/>	
Minimum Office Lease Rate: \$ <input type="text"/>	Maximum Office Lease Rate: \$ <input type="text"/>	
Lease type: <input type="text" value="Select One"/>	Available for sale: <input type="radio"/> Yes <input checked="" type="radio"/> No	Sale price: \$ <input type="text"/>
Date Available: <input type="text"/>	Publicly Owned: <input type="radio"/> Yes <input checked="" type="radio"/> No	
Owner: <input type="text"/>	Owner Phone: <input type="text"/>	Owner Email: <input type="text"/>
Local Contact: <input type="text" value="Select One"/>		
Broker Contact: <input type="text" value="Select One"/>		

Virginia Enterprise Zone – Yes means that the building is located within the boundaries of a designated Enterprise Zone. http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm

Technology Zone – Yes means that the building is located within the boundaries of a designated Technology Zone. <http://www.virginiaallies.org/assets/files/incentives/techzonewriteup.pdf>

Foreign Trade Zone – Yes means that the building is located in a Foreign Trade Zone. <http://ia.ita.doc.gov/ftzpage/index.html>

Hub Zone – Yes means that the building is located within the boundaries of a designated Hub Zone. <http://www.sba.gov/hubzone/>

New Market Tax Credit Zone – Yes means that the building is located within the boundaries of a designated New Market Tax Credit Zone. http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=5

Tobacco Region – Yes means that the building is located in an eligible tobacco-dependent locality in Southwest or Southside Virginia. <http://www.tic.virginia.gov/tobmapupdated.shtml>

Available for Lease – Yes means that the building is available for lease.

Available for Lease/Purchase – Yes means that the building is available for lease/purchase.

Available for sublease – Yes means that the building is available for sublease.

Minimum Lease Rate/Maximum Lease Rate – The minimum and maximum lease rates for light industrial/flex space. These fields only accept numbers.

Minimum Office Lease Rate/Maximum Office Lease Rate – The minimum and maximum lease rates for office space. These fields only accepts numbers.

Lease type – The type of lease. Let VEDP know if a new lease type needs to be added.

Available for sale – Yes means that the building is available for sale.

Sale price – The sale price for the building. This field only accepts numbers.

Date Available – When the building will be available. This can be an actual date or a text entry such as “immediately” or “within 30 days.”

Publicly Owned – Yes means that the building is owned by a public entity (i.e., county, city, town, IDA/EDA, etc.).

Owner – The name of the person or company that owns the building. If you do not know the owner’s name, you can enter “private,” “unknown,” etc.

Owner Phone – The owner’s phone number. Must be entered as xxx-xxx-xxxx.

Owner Email – The owner’s e-mail address.

Local Contact – The local or regional economic development contact for the building.

Broker Contact – The broker contact for the building. Let VEDP know if a new broker needs to be added.

Specs Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Specifications								
Total Building Space: <input type="text"/> Sq. Ft.			Total Available Space: <input type="text"/> Sq. Ft.			Maximum Contiguous Space: <input type="text"/> Sq. Ft.		
Contiguous to Floor: <input type="text"/> Sq. Ft.			Total Space per Floor: <input type="text"/> Sq. Ft.					
? Manufacturing, Warehouse, Office and Other Space are all numeric fields. The sum of these fields should equal the Total field.								
Manufacturing Space: <input type="text"/> Sq. Ft.			Warehouse Space: <input type="text"/> Sq. Ft.			Office Space: <input type="text"/> Sq. Ft.		
Other Space: <input type="text"/> Sq. Ft.			Minimum Space Available: <input type="text"/> Sq. Ft.			Building Dimensions: <input type="text"/>		
Number of Floors: <input type="text"/>			Ceiling Height: <input type="text"/> Ft.					
Expandable: <input type="radio"/> Yes <input checked="" type="radio"/> No			Maximum Size of the Building Allowable by Architecturally Designed Expansion: <input type="text"/> Sq. Ft.			Graded Expansion Pad: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Ceiling Height at Eaves: <input type="text"/> Ft.			Ceiling Height at Center: <input type="text"/> Ft.			Number of dock height doors: <input type="text"/>		

Total Building Space – The total square footage of a building that can be occupied by or assigned to a tenant or tenants.

Total Available space – The total amount of space that is being marketed as available for lease or sale.

Maximum Contiguous Space – The largest amount of space in the building that is currently or is able to be joined together into a single contiguous space. This can include multiple floors.

Contiguous to Floor – The largest amount of space on a single floor of the building that is currently or is able to be joined together into a single contiguous space.

Total Space Per Floor – The typical total square footage per floor.

Manufacturing Space – The amount of space used for manufacturing.

Warehouse Space – The amount of space used for warehouse.

Office Space – The amount of space used for office.

Other Space – The amount of space used for other uses.

Building Dimensions – The width and length of the building in feet (i.e., 150 x 200).

Number of Floors – The number of floors/stories. Do not include mezzanines – mezzanine areas should be noted in the comments.

Ceiling Height – The distance from the top of the finished floor to the lowest area of the finished ceiling.

Expandable – Yes means that the building is architecturally designed for expansion.

Maximum Size of the Building Allowable By Architecturally Designed Expansion – The total size of the building at maximum expansion (total square feet plus the expansion square feet).

Graded Expansion Pad – Yes means that a graded pad is in place to accommodate noted expansion capability.

Ceiling Height at Eaves – The distance from the top of the finished floor to the lowest bottom edge of the lowest portion of the roof structure.

Ceiling Height at Center – The distance from the top of the finished floor to the highest point of the roof structure.

Number of dock height doors – The number of typical truck loading doors designed to accommodate tractor trailers.

Number of drive in doors: <input type="text"/>	Size of drive in doors: <input type="text"/>	Number of rail doors: <input type="text"/>
Column Spacing: <input type="text"/>	Bay Size: <input type="text"/>	
Manufacturing Heat: Select One ▼	Warehouse Heat: Select One ▼	Office Heat: Select One ▼
Manufacturing Air Condition: <input type="text"/>	Warehouse Air Condition: <input type="text"/>	Office Air Condition: <input type="text"/>
Multi-tenant: <input type="radio"/> Yes <input checked="" type="radio"/> No	Date Vacated: <input type="text"/>	
Recent Use: Select One ▼	Best Use: <input type="text"/>	
New Recent Use: <input type="text"/>		
LEED: <input type="radio"/> Yes <input checked="" type="radio"/> No	Meets Federal Anti-Terrorism Standards: <input type="radio"/> Yes <input checked="" type="radio"/> No	Number of Suites: <input type="text"/>
Virtual: <input type="radio"/> Yes <input checked="" type="radio"/> No		

Number of drive in doors – The number of doors that allow trucks to drive into the building.

Size of drive in doors – The height and width of the drive in doors in feet (i.e., 12 x 14).

Number of rail doors – The number of doors designed to accommodate loading from rail cars.

Column Spacing – The minimum width and depth between columns in feet (i.e., 25 x 50). A building that does not have columns should be listed as free span.

Bay Size - Dimensions of production bay (production space length x column width).

Manufacturing Heat/Warehouse Heat/Office Heat – The type of heat available in this space (if applicable). Let VEDP know if a new heat type needs to be added to the dropdown.

Manufacturing Air Condition/Warehouse Air Condition/Office Air Condition – The type of air conditioning available in this space or a notation that air conditioning is available in the space (if applicable).

Multi-Tenant – Yes means that the building is designed for multiple tenants.

Date Vacated – The date the building was vacated by the previous tenant. – mm/dd/yyyy format.

Recent Use/New Recent Use/Best Use – The most recent use of the building. Enter a new recent use if the use is not available in the dropdown. The use the building is best suited for if different.

LEED – Yes means that the building has received LEED certification from the U.S. Green Building Council. <http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

Meets Federal Anti-Terrorism Standards – Yes means that the building meets the minimum countermeasures contained in the Department of Homeland Security’s “Physical Security Criteria for Federal Facilities.

Number of Suites – The number of tenant suites available in the building.

Virtual – Yes means that all the preliminary work has been completed in order to start construction immediately on the building. The building has been designed, all utilities are to the site, development team is in place, firm cost estimates and construction schedule have been established and the site plan permit obtained.

Number of Suites – The number of tenant suites available in the building.

Construction		
Construction type: Select One	Construction Year:	Year of Additions:
Roof Type: Select One	Sprinkler Type: Select One	Floor Type: Select One
Floor Reinforced: <input type="radio"/> Yes <input checked="" type="radio"/> No	Floor Thickness: inches	Raised Floor: <input type="radio"/> Yes <input checked="" type="radio"/> No
Insulation: <input type="radio"/> Yes <input checked="" type="radio"/> No	Insulation Location:	Insulation Thickness: inches

Construction Type – The material used for the building’s construction.

Construction Year – The year that the building was originally constructed.

Year of Additions – The year that additional space was added to the building. If more than one year, please note the additional years in the comments.

Roof Type – The material used for the building’s roof.

Sprinkler Type – The type of sprinkler system available in the building.

Floor Type – The construction material used for the building’s floor. This is generally concrete or wood.

Floor Reinforced – Yes means that that reinforcement bars, reinforcement grids, plates or fibers have been incorporated to strengthen the concrete in tension.

Floor Thickness – The thickness of the concrete floor in inches.

Raised Floor – Yes means that the floor is raised for the servicing of carry cables, wiring, electrical supply, etc.

Insulation – Yes means that the building is insulated.

Insulation Location – The location of the building’s insulation. Usually walls, roof, etc.

Insulation Thickness – The thickness of the insulation in inches.

Site Specs Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Site Specifications								
Site Acreage:		Additional Acreage Available:						
acres		acres						
Zoning Classification:		Conforms to Present Zoning:		Zoning Restrictions:				
		<input type="radio"/> Yes <input checked="" type="radio"/> No						
Outside Storage Permitted:		On-site Parking:		Number of Employee Parking Spaces:				
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No						

Site Acreage – Total acreage available with the building.

Additional Acreage Available – Additional acreage adjacent to the building that may be purchased separately.

Zoning Classification – The zoning classification for the building as designated by the city or county.

Conforms to Present Zoning – Yes means that the building’s use conforms to the current zoning classification.

Zoning Restrictions - Any restrictions or limitations on the industrial use of the building due to zoning. List any zoning regulations that restrict a type of use on the property. Include any special regulations covered by the covenants and restrictions in the comments.

Outside Storage – Yes means that the zoning, covenants and restrictions allow for outside storage.

On-site Parking – Yes means that there is employee parking on site.

Number of Employee Parking Spaces – This is the total number of parking spaces. Must be a number.

Environmental		
US Army Corps Certified Wetland Study Available:	Phase I Environmental Audit Available:	Phase II Environmental Audit Available:
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Brownfield:	Nature of Contamination:	Remediation Plan:
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No
DEQ Status Letter:		
<input type="radio"/> Yes <input checked="" type="radio"/> No		

US Army Corps Certified Wetland Study Available - Yes means a U.S. Army Corps Certified wetland study has been conducted on the property and a copy is available from the locality.

Phase I Environmental Audit Available - Yes means a Phase I environmental audit has been conducted on the property and a copy is available from the locality.

Phase II Environmental Audit Available - Yes means a Phase II environmental audit has been conducted on the property and a copy is available from the locality.

Brownfield - Yes means that the property is an abandoned, idled, or under-used industrial, commercial, or other site where expansion, redevelopment, or use is complicated by real or perceived environmental contamination.

Nature of Contamination – Brief description of the potential contamination.

Remediation Plan – Yes means that a remediation plan has been formulated to address a case of environmental contamination.

DEQ Status Letter – Yes means that a formal Letter from DEQ addressing environmental issues with building and current condition (Brownfields Only) is available from the locality or owner.

Features Tab

General	Specs	Site Specs	Features	Utilities	Transportation	Comments	Files	Parcels
Call Center								
Call Center:			Call Center Space:	Number of Workstations:				
<input type="radio"/> Yes <input checked="" type="radio"/> No			<input type="text"/> Sq. Ft.	<input type="text"/>				
Plug and Play:								
<input type="radio"/> Yes <input checked="" type="radio"/> No								
Data Center								
Data Center:			Data Center Space:					
<input type="radio"/> Yes <input checked="" type="radio"/> No			<input type="text"/> Sq. Ft.					

Call Center – Yes means that the building was previously used as a call center. A call center contains a number of workstations which are all connected to a set of servers which route the voice and data traffic.

Call Center Space – The square footage of the building previously used as a call center.

Number of Workstations – The number of workstations housed in the call center space.

Plug and Play – Yes means that the facility is equipped with workstations and adequate telecommunications infrastructure.

Data Center – Yes means that the space was is specifically designed and equipped to meet the needs of high density computing equipment such as server racks, used for data storage and processing. Typically these are raised floor spaces that maintain controlled temperatures and/or humidity.

Data Center Space – The square footage of the building previously used as a data center or designed for use as a data center.

Cranes		
Number of Cranes:	Minimum Crane Capacity:	tons
Maximum Crane Capacity:	Minimum Clearance under hook:	Ft.
Engineered Crane Capacity:		tons
Food Processing		
Refrigeration:	Refrigeration Space:	FDA Approved:
<input type="radio"/> Yes <input checked="" type="radio"/> No	Sq. Ft.	<input type="radio"/> Yes <input checked="" type="radio"/> No
Freezer:	Freezer Space:	USDA Approved:
<input type="radio"/> Yes <input checked="" type="radio"/> No	Sq. Ft.	<input type="radio"/> Yes <input checked="" type="radio"/> No
Clean Room		
Available:	Space:	Class:
<input type="radio"/> Yes <input checked="" type="radio"/> No	Sq. Ft.	

Number of Cranes – The number of cranes available in the building.

Minimum Crane Capacity/Maximum Crane Capacity – The minimum and maximum crane capacity.

Minimum Clearance Under Hook – The minimum distance from the crane’s hook to the finished floor.

Engineered Crane Capacity – This is the crane capacity for buildings that do not have existing cranes, but are designed to accommodate them.

Refrigeration – Yes means that the building is equipped with refrigeration space at or below 40° F.

Refrigeration Space – The square footage of available refrigeration space.

FDA Approved – Yes means that the building has been approved by the U.S. Food and Drug Administration.

Freezer – Yes means that the building is equipped with freezer space at or below 0° F.

Freezer Space – The square footage of available freezer space.

USDA Approved – Yes means that the building has been approved by the U.S. Department of Agriculture.

Clean Room Available – Yes means that the building has a clean room. A clean room is an environment, typically used in manufacturing or scientific research, that has a low level of environmental pollutants such as dust, airborne microbes, aerosol particles and chemical vapors. More accurately, a clean room has a *controlled* level of contamination that is specified by the number of particles per cubic meter at a specified particle size.

Clean Room Space – The square footage of available clean room space.

Clean Room Class - Two standards are used to classify clean rooms. The first, Federal Standard 209E, is used domestically and the newer standard is TC 209 from the International Standards Organization. Both standards classify a clean room by the number of particles found in the laboratory’s air.

Lab Space		
Lab Type: Select One	Lab Space: _____ Sq. Ft.	Number of Labs: _____
Most recent use of space: _____	Construction year: _____	Year of Additions: _____
Existing equipment: _____	Shared services: _____	Additional fit-out required: <input type="radio"/> Yes <input checked="" type="radio"/> No
Time needed for fit-out: _____	Lease Rate: \$ _____	
Other		
Computer Room: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Other Features (e.g. auditorium, special electrical equipment) _____		

Lab Type - A **dry lab** is a laboratory where computational or applied mathematical analyses are done on a computer-generated model. This term may also refer to a lab that uses primarily electronic equipment, for example, a robotics lab. A dry lab can also refer to a laboratory space for the storage of dry materials. **Wet laboratories** are laboratories where chemicals, drugs, or other material or biological matter are tested and analyzed requiring water, direct ventilation, and specialized piped utilities.

Lab Space – The square footage of the lab space.

Number of Labs – The number of labs housed in the building.

Most recent use of space – The most recent use of the lab space.

Construction year – The year that the lab space was constructed.

Year of Additions – The year that any additions were made to the lab space.

Existing equipment – Any existing lab equipment that is available.

Shared services – Any services that can be shared among multiple lab tenants.

Additional fit-out required – Any design or construction needed to adapt the space for lab use.

Time needed for fit-out – The length of time needed to complete the fit-out.

Lease Rate – The lease rate for the lab space.

Computer Room – Yes means that the building includes a room that houses mainly computer servers.

Other Features – Any other special features available in the building (i.e., auditoriums, special electrical equipment).

Utilities Tab

The screenshot shows a software interface with a navigation bar at the top containing tabs: General, Specs, Site Specs, Features, Utilities (selected), Transportation, Comments, Files, and Parcels. Below the navigation bar, there are two main sections: "Electric Power" and "Natural Gas".

Electric Power Section:

- Name of primary supplier:** A dropdown menu with "Select One" as the current selection.
- Name of secondary supplier:** A dropdown menu with "Select One" as the current selection.
- Redundant:** Radio buttons for "Yes" and "No", with "No" selected.
- Voltage:** A dropdown menu with "Select One" as the current selection.
- Phase:** A dropdown menu with "Select One" as the current selection.
- Amps:** A dropdown menu with "Select One" as the current selection.
- Electric UPS:** Radio buttons for "Yes" and "No", with "No" selected.
- Generator:** Radio buttons for "Yes" and "No", with "No" selected.

Natural Gas Section:

- Name of Supplier:** A dropdown menu with "Select One" as the current selection.
- Distance from Property:** A text input field followed by "Ft.".
- Line Size:** A text input field followed by "inches".
- Pressure:** A text input field followed by "psi".
- Propane Equipped:** Radio buttons for "Yes" and "No", with "No" selected.

Name of primary electric supplier – The company that provides electric power to the property.

Name of secondary supplier – A second company that also can provide electric power to the property.

Redundant – Electric power redundancy is currently available to the property.

Voltage – The voltage of the power line used for connection between the customer and the utility.

Phase – The number of phases serving the property. The main power transmission trunk lines that originate at power plants and substations are three phase, but branches off of the main lines often consist of only one conductor carrying single phase power. Three phase is usually required by industrial users because of their very large energy requirements.

Amps – The current-carrying capacity of the conductors or equipment serving the property.

Electric UPS – Yes means that an uninterruptible power supply/source is available to provide emergency power when the input power source fails.

Generator – Yes means that the building is equipped with a back-up electrical system that operates automatically. Within seconds of a utility outage an automatic transfer switch senses the power loss, commands the generator to start and then transfers the electrical load to the generator.

Name of natural gas supplier – The company that provides natural gas service to the property. If natural gas is not available, select "Not Available" as the supplier.

Natural gas distance from property – The distance in feet to the natural gas line. If the property is currently served by natural gas, the distance should be 0.

Natural gas line size – The size of the natural gas line serving the property.

Natural gas pressure – The PSI of the natural gas line serving the property.

Water		
Water Provider: Select One		
Distance from Property: _____ Ft.	Line Size: _____ inches	
Total Capacity of Treatment Plant: _____ gpd	Available Capacity to Property: _____ gpd	Water Tank Capacity: _____ gal
On-site Treatment Plant: <input type="radio"/> Yes <input checked="" type="radio"/> No	Well Capacity: _____ gpd	
Sewer		
Sewer Provider: Select One		
Distance from Property: _____ Ft.	Line Size: _____ inches	
Total Capacity of Treatment Plant: _____ gpd	Available Capacity to Property: _____ gpd	Septic System Capacity: _____ gpd
On-site Treatment Plant: <input type="radio"/> Yes <input checked="" type="radio"/> No		

Water Provider – The name of the public utility providing water to the property. If the property is served by wells, select “on site well” for the supplier.

Water Distance from Property – The distance in feet to the line providing water to the property. If the property is currently served by public water or an on site well, the distance should be 0.

Water Line Size – The size in inches of the public water line serving the property.

Water Total Capacity of Treatment Plant – The total gallons per day capacity of the treatment plant serving the property.

Water Available Capacity to Property – The existing gallons per day available to serve the property. This may be less than the available treatment capacity of the plant.

Water Tank Capacity – The capacity in gallons of any existing water tank on the property.

Water On-site Treatment Plant – Yes means that the property has its own on-site water treatment plant.

Well Capacity – The available capacity in gallons per day of any wells that serve the property.

Sewer Provider – The name of the public utility providing sewer to the property. If the property is served by a septic system, select “on site septic” for the supplier.

Sewer Distance from Property – The distance in feet to the line providing sewer to the property. If the property is currently served by public sewer or an on site septic system, the distance should be 0.

Sewer Line Size – The size in inches of the public sewer line serving the property.

Sewer Total Capacity of Treatment Plant – The total existing gallons per day capacity of the treatment plant serving the property.

Sewer Available Capacity to Property – The existing gallons per day available to serve the property. This may be less than the available treatment capacity of the plant.

Septic System Capacity – The available capacity in gallons per day for the septic system serving the property.

Sewer On-site Treatment Plant – Yes means that the property has its own on-site sewer treatment plant.

Primary Telecommunications Provider – The primary company providing local phone service to the property.

Other Providers – Other local providers serving the property. Multiple providers can be selected by using the CTRL key.

Fiber – Yes means that fiber optic lines currently serve the property.

Distance to Fiber – The distance in feet to fiber optic lines (if the property is not currently served).

Redundant Routes – Yes means redundant routes are available to serve the property.

Wireless Broadband – Yes means that the building is served by high speed wireless internet and data networking access.

Other – Any other special telecommunications features available to the property.

Sonet Ring – Yes means that the building is equipped with a SONET network which is designed to create a loop to automatically repair itself if a portion of the fiber paths in a ring becomes unresponsive.

Transportation Tab

Primary Railroad – The railroad providing primary rail service to the property.

Secondary Railroad – The railroad providing secondary rail service to the property.

Served by Rail Siding – Yes means that a rail siding or spur currently serves the building.

If no, can rail siding be installed - Yes means that the building is not currently served by rail siding, but a rail engineering official has indicated that it is feasible for siding to be installed.

Rail Distance – The distance in feet to the rail.

Distance to Nearest Interstate Interchange – The distance in miles to the nearest interstate interchange.

Interstate(s) – The interstate(s) that serve the property. Multiple interstates can be selected using the CTRL key.

Interchange Name/Exit Number – The name and exit number of the nearest interchange.

Distance to Nearest 4-lane Arterial:	Arterial Name/Route Number:	Name/Route Number of Highway or Street Serving Property:
<input type="text"/> miles	<input type="text"/>	<input type="text"/>
Air		
Distance to Nearest Commercial Airport:	Commercial Airport Name:	
<input type="text"/> miles	Select One	
	Runway Length (ft.):	
Distance to Nearest General Aviation Airport:	General Aviation Airport Name:	
<input type="text"/> miles	Select One	
	Runway Length (ft.):	
Water		
Navigable Waterway:	Name:	Channel Depth:
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>	<input type="text"/> Ft.
Ports - Information provided by VEDP GIS		
Norfolk Port:	Newport News Port:	Portsmouth Port:
Distance: <input type="text"/>	Distance: <input type="text"/>	Distance: <input type="text"/>
Drive-time: <input type="text"/>	Drive-time: <input type="text"/>	Drive-time: <input type="text"/>
Virginia Inland Port:	Richmond Port:	Mersk (APM) Port:
Distance: <input type="text"/>	Distance: <input type="text"/>	Distance: <input type="text"/>
Drive-time: <input type="text"/>	Drive-time: <input type="text"/>	Drive-time: <input type="text"/>
Public Transportation		
Type:		
<input type="checkbox"/> Bus <input type="checkbox"/> Rail <input type="checkbox"/> Water		

Distance to Nearest 4-lane Arterial – The distance in miles to the nearest 4-lane arterial. VDOT defines an arterial as a major highway intended to serve through traffic where access is carefully controlled, generally highways of regional importance, intended to serve moderate to high volumes of traffic traveling relatively long distances and at higher speeds.

Arterial Name/Route Number – The name and route number of the arterial highway.

Name/Route Number of Highway or Street Serving Property – The name/route number of the highway or street that provides access to the property.

Distance to Nearest Commercial Airport – The distance in miles to the nearest commercial airport.

Commercial Airport Name – The name of the nearest commercial airport.

Distance to Nearest General Aviation Airport – The distance in miles to the nearest general aviation airport.

General Aviation Airport Name – The name of the nearest general aviation airport.

Navigable Waterway – Yes means that the property is located along a navigable waterway that is maintained to a minimum channel depth of 8 feet.

Navigable Waterway Name – The name of the navigable waterway.

Channel Depth – The minimum channel depth in feet.

Ports – These fields are automatically populated by VEDP's GIS division on a monthly basis.

Public Transportation Type – Check any modes of public transportation that provide service to the property.

Comments Tab

General Specs Site Specs Features Utilities Transportation **Comments** Files Parcels

Internal comments will not be available on VirginiaScan.
To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'.
To edit an existing comment, click 'Edit', enter your change and click 'Update'.
To delete a comment, click 'Delete'.

No Data Found.

New Comment

Click on the “New Comment” button to enter a comment. You can enter as many individual comments as you wish.

Internal comments will not be available on VirginiaScan.
To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'.
To edit an existing comment, click 'Edit', enter your change and click 'Update'.
To delete a comment, click 'Delete'.

	Internal Use	Include in Property Report	Comment
Insert	<input type="checkbox"/>	<input type="checkbox"/>	

If you check the “Internal Use” checkbox, the comment will only be visible in iVS.

You can select one comment to “Include in the Property Report.” This comment will display on the PDF property report available on VirginiaScan/VanillaScan and is limited to 200 characters. **Only one comment can be included on the report due to space constraints** (See sample property report below). All comments that are not checked as internal will display on VirginiaScan and on the property report available through iVS.

Once you have entered the comment, click the “Insert” link to add the comment to the property record. To delete a comment, click on the delete link that appears next to the comment.

LOCATION

Address: 2820 Crusader Circle
City: Virginia Beach
State: VA
Zip Code: 23453
Locality: Virginia Beach
Property ID: 237592

SALE/LEASE INFORMATION

Sale: Yes
Lease: Yes
Sublease: No
Publicly Owned: No

PROPERTY INFORMATION

Year Built: 1978
Total Space: 156,450 sq ft / 14,534.68 sq m
Available: 156,450 sq ft / 14,534.68 sq m
Contiguous: 156,450 sq ft / 14,534.68 sq m
Mfg/Warehouse: 150,000.00 sq ft / 13,935.00 sq m
Office: 12,150.00 sq ft / 1,128.77 sq m

Construction

Floor : Concrete
Walls: Masonry & Metal
Roof: Rubber Membrane
Columns: 40' x 37'
Ceiling Height (eaves): 20 ft 6.2 m
Ceiling Height (center): 22 ft 6.82 m
Dock Height Doors: 8
Drive-In Doors: 2

Parking Spaces: 80

Site Size: 10 ac / 4.05 hec
Zoning: I-2, Light Industrial
Former Use: Distribution

TRANSPORTATION

Closest Interstate: I-264, (2 mi / 3.2 km)
Closest 4-Lane Highway : Lynnhaven Parkway (0.25 mi / 0.4 km)
Closest Commercial Airport: Norfolk International Airport (8 mi / 12.8 km)
Closest General Aviation Airport: Norfolk International Airport (8 mi / 12.8 km)
Closest Port: Port of Virginia (APM Terminals Virginia) 24.1301 mi / 38.6081604003906 km

CONTACT

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 jloftus@eeviregina.org



UTILITIES

Electric Power: Dominion Virginia Power
Natural Gas: Virginia Natural Gas
Water: City of Virginia Beach
Sewer: Hampton Roads Sanitation District
Telecommunication: Verizon
Fiber: Yes

COMMENTS

Located in Oceana Enterprise Zone. Facility includes 20,000 SF of refrigerated space. A portion of the office included a 26 seat call center.

This is the comment that was checked to "Include in Property Report"

Files Tab

General Specs Site Specs Features Utilities Transportation Comments **Files** Parcels

No Documents Available
No Photos Available
No Movies Available

Add new file

To upload a file:
(1) Press the "Browse" button. Locate and select your file. Press the "Open" or "OK" button. (2) Enter a description and ordinal. The "Ordinal Position" field will determine the sort order of the property's documents, photos and movies. Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of 1 will display on the property details page on VirginiaScan. (3) Click "Upload File". Upon successful upload a thumbnail image should appear on this page.

File:

Description:

Ordinal Position:

Show on VaScan:

File – Click on the Browse button to navigate to the location on your computer of the file that you would like to upload. Acceptable file types include PDF, JPG, GIF, WMV, MPG, and MOV.

Description – A description of the file.

Ordinal Position – Determines the sort order. Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of "1" will display on the property details page on VirginiaScan.

Show on VaScan – Uncheck this box if you do not want the file to display on VirginiaScan.

Click on the "Upload File" button to upload the file to the property record.

Document	Description	Ordinal		Id	ShowOnVaScan
	Flyer	1	Delete	54260	True
	Zoning - Permitted Uses	2	Delete	54259	True

Photo	Description	Ordinal		Id	ShowOnVaScan
	Exterior photo	1	Delete	54261	True
	Exterior photo	2	Delete	54262	True
	Office	3	Delete	54263	True

No Movies Available

To delete a file, click on the "Delete" link next to the file.

Parcels Tab

The screenshot shows a software interface with a top navigation bar containing tabs: General, Specs, Site Specs, Features, Utilities, Transportation, Comments, Files, and Parcels. The 'Parcels' tab is active. Below the navigation bar is a table with a header row labeled 'Parcel Id'. Underneath the header, there is a text input field and a blue button labeled 'Insert'.

This is where you can enter the local tax parcel ID or GPIN associated with the property. Once you have entered the Parcel ID, click on “Insert” to add it to the property record. You can add as many parcel IDs as necessary.

Retail Building Fields

General Tab

The screenshot shows a software interface with a top navigation bar containing tabs: General, Specs, Site Specs, Utilities, Transportation, Comments, Files, and Parcels. The 'General' tab is active. Below the navigation bar is a form titled 'Location'. The form contains the following fields and options:

- Property Name:** A text input field.
- Client Id:** A text input field.
- Street Address:** A text input field containing the value '901 E Byrd St'.
- City:** A text input field containing the value 'Richmond'.
- Zip Code:** A text input field containing the value '23219'.
- Locality:** A dropdown menu showing 'Richmond City'.
- Within corporate limits:** Radio buttons for 'Yes' and 'No', with 'No' selected.
- Featured Location:** Radio buttons for 'Yes' and 'No', with 'No' selected.

Property Name – The name of the building. 60 character maximum.

Client Id - Represents the unique identifier used in a locality’s database system. It allows the locality to link their internal property data to the property data in iVS.

Street Address – The physical address of the building. No P. O. Boxes. 50 character maximum.

City – The post office designated city for the physical address. This field is automatically generated by the street address and zip code entered on the previous screen.

Zip Code – The post office designated zip code for the physical address. This field is automatically populated based on the street address and zip code entered on the previous screen.

Locality – The city or county in which the building is located.

Within corporate limits – Yes means that the building is located in a city or within the corporate limits of an incorporated town.

Featured Location – Yes means that the property is on the monthly rotating featured properties listing. VEDP determines properties to feature based on closings, distressed areas and specialized properties.

Available: <input type="radio"/> Yes <input checked="" type="radio"/> No	Show on VirginiaScan: <input type="radio"/> Yes <input checked="" type="radio"/> No	Show on the following websites: <input type="checkbox"/> Virginia Port Authority <input type="checkbox"/> DGS <input type="checkbox"/> DEQ <input type="checkbox"/> VPA only
Shopping Center: <input type="text"/>		
Virginia Enterprise Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Technology Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Foreign Trade Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No
Hub Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	New Market Tax Credit Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Tobacco Region: <input type="radio"/> Yes <input checked="" type="radio"/> No
Ownership		
Available for Lease: <input type="radio"/> Yes <input checked="" type="radio"/> No	Available for Lease/Purchase: <input type="radio"/> Yes <input checked="" type="radio"/> No	Available for sublease: <input type="radio"/> Yes <input checked="" type="radio"/> No
Minimum Lease Rate: \$ <input type="text"/>	Maximum Lease Rate: \$ <input type="text"/>	
Lease type: Select One <input type="text"/>	Available for sale: <input type="radio"/> Yes <input checked="" type="radio"/> No	Sale price: \$ <input type="text"/>

Available – Yes means that the building is available for sale or lease.

Show on VirginiaScan – Yes means that the building meets the criteria to display on the public VirginiaScan. This is an administrative field that is filled out by VEDP during the approval process.

Show on the following websites – VEDP has developed customized VanillaScan sites for the Virginia Port Authority and DEQ. If a building meets certain criteria, it will be displayed on their respective VanillaScan sites. This field will be filled out by VEDP, VPA or DEQ either during or after the initial approval process.

Shopping Center – The name of the shopping center that the space is located in.

Virginia Enterprise Zone – Yes means that the building is located within the boundaries of a designated Enterprise Zone. http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm

Technology Zone – Yes means that the building is located within the boundaries of a designated Technology Zone. <http://www.virginiaallies.org/assets/files/incentives/techzonewriteup.pdf>

Foreign Trade Zone – Yes means that the building is located in a Foreign Trade Zone. <http://ia.ita.doc.gov/ftzpage/index.html>

Hub Zone – Yes means that the building is located within the boundaries of a designated Hub Zone. <http://www.sba.gov/hubzone/>

New Market Tax Credit Zone – Yes means that the building is located within the boundaries of a designated New Market Tax Credit Zone. http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=5

Tobacco Region – Yes means that the building is located in an eligible tobacco-dependent locality in Southwest or Southside Virginia. <http://www.tic.virginia.gov/tobmapupdated.shtml>

Available for Lease – Yes means that the building is available for lease.

Available for Lease/Purchase – Yes means that the building is available for lease/purchase.

Available for sublease – Yes means that the building is available for sublease.

Minimum Lease Rate/Maximum Lease Rate – The minimum and maximum lease rates for light industrial/flex space. These fields only accept numbers.

Lease type – The type of lease. Let VEDP know if a new lease type needs to be added.

Available for sale – Yes means that the building is available for sale.

Sale price – The sale price for the building. This field only accepts numbers.

Date Available: <input type="text"/>	Publicly Owned: <input type="radio"/> Yes <input checked="" type="radio"/> No	
Owner: <input type="text"/>	Owner Phone: <input type="text"/>	Owner Email: <input type="text"/>
Local Contact: Select One <input type="text"/>		
Broker Contact: Select One <input type="text"/>		

Date Available – When the building will be available. This can be an actual date or a text entry such as “immediately” or “within 30 days.”

Publicly Owned – Yes means that the building is owned by a public entity (i.e., county, city, town, IDA/EDA, etc.).

Owner – The name of the person or company that owns the building. If you do not know the owner’s name, you can enter “private,” “unknown,” etc.).

Owner Phone – The owner’ phone number. Must be entered as xxx-xxx-xxxx.

Owner Email – The owner’s e-mail address.

Local Contact – The local or regional economic development contact for the building.

Broker Contact – The broker contact for the building. Let VEDP know if a new broker needs to be added.

Specs Tab

General	Specs	Site Specs	Utilities	Transportation	Comments	Files	Parcels
Specifications							
Total Building Space: <input type="text"/> Sq. Ft.		Total Available Space: <input type="text"/> Sq. Ft.		Maximum Contiguous Space: <input type="text"/> Sq. Ft.			
Contiguous to Floor: <input type="text"/> Sq. Ft.		Contiguous to Suite: <input type="text"/> Sq. Ft.		Total Space per Floor: <input type="text"/> Sq. Ft.			
Manufacturing, Warehouse, Office and Other Space are all numeric fields. The sum of these fields should equal the Total field.							
Office Space: <input type="text"/> Sq. Ft.		Retail Space: <input type="text"/> Sq. Ft.		Other Space: <input type="text"/> Sq. Ft.		Minimum Space Available: <input type="text"/> Sq. Ft.	
Number of Floors: <input type="text"/>		Ceiling Height: <input type="text"/> Ft.		Building Dimensions: <input type="text"/>			

Total Building Space – The total square footage of a building that can be occupied by or assigned to a tenant or tenants.

Total Available space – The total amount of space that is being marketed as available for lease or sale.

Maximum Contiguous Space – The largest amount of space in the building that is currently or is able to be joined together into a single contiguous space. This can include multiple floors.

Contiguous to Floor – The largest amount of space on a single floor of the building that is currently or is able to be joined together into a single contiguous space.

Contiguous to Suite – The largest amount of contiguous space in a single available suite.

Total Space Per Floor – The typical total square footage per floor.

Office Space – The amount of space used for office.

Other Space – The amount of space used for other uses.

Number of Floors – The number of floors/stories.

Ceiling Height – The distance from the top of the finished floor to the lowest area of the finished ceiling.

Multi-tenant: <input type="radio"/> Yes <input checked="" type="radio"/> No	Date Vacated: <input type="text"/>
Recent Use: Select One <input type="text"/>	Best Use: <input type="text"/>
LEED: <input type="radio"/> Yes <input checked="" type="radio"/> No	Number of Suites: <input type="text"/>
Major Tenants: <input type="text"/>	
Construction	
Construction type: Select One	Construction Year: <input type="text"/>
Roof Type: Select One	Sprinkler Type: Select One
Floor Reinforced: <input type="radio"/> Yes <input checked="" type="radio"/> No	Floor Thickness: <input type="text"/> inches
Insulation: <input type="radio"/> Yes <input checked="" type="radio"/> No	Insulation Location: <input type="text"/>
	Year of Additions: <input type="text"/>
	Floor Type: Select One
	Raised Floor: <input type="radio"/> Yes <input checked="" type="radio"/> No
	Insulation Thickness: <input type="text"/> inches

Multi-Tenant – Yes means that the building is designed for multiple tenants.

Date Vacated – The date the building was vacated by the previous tenant. – mm/dd/yyyy format.

Recent Use/New Recent Use/Best Use – The most recent use of the building. Enter a new recent use if the use is not available in the dropdown. The use the building is best suited for if different.

LEED – Yes means that the building has received LEED certification from the U.S. Green Building Council. For more information on LEED certification, visit the U.S. Green Building Council website:

<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

Number of Suites – The number of tenant suites available in the building.

Major Tenants – Existing major tenants located in the building.

Construction Type – The material used for the building’s construction.

Construction Year – The year that the building was originally constructed.

Year of Additions – The year that additional space was added to the building. If more than one year, please note the additional years in the comments.

Roof Type – The material used for the building’s roof.

Sprinkler Type – The type of sprinkler system available in the building.

Floor Type – The construction material used for the building’s floor. This is generally concrete or wood.

Floor Reinforced – Yes means that that reinforcement bars, reinforcement grids, plates or fibers have been incorporated to strengthen the concrete in tension.

Floor Thickness – The thickness of the concrete floor in inches.

Raised Floor – Yes means that the floor is raised for the servicing of carry cables, wiring, electrical supply, etc.

Insulation – Yes means that the building is insulated.

Insulation Location – The location of the building’s insulation. Usually walls, roof, etc.

Insulation Thickness – The thickness of the insulation in inches.

Site Specs Tab

The screenshot shows the 'Site Specifications' tab with the following fields and controls:

- Site Acreage:** A text input field containing '0' followed by 'acres'.
- Additional Acreage Available:** A text input field followed by 'acres'.
- Zoning Classification:** A text input field.
- Conforms to Present Zoning:** Radio buttons for 'Yes' and 'No', with 'No' selected.
- Zoning Restrictions:** A text area with a scroll bar.
- On-site Parking:** Radio buttons for 'Yes' and 'No', with 'No' selected.
- Number of Free Surface Spaces:** A text input field.

Site Acreage – Total acreage available with the building.

Additional Acreage Available – Additional acreage adjacent to the building that may be purchased separately.

Zoning Classification – The zoning classification for the building as designated by the city or county.

Conforms to Present Zoning – Yes means that the building's use conforms to the current zoning classification.

Zoning Restrictions - Any restrictions or limitations on the industrial use of the building due to zoning. List any zoning regulations that restrict a type of use on the property. Include any special regulations covered by the covenants and restrictions in the comments.

On-site Parking – Yes means that there is parking on site.

Number of Free Surface Spaces – This is the total number of parking spaces. Must be a number.

Utilities Tab

The screenshot shows the 'Utilities' tab with the following fields and controls:

- Name of primary supplier:** A dropdown menu with 'Select One' selected.
- Name of secondary supplier:** A dropdown menu with 'Select One' selected.
- Redundant:** Radio buttons for 'Yes' and 'No', with 'No' selected.
- Voltage:** A dropdown menu with 'Select One' selected.
- Phase:** A dropdown menu with 'Select One' selected.
- Amps:** A dropdown menu with 'Select One' selected.
- Electric UPS:** Radio buttons for 'Yes' and 'No', with 'No' selected.
- Generator:** Radio buttons for 'Yes' and 'No', with 'No' selected.

Name of primary electric supplier – The company that provides electric power to the property.

Name of secondary supplier – A second company that also can provide electric power to the property.

Redundant – Electric power redundancy is currently available to the property.

Voltage – The voltage of the power line used for connection between the customer and the utility.

Phase – The number of phases serving the property. The main power transmission trunk lines that originate at power plants and substations are three phase, but branches off of the main lines often consist of only one conductor carrying single phase power. Three phase is usually required by industrial users because of their very large energy requirements.

Amps – The current-carrying capacity of the conductors or equipment serving the property.

Electric UPS – Yes means that an uninterruptible power supply/source is available to provide emergency power when the input power source fails.

Generator – Yes means that the building is equipped with a back-up electrical system that operates automatically. Within seconds of a utility outage an automatic transfer switch senses the power loss, commands the generator to start and then transfers the electrical load to the generator.

Natural Gas	
Name of Supplier:	<input type="text"/>
Select One	<input type="text"/>
Distance from Property:	<input type="text"/> Ft.
Water	
Water Provider:	<input type="text"/>
Select One	<input type="text"/>
Distance from Property:	<input type="text"/> Ft.
Sewer	
Sewer Provider:	<input type="text"/>
Select One	<input type="text"/>
Distance from Property:	<input type="text"/> Ft.
Telecommunications	
Primary Telecommunications Provider:	<input type="text"/>
Select One	<input type="text"/>
Fiber:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Other Providers:	<input type="text"/>
AboveNet	
Allied Telecom Group	
Alltel	
AT&T	
B2X Online	
Distance to Fiber:	<input type="text"/> Ft.
Redundant Routes:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Wireless Broadband:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Other (e.g., POPS, T-1 lines):	<input type="text"/>
Sonet Ring:	<input type="radio"/> Yes <input checked="" type="radio"/> No

Name of natural gas supplier – The company that provides natural gas service to the property. If natural gas is not available, select “Not Available” as the supplier.

Natural gas distance from property – The distance in feet to the natural gas line. If the property is currently served by natural gas, the distance should be 0.

Water Provider – The name of the public utility providing water to the property. If the property is served by wells, select “on site well” for the supplier.

Water Distance from Property – The distance in feet to the line providing water to the property. If the property is currently served by public water or an on site well, the distance should be 0.

Sewer Provider – The name of the public utility providing sewer to the property. If the property is served by a septic system, select “on site septic” for the supplier.

Sewer Distance from Property – The distance in feet to the line providing sewer to the property. If the property is currently served by public sewer or an on site septic system, the distance should be 0.

Primary Telecommunications Provider – The primary company providing local phone service to the property.

Other Providers – Other local providers serving the property. Multiple providers can be selected by using the CTRL key.

Fiber – Yes means that fiber optic lines currently serve the property.

Distance to Fiber – The distance in feet to fiber optic lines (if the property is not currently served).

Redundant Routes – Yes means redundant routes are available to serve the property.

Wireless Broadband – Yes means that the building is served by high speed wireless internet and data networking access.

Other – Any other special telecommunications features available to the property.

Sonet Ring – Yes means that the building is equipped with a SONET network which is designed to create a loop to automatically repair itself if a portion of the fiber paths in a ring becomes unresponsive.

Transportation Tab

General	Specs	Site Specs	Utilities	Transportation	Comments	Files	Parcels
Highway							
Distance to Nearest Interstate Interchange:		Interstate(s):		Interchange Name/Exit Number:			
<input type="text"/> miles		<input type="text" value="I-176"/> <input type="text" value="I-181"/> <input type="text" value="I-195"/> <input type="text" value="I-240"/>		<input type="text"/>			
Distance to Nearest 4-lane Arterial:		Arterial Name/Route Number:		Name/Route Number of Highway or Street Serving Property:			
<input type="text"/> miles		<input type="text"/>		<input type="text"/>			
Traffic Volume		<input type="text"/>					
<input type="text"/>							
Air							
Distance to Nearest Commercial Airport:		Commercial Airport Name:		Runway Length (ft.):			
<input type="text"/> miles		<input type="text" value="Select One"/>		<input type="text"/>			
Distance to Nearest General Aviation Airport:		General Aviation Airport Name:		Runway Length (ft.):			
<input type="text"/> miles		<input type="text" value="Select One"/>		<input type="text"/>			
Public Transportation							
Type:							
<input type="checkbox"/> Bus <input type="checkbox"/> Rail <input type="checkbox"/> Water							

Distance to Nearest Interstate Interchange – The distance in miles to the nearest interstate interchange.

Interstate(s) – The interstate(s) that serve the property. Multiple interstates can be selected using the CTRL key.

Interchange Name/Exit Number – The name and exit number of the nearest interchange.

Distance to Nearest 4-lane Arterial – The distance in miles to the nearest 4-lane arterial. VDOT defines an arterial as a major highway intended to serve through traffic where access is carefully controlled, generally highways of regional importance, intended to serve moderate to high volumes of traffic traveling relatively long distances and at higher speeds.

Arterial Name/Route Number – The name and route number of the arterial highway.

Name/Route Number of Highway or Street Serving Property – The name/route number of the highway or street that provides access to the property.

Traffic Volume - The total volume passing a point or segment of a road facility, in both directions, during a 24-hour period.

Distance to Nearest Commercial Airport – The distance in miles to the nearest commercial airport.

Commercial Airport Name – The name of the nearest commercial airport.

Distance to Nearest General Aviation Airport – The distance in miles to the nearest general aviation airport.

General Aviation Airport Name – The name of the nearest general aviation airport.

Public Transportation Type – Check any modes of public transportation that provide service to the property.

Comments Tab

General Virtual Specs Site Specs Features Utilities Transportation **Comments** Files Parcels

Internal comments will not be available on VirginiaScan.
To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'.
To edit an existing comment, click 'Edit', enter your change and click 'Update'.
To delete a comment, click 'Delete'.

No Data Found.

New Comment

Click on the “New Comment” button to enter a comment. You can enter as many individual comments as you wish.

Internal comments will not be available on VirginiaScan.
To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'.
To edit an existing comment, click 'Edit', enter your change and click 'Update'.
To delete a comment, click 'Delete'.

	Internal Use	Include in Property Report	Comment
Insert	<input type="checkbox"/>	<input type="checkbox"/>	

If you check the “Internal Use” checkbox, the comment will only be visible in iVS.

You can select one comment to “Include in the Property Report.” This comment will display on the PDF property report available on VirginiaScan/VanillaScan and is limited to 200 characters. **Only one comment can be included on the report due to space constraints** (See sample property report below). All comments that are not checked as internal will display on VirginiaScan and on the property report available through iVS.

Once you have entered the comment, click the “Insert” link to add the comment to the property record. To delete a comment, click on the delete link that appears next to the comment.

THE SEABOARD BUILDING
PORTSMOUTH

LOCATION

City: Portsmouth
State: VA
Zip Code: 23704
Locality: Portsmouth
Property ID: 242112

SALE/LEASE INFORMATION

Sale: Yes
Lease: Yes
Sublease: No
Publicly Owned: No

PROPERTY INFORMATION

Year Built: 1914
Total Space: 75,522 sq ft / 7,016.22 sq m
Available: 75,522 sq ft / 7,016.22 sq m
Contiguous: 75,522 sq ft / 7,016.22 sq m
Construction
Floor : Concrete
Walls: Brick
Zoning: T6

TRANSPORTATION

Closest Interstate: I-264, (0.91 mi /1.456 km)
Closest 4-Lane Highway : Effingham St (0.91 mi /1.456 km)
Closest Commercial Airport: Norfolk International Airport (10.97 mi /17.552 km)
Closest General Aviation Airport: Hampton Roads Executive Airport (9.63 mi /15.408 km)

UTILITIES

Electric Power: Dominion Virginia Power
Natural Gas: Columbia Gas of Virginia
Water: City of Portsmouth
Sewer: Hampton Roads Sanitation District
Telecommunication: Verizon
Fiber: No



COMMENTS

Restaurant/kitchen space for lease set up well for catering work. Entire building for sale. Thirty-nine apartments that are month to month take up majority of building and kitchen space is on bottom floor. Owner is willing to negotiate reasonable offers. For further information contact Marc Poutasse with Cavalier Land, Inc (757) 625-3502 ext. 104; mpoutas@cavallierland.com.

This is the comment that was checked to "Include in Property Report"

CONTACT

Patrick Small
(757) 393-8804
smallp@portsmouthva.gov

Files Tab

General Virtual Specs Site Specs Features Utilities Transportation Comments **Files** Parcels

No Documents Available
No Photos Available
No Movies Available

Add new file

To upload a file:
(1) Press the "Browse" button. Locate and select your file. Press the "Open" or "OK" button. (2) Enter a description and ordinal. The "Ordinal Position" field will determine the sort order of the property's documents, photos and movies. Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of 1 will display on the property details page on VirginiaScan. (3) Click "Upload File". Upon successful upload a thumbnail image should appear on this page.

File:

Description:

Ordinal Position:

Show on VaScan:

File – Click on the Browse button to navigate to the location on your computer of the file that you would like to upload. Acceptable file types include PDF, JPG, GIF, WMV, MPG, and MOV.

Description – A description of the file.

Ordinal Position – Determines the sort order. Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of "1" will display on the property details page on VirginiaScan.

Show on VaScan – Uncheck this box if you do not want the file to display on VirginiaScan.

Document	Description	Ordinal		Id	ShowOnVaScan
	Flyer	1	Delete	54260	True
	Zoning - Permitted Uses	2	Delete	54259	True

Photo	Description	Ordinal		Id	ShowOnVaScan
	Exterior photo	1	Delete	54261	True
	Exterior photo	2	Delete	54262	True
	Office	3	Delete	54263	True

No Movies Available

To delete a file, click on the "Delete" link next to the file.

Parcels Tab

General Virtual Specs Site Specs Features Utilities Transportation Comments Files **Parcels**

Parcel Id	
Insert	<input type="text"/>

This is where you can enter the local tax parcel ID or GPIN associated with the property. Once you have entered the Parcel ID, click on "Insert" to add it to the property record. You can add as many parcel IDs as necessary.

Site Fields

General Tab

The screenshot shows a web form titled "Location" with a tabbed interface. The "General" tab is selected. The form contains the following fields and options:

- Property Name:** Text input field.
- Client Id:** Text input field.
- Street Address:** Text input field containing "901 E Byrd St".
- City:** Text input field containing "Richmond".
- Zip Code:** Text input field containing "23219".
- Locality:** Dropdown menu showing "Richmond City".
- Within corporate limits:** Radio buttons for "Yes" and "No" (No is selected).
- Available:** Radio buttons for "Yes" and "No" (No is selected).
- Featured Location:** Radio buttons for "Yes" and "No" (No is selected).
- Show on VirginiaScan:** Radio buttons for "Yes" and "No" (No is selected).
- Show on the following websites:** Checkboxes for "Virginia Port Authority", "DGS", and "VPA only".
- Industrial Park:** Radio buttons for "Yes" and "No" (No is selected).
- Research Park:** Radio buttons for "Yes" and "No" (No is selected).
- Office Park:** Radio buttons for "Yes" and "No" (No is selected).

Property Name – The name of the site. 60 character maximum.

Client Id - Represents the unique identifier used in a locality's database system. It allows the locality to link their internal property data to the property data in iVS.

Street Address – The physical address of the property. 50 character maximum.

City – The post office designated city for the physical address. This field is automatically generated by the street address and zip code entered on the previous screen.

Zip Code – The post office designated zip code for the physical address. This field is automatically populated based on the street address and zip code entered on the previous screen.

Locality – The city or county in which the site is located.

Within corporate limits – Yes means that the building is located in a city or within the corporate limits of an incorporated town.

Featured Location – Yes means that the property is on the monthly rotating featured properties listing. VEDP determines properties to feature based on closings, distressed areas and specialized properties. This is an administrative field that is filled out by VEDP during the approval process.

Available – Yes means that the site is available for sale or ground lease.

Featured Location – Yes means that the property is on the monthly rotating featured properties listing. VEDP determines properties to feature based on closings, distressed areas and specialized properties.

Show on VirginiaScan – Yes means that the site meets the criteria to display on the public VirginiaScan. This is an administrative field that is filled out by VEDP during the approval process.

Show on the following websites – VEDP has developed customized VanillaScan sites for the Virginia Port Authority and DEQ. If a site meets certain criteria, it will be displayed on their respective VanillaScan sites. This field will be filled out by VEDP, VPA or DEQ either during or after the initial approval process.

Industrial Park – Yes means that the site is an industrial park.

Research Park – Yes means that the site is a research park.

Office Park – Yes means that the site is an office park.

Mid-Atlantic Broadband Gigapark: <input type="radio"/> Yes <input checked="" type="radio"/> No	Verizon SmartPark: <input type="radio"/> Yes <input checked="" type="radio"/> No	
Virginia Enterprise Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Technology Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Foreign Trade Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No
Hub Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	New Market Tax Credit Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No	Tobacco Region: <input type="radio"/> Yes <input checked="" type="radio"/> No
Ownership		
Sale Price (entire site): \$ <input type="text"/>	Minimum Price per Acre: \$ <input type="text"/>	Maximum Price per Acre: \$ <input type="text"/>
Minimum Lease Rate: \$ <input type="text"/>	Maximum Lease Rate: \$ <input type="text"/>	
Publicly Owned: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Owner: <input type="text"/>	Owner Phone: <input type="text"/>	Owner Email: <input type="text"/>
Local Contact: Select One <input type="text"/>		
Broker Contact: Select One <input type="text"/>		

Virginia Enterprise Zone – Yes means that the building is located within the boundaries of a designated Enterprise Zone. http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm

Technology Zone – Yes means that the building is located within the boundaries of a designated Technology Zone. <http://www.virginiaallies.org/assets/files/incentives/techzonewriteup.pdf>

Foreign Trade Zone – Yes means that the building is located in a Foreign Trade Zone. <http://ia.ita.doc.gov/ftzpage/index.html>

Hub Zone – Yes means that the building is located within the boundaries of a designated Hub Zone. <http://www.sba.gov/hubzone/>

New Market Tax Credit Zone – Yes means that the building is located within the boundaries of a designated New Market Tax Credit Zone. http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=5

Tobacco Region – Yes means that the building is located in an eligible tobacco-dependent locality in Southwest or Southside Virginia. <http://www.tic.virginia.gov/tobmapupdated.shtml>

Sale Price (entire site) – The total sale price if the entire site is purchased.

Minimum Price Per Acre – The minimum price per acre.

Maximum Price Per Acre – The maximum price per acre.

Minimum Lease Rate/Maximum Lease Rate – The minimum and maximum lease rates for a ground lease or a build-to-suit opportunity.

Publicly Owned – Yes means that the site is owned by a public entity (i.e., county, city, town, IDA/EDA, etc.).

Owner – The name of the person or company that owns the site. If you do not know the owner's name, you can enter "private," "unknown," etc.

Owner Phone – The owner's phone number. Must be entered as xxx-xxx-xxxx.

Owner Email – The owner's e-mail address.

Local Contact – The local or regional economic development contact for the site.

Broker Contact – The broker contact for the site. Let VEDP know if a new broker needs to be added.

Site Tab

The screenshot shows a web form with a navigation bar at the top containing tabs: General, Site, Utilities, Transportation, Comments, Files, and Parcels. The 'Site' tab is active. Below the navigation bar, there are two main sections: 'Site Specifications' and 'Zoning'. The 'Site Specifications' section includes fields for 'Total Acreage', 'Acreage Suitable for Construction', and 'Largest contiguous acreage', each with a text input box. Below these are three rows of radio button options: 'Subdividable' (Yes/No), 'Right Now Certified' (Yes/No), and 'Outside Storage' (Yes/No). There is also a 'Build to Suit' row with radio buttons and a 'Describe Existing Structures' text area with a scroll bar. The 'Zoning' section includes a 'Zoning Classification' text input box, a 'Conforms to Present Zoning' row with radio buttons (Yes/No), a 'Zoning Descriptions / Restrictions' text area with a scroll bar, and a 'Comprehensive Plan Designation' text input box.

Total Acreage – The total acreage of the site. This includes undevelopable acreage (i.e., wetlands, buffer, etc.) and developed parcels.

Acreage Suitable for Construction – The total amount of available acreage that is suitable for construction or development.

Largest Contiguous Acreage – The largest available contiguous acreage that is suitable for construction.

Subdividable – Yes means that the available acreage can be subdivided.

Right Now Certified – Yes means that VEDP has certified the property as a “Right Now” Site.

Range of Site Sizes – The range of site sizes available. This is usually a minimum and maximum or a minimum with no maximum (i.e., 1.5 to 10 acres or 1.5 acres and up).

Build to Suit – The owner/developer plans to offer the property as a build-to-suit opportunity.

Outside Storage – Yes means that the zoning, covenants and restrictions allow for outside storage.

Describe Existing Structures – A description of any existing structures on the site.

Zoning Classification – The zoning classification for the site as designated by the city or county.

Conforms to Present Zoning – Yes means that the site’s proposed use conforms to the current zoning classification.

Zoning Restrictions - Any restrictions or limitations on the use of the site due to zoning. List any zoning regulations that restrict a type of use on the property. Include any special regulations covered by the covenants and restrictions in the comments.

Comprehensive Plan Designation – The designated use of the site in the city or county’s comprehensive plan.

Environmental Features		
Topography: <input type="text"/>	Percentage of Site in 100 Year Flood Plain: <input type="text"/>	Soil Borings Available: <input type="radio"/> Yes <input checked="" type="radio"/> No
US Army Corps Certified Wetland Study Available: <input type="radio"/> Yes <input checked="" type="radio"/> No	Phase I Environmental Audit Available: <input type="radio"/> Yes <input checked="" type="radio"/> No	Phase II Environmental Audit Available: <input type="radio"/> Yes <input checked="" type="radio"/> No
Brownfield: <input type="radio"/> Yes <input checked="" type="radio"/> No	Nature of Contamination: <input type="text"/>	Remediation Plan: <input type="radio"/> Yes <input checked="" type="radio"/> No
DEQ Status Letter: <input type="radio"/> Yes <input checked="" type="radio"/> No	Archaeological Assessment (and Treatment Plan if needed): <input type="radio"/> Yes <input checked="" type="radio"/> No	Storm Water Management Plan: <input type="radio"/> Yes <input checked="" type="radio"/> No
Rare and Endangered Species Mgt Plan: <input type="radio"/> Yes <input checked="" type="radio"/> No		

Topography – The surface features of the site (i.e., level, gently rolling, 90% cleared, 75% wooded, etc.).

Percentage of Site in 100 Year Flood Plain – The percentage of the total acreage that is located in a FEMA-designated 100 year flood plain. A 100 year flood plain is defined as any land area that is subject to a 1 percent or greater chance of flooding in any given year from any source.

Soil Borings Available – Yes means that an analysis of the suitability of soils and geology for industrial usage (showing at a minimum the load bearing capacity and water table and identifying any unusual geologic formations) has been completed and is available from the locality.

US Army Corps Certified Wetland Study Available - Yes means a U.S. Army Corps Certified wetland study has been conducted on the property and a copy is available from the locality.

Phase I Environmental Audit Available - Yes means a Phase I environmental audit has been conducted on the property and a copy is available from the locality.

Phase II Environmental Audit Available - Yes means a Phase II environmental audit has been conducted on the property and a copy is available from the locality.

Brownfield - Yes means that the property is an abandoned, idled, or under-used industrial, commercial, or other site where expansion, redevelopment, or use is complicated by real or perceived environmental contamination.

Nature of Contamination – Brief description of the potential contamination.

Remediation Plan – Yes means that a remediation plan has been formulated to address a case of environmental contamination.

DEQ Status Letter – Yes means that a formal Letter from DEQ addressing environmental issues with building and current condition (Brownfields Only) is available from the locality or owner.

Archaeological Assessment (and Treatment Plan if Needed) – Yes means a thorough archeological survey of the site has been conducted by a qualified archeological team, and a copy of the treatment plan is available from the locality if potential archeological resources have been identified on the site.

Stormwater Management Plan – Yes means a storm water management plan meeting local and state requirements has been prepared and is available from the locality.

Rare and Endangered Species Management Plan – Yes means a management plan has been prepared and adopted by the owner of the site if rare or endangered species have been identified on the site as a result of a Phase I environmental or other study, and a copy of the plan is available from the locality.

Utilities Tab

General	Site	Utilities	Transportation	Comments	Files	Parcels
Electric Power						
Name of primary supplier:		Name of secondary supplier:		Redundant:		
Select One		Select One		<input type="radio"/> Yes <input checked="" type="radio"/> No		
Voltage:		Phase:		Amps:		
Select One		Select One		Select One		
Natural Gas						
Name of Supplier:						
Select One						
Distance from Property:		Line Size:		Pressure:		
Ft.		inches		psi		
Water						
Water Provider:						
Select One						
Distance from Property:		Line Size:		Water Tank Capacity:		
Ft.		inches		gal		
Total Capacity of Treatment Plant:		Available Capacity to Property:		Well Capacity:		
gpd		gpd		gpd		
On-site Treatment Plant:						
<input type="radio"/> Yes <input checked="" type="radio"/> No						

Name of primary electric supplier – The company that provides electric power to the property.

Name of secondary supplier – A second company that also can provide electric power to the property.

Redundant – Electric power redundancy is currently available to the property.

Voltage – The voltage of the power line used for connection between the customer and the utility.

Phase – The number of phases serving the property. The main power transmission trunk lines that originate at power plants and substations are three phase, but branches off of the main lines often consist of only one conductor carrying single phase power. Three phase is usually required by industrial users because of their very large energy requirements.

Amps – The current-carrying capacity of the conductors or equipment serving the property.

Name of natural gas supplier – The company that provides natural gas service to the property. If natural gas is not available, select “Not Available” as the supplier.

Natural gas distance from property – The distance in feet to the natural gas line. If the property is currently served by natural gas, the distance should be 0.

Natural gas line size – The size of the natural gas line serving the property.

Natural gas pressure – The PSI of the natural gas line serving the property.

Water Provider – The name of the public utility providing water to the property. If the property is served by wells, select “wells” for the supplier.

Water Distance from Property – The distance in feet to the line providing water to the property. If the property is currently served by public water or wells, the distance should be 0.

Water Line Size – The size in inches of the public water line serving the property.

Water Total Capacity of Treatment Plant – The total gallons per day capacity of the treatment plant serving the property.

Water Available Capacity to Property – The existing gallons per day available to serve the property. This may be less than the available treatment capacity of the plant.

Water Tank Capacity – The capacity in gallons of any existing water tank on the property.

Water On-site Treatment Plant – Yes means that the property has its own on-site water treatment plant.

Well Capacity – The available capacity in gallons per day of any wells that serve the property.

Sewer		
Sewer Provider: Select One		
Distance from Property: _____ Ft.	Line Size: _____ inches	
Total Capacity of Treatment Plant: _____ gpd	Available Capacity to Property: _____ gpd	Septic System Capacity: _____ gpd
On-site Treatment Plant: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Telecommunications		
Primary Telecommunications Provider: Select One		Fiber: <input type="radio"/> Yes <input checked="" type="radio"/> No
Other Providers: AboveNet Allied Telecom Group Alltel AT&T B2X Online	Distance to Fiber: _____ Ft.	Redundant Routes: <input type="radio"/> Yes <input checked="" type="radio"/> No
Wireless Broadband: <input type="radio"/> Yes <input checked="" type="radio"/> No	Other (e.g., POPs, T-1 lines): _____	Sonet Ring: <input type="radio"/> Yes <input checked="" type="radio"/> No

Sewer Provider – The name of the public utility providing sewer to the property. If the property will be served by a septic system, select “septic system practical” for the supplier.

Sewer Distance from Property – The distance in feet to the line providing sewer to the property. If the property is currently served by public sewer or septic system, the distance should be 0.

Sewer Line Size – The size in inches of the public sewer line serving the property.

Sewer Total Capacity of Treatment Plant – The total existing gallons per day capacity of the treatment plant serving the property.

Sewer Available Capacity to Property – The existing gallons per day available to serve the property. This may be less than the available treatment capacity of the plant.

Septic System Capacity – The available capacity in gallons per day for the septic system serving the property.

Sewer On-site Treatment Plant – Yes means that the property has its own on-site sewer treatment plant.

Primary Telecommunications Provider – The primary company providing local phone service to the property.

Other Providers – Other local providers serving the property. Multiple providers can be selected by using the CTRL key.

Fiber – Yes means that fiber optic lines currently serve the property.

Distance to Fiber – The distance in feet to fiber optic lines (if the property is not currently served).

Redundant Routes – Yes means redundant routes are available to serve the property.

Wireless Broadband – Yes means that the property is served by high speed wireless internet and data networking access.

Other – Any other special telecommunications features available to the property.

Sonet Ring – Yes means that a SONET network is available to the property which is designed to create a loop to automatically repair itself if a portion of the fiber paths in a ring becomes unresponsive.

Transportation Tab

General	Site	Utilities	Transportation	Comments	Files	Parcels
Rail						
Primary Railroad:		Secondary Railroad Name:				
[Select One]		[Select One]				
Served by Rail Siding:		If no, can rail siding be installed?:		Distance:		
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No		[] Ft.		
Highway						
Distance to Nearest Interstate Interchange:		Interstate(s):		Interchange Name/Exit Number:		
[] miles		I-176 I-181 I-195 I-240		[]		
		Selected:				
Distance to Nearest 4-lane Arterial:		Arterial Name/Route Number:		Name/Route Number of Highway or Street Serving Property:		
[] miles		[]		[]		
Air						
Distance to Nearest Commercial Airport:		Commercial Airport Name:				
[] miles		[Select One]				
		Runway Length (ft.):				
		[]				
Distance to Nearest General Aviation Airport:		General Aviation Airport Name:				
[] miles		[Select One]				
		Runway Length (ft.):				
		[]				

- Primary Railroad – The railroad providing primary rail service to the property.
- Secondary Railroad – The railroad providing secondary rail service to the property.
- Served by Rail Siding – Yes means that a rail siding or spur currently serves the site.
- If no, can rail siding be installed - Yes means that the site is not currently served by rail siding, but a rail engineering official has indicated that it is feasible for siding to be installed.
- Rail Distance – The distance in feet to the rail.
- Distance to Nearest Interstate Interchange – The distance in miles to the nearest interstate interchange.
- Interstate(s) – The interstate(s) that serve the property. Multiple interstates can be selected using the CTRL key.
- Interchange Name/Exit Number – The name and exit number of the nearest interchange.
- Distance to Nearest 4-lane Arterial – The distance in miles to the nearest 4-lane arterial. VDOT defines an arterial as a major highway intended to serve through traffic where access is carefully controlled, generally highways of regional importance, intended to serve moderate to high volumes of traffic traveling relatively long distances and at higher speeds.
- Arterial Name/Route Number – The name and route number of the arterial highway.
- Name/Route Number of Highway or Street Serving Property – The name/route number of the highway or street that provides access to the property.
- Distance to Nearest Commercial Airport – The distance in miles to the nearest commercial airport.
- Commercial Airport Name – The name of the nearest commercial airport.
- Distance to Nearest General Aviation Airport – The distance in miles to the nearest general aviation airport.
- General Aviation Airport Name – The name of the nearest general aviation airport.

Water		
Navigable Waterway:	Name:	Channel Depth:
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>	<input type="text"/> Ft.
Ports - Information provided by VEDP GIS		
Norfolk Port:	Newport News Port:	Portsmouth Port:
Distance: <input type="text"/>	Distance: <input type="text"/>	Distance: <input type="text"/>
Drive-time: <input type="text"/>	Drive-time: <input type="text"/>	Drive-time: <input type="text"/>
Virginia Inland Port:	Richmond Port:	Mersk (APM) Port:
Distance: <input type="text"/>	Distance: <input type="text"/>	Distance: <input type="text"/>
Drive-time: <input type="text"/>	Drive-time: <input type="text"/>	Drive-time: <input type="text"/>
Public Transportation		
Type:		
<input type="checkbox"/> Bus <input type="checkbox"/> Rail <input type="checkbox"/> Water		

Navigable Waterway – Yes means that the property is located along a navigable waterway that is maintained to a minimum channel depth of 8 feet.

Navigable Waterway Name – The name of the navigable waterway.

Channel Depth – The minimum channel depth in feet.

Ports – These fields are automatically populated by VEDP’s GIS division on a monthly basis.

Public Transportation Type – Check any modes of public transportation that provide service to the property.

Comments Tab

General	Site	Utilities	Transportation	Comments	Files	Parcels
<p>i Internal comments will not be available on VirginiaScan. To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'. To edit an existing comment, click 'Edit', enter your change and click 'Update'. To delete a comment, click 'Delete'.</p> <p>No Data Found.</p> <p><input type="button" value="New Comment"/></p>						

Click on the “New Comment” button to enter a comment. You can enter as many individual comments as you wish.

i Internal comments will not be available on VirginiaScan.
 To add a new comment, click 'New Comment' below. Enter your comment and click 'Insert'.
 To edit an existing comment, click 'Edit', enter your change and click 'Update'.
 To delete a comment, click 'Delete'.

	Internal Use	Include in Property Report	Comment
Insert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

If you check the “Internal Use” checkbox, the comment will only be visible in iVS.

You can select one comment to “Include in the Property Report.” This comment will display on the PDF property report available on VirginiaScan/VanillaScan and is limited to 200 characters. **Only one comment can be included on the report due to space constraints** (See sample property report below). All comments that are not checked as internal will display on VirginiaScan and on the property report available through iVS.

Once you have entered the comment, click the “Insert” link to add the comment to the property record. To delete a comment, click on the delete link that appears next to the comment.

LOCATION

Address: Beaver Creek Dr and Kings Mountain Rd
City: Martinsville
State: VA
Zip Code: 24112
Locality: Henry
Property ID : 233424

SALE/LEASE INFORMATION

Publicly Owned: Yes

PROPERTY INFORMATION

Site Size: 2006 ac / 802.4 ha
Suitable For Construction: 855 ac / 342 ha
Largest Contiguous: 50 ac / 20 ha
Subdividable: Yes
Zoning: Industrial
Topography: Gently rolling; Several Graded Sites

UTILITIES

Electric Power: American Electric Power
Natural Gas: Southwestern Virginia Gas Company
Water: Henry County Public Service Authority
Sewer: Henry County Public Service Authority
Telecommunications: Mid-Atlantic Broadband Cooperative
Fiber: Yes

TRANSPORTATION

Closest Interstate: I-40
Closest 4-Lane Highway: VA Route 174
Closest Commercial Airport: Piedmont Triad International Airport
Closest General Aviation Airport: Blue Ridge Airport
Closest Port: Port of Virginia (APM Terminals Virginia)/ 228.2928 mi

CONTACT INFORMATION

Name: John Loftus
Phone Number: 804-545-5786
Email: jloftus@yesvirginia.org
Company: Virginia Economic Development Partnership
Address: 901 East Byrd Street, Richmond, VA 23219



COMMENTS

Maximum price per acre reflects cost of grading and site preparation.

This is the comment that was checked to "Include in Property Report"

Files Tab

File – Click on the Browse button to navigate to the location on your computer of the file that you would like to upload. Acceptable file types include PDF, JPG, GIF, WMV, MPG, and MOV.

Description – A description of the file.

Ordinal Position – Determines the sort order. Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of “1” will display on the property details page on VirginiaScan.

Show on VaScan – Uncheck this box if you do not want the file to display on VirginiaScan.

Click on the “Upload File” button to upload the file to the property record.

Document	Description	Ordinal		Id	ShowOnVaScan
	Flyer	1	Delete	54260	True
	Zoning - Permitted Uses	2	Delete	54259	True

To delete a file, click on the “Delete” link next to the file.

Parcels Tab

This is where you can enter the local tax parcel ID or GPIN associated with the property. Once you have entered the Parcel ID, click on “Insert” to add it to the property record. You can add as many parcel IDs as necessary.

Pending Approval

The Pending Properties area is the temporary holding area for saved properties and properties that have been submitted for approval but not yet approved. You can access pending approvals through the Properties menu or by clicking on the View Pending Approvals link on the iVS Home Page.

Pending Properties								
New properties are highlighted.								
	Property ID	Name	Date Updated	Type	Building Type	Location	Submitted By	Status
Select	237372	Falling Creek Warehouse 2	4/22/2010	Building	Industrial	Chesterfield	mende88@yahoo.com	Pending
Select	634075451027285298	12310 Old Stage Rd	4/22/2010	Site		Chesterfield	bdelvillar	Pending

You can continue updating a saved property by clicking on the Select link. Once you have completed your updates, click on the Submit for Approval button and the status of the property will change from “Saved” to “Pending.”

Manage Files

You can manage the files that you have uploaded to a property from the Properties menu.

Manage Property Files

Enter Property Id

Property files are managed by Property ID number. Enter the property ID number for the files you want to manage and then click on the Find button.

Manage Property Files						
Enter Property Id		<input type="text" value="241739"/>				
<input type="button" value="Find"/>						
	Photo	Description	Show On VaScan	Ordinal	Id	Id
Edit		Flyer	True	1	54014	application/pdf
Edit		Exterior photo	True	1	54015	image/pjpeg

Select the Edit link for the file that you want to edit.

Manage Property Files						
Enter Property Id		<input type="text" value="241739"/>				
<input type="button" value="Find"/>						
	Photo	Description	Show On VaScan	Ordinal	Id	Id
Update Cancel		<input type="text" value="Flyer"/>	<input type="text" value="True"/>	<input type="text" value="1"/>	54014	application/pdf
Edit		Exterior photo	True	1	54015	image/pjpeg

Edit the appropriate field and then click on the Update link. You can edit the file description, whether or not it shows on VirginiaScan, and the order that the files display on VirginiaScan/VanillaScan.

Each type (files, photos, movies) has its own numeric sort that determines the order the files/photos/movies appear on VirginiaScan for that category. For photos, a thumbnail of the photo assigned the ordinal value of 1 will display on the property details page on VirginiaScan.

8930 Pams Avenue
 8930 Pams Avenue
 Chesterfield
[Driving Directions](#)

Contact:
 John Loftus
 Virginia Economic Development Partnership
 804-545-5786
jloftus@vesvirginia.org

Property | **Map** | **Photos/Files** | **Additional Research**

Files

[Flyer](#)

Photos

 Exterior photo

Video

No Movies Available

Search

You can search for available properties using the Search feature. You have a choice of searching for sites or buildings.

The screenshot shows a navigation bar with links: Home | Properties | Search | Users | VanillaScan | Community Profiles | Reports | Local ROI. Below the navigation bar, a user is welcomed: "Welcome, Donna." There are two tabs: "Sites" (selected) and "Buildings". A message follows: "iVS will allow you to m... community data in your region. Please email [Michelle Mende](#) if you encounter any problems using this tool. [Click here](#) to view the user manual. [Click here](#) to access blank forms for each property type."

Sites

The screenshot shows the "Search Sites" form. At the top left, there is a "Back" link and the title "Search Sites". Below the title is a green message: "To clear criteria, click the 'Clear' button below." The form is divided into two main sections: "General" and "Utilities".

General

- Property Id: [text input]
- Client Id: [text input]
- Property Name: [text input]
- Address or Zip: [text input]

Utilities

- Electric Redundant
- Fiber On-site
- Natural Gas Distance *less than or equal to* [text input] feet
- Water Distance *less than or equal to* [text input] feet
- Sewer Distance *less than or equal to* [text input] feet

Comments

- Comment contains [text input]

Property ID – Enter the property ID of the site you want to search for. Please note that this field will pull back a result even if the property is not available.

Property Name – The name of the site you are searching for. This is a “contains” search and will pull back all available sites that contain what you enter. The less you enter in this field, the more likely you are to find a match.

Address – The address of the site you are searching for. This is a “contains” search and will pull back all available sites that contain what you enter. The less you enter in this field, the more likely you are to find a match.

Electric Redundant – Checking this box means that you are searching for sites where electric power redundancy is currently available.

Fiber On-site – Checking this box means that you are searching for sites where fiber is on site.

Natural Gas Distance *less than or equal to* – Enter zero if you are searching for sites that are currently served by natural gas. If you want to include sites that can be served by natural gas, enter the distance in feet to the natural gas line.

Water Distance *less than or equal to* – Enter a zero if you are searching for sites that are currently served by public water. If you want to include sites that can be served by public water, enter the distance in feet to the water line.

Sewer Distance *less than or equal to* – Enter a zero if you are searching for sites that are currently served by public sewer. If you want to include sites that can be served by public sewer, enter the distance in feet to the sewer line.

Comment contains – Enter a portion of the comment that you are searching for. This is a “contains” search and will pull back all available sites that contain what you enter. The less you enter in this field, the more likely you are to find a match.

Specs	
Zoning contains	<input type="text"/>
Largest Contiguous Acreage <i>greater than or equal to</i>	<input type="text"/>
<input type="checkbox"/> Virginia Enterprise Zone	<input type="checkbox"/> Brownfield
<input type="checkbox"/> Technology Zone	<input type="checkbox"/> Hub Zone
<input type="checkbox"/> New Market Tax Credit Zone	<input type="checkbox"/> Foreign Trade Zone
<input type="checkbox"/> Tobacco Region	
<input type="checkbox"/> Right Now Certified	

Zoning contains – Enter a portion of the zoning that you are searching for. This is a “contains” search and will pull back all available sites that contain what you enter. The less you enter in this field, the more likely you are to find a match.

Largest Contiguous Acreage *greater than or equal to* – Enter the minimum site size that you are looking for.

Virginia Enterprise Zone – Checking this box means that you are searching for a site that is located in an enterprise zone.

Technology Zone – Checking this box means that you are searching for a site that is located in a technology zone.

New Market Tax Credit Zone – Checking this box means that you are searching for a site that is located in a new market tax credit zone.

Tobacco Region – Checking this box means that you are searching for a site that is located in a city or county that is eligible for Tobacco Commission funding. This will likely apply only if your assigned area is a region.

Right Now Certified – Checking this box means that you are searching for a site that has been “Right Now” certified by VEDP.

Brownfield – Checking this box means that you are searching for a brownfield site.

Hub Zone – Checking this box means that you are searching for a site that is located in a hub zone.

Foreign Trade Zone – Checking this box means that you are searching for a site that is located in a foreign trade zone.

Transportation

Interstate Interchange *less than or equal to* miles

4-lane Arterial *less than or equal to* miles

Commercial Airport *less than or equal to* miles

General Aviation Airport *less than or equal to* miles

Channel Depth *greater than or equal to* feet

Served by Rail Siding (or rail siding can be installed)

Interstate Interchange *less than or equal to* – Enter the distance in miles from the site to the nearest interstate interchange if you are searching for sites near an interstate.

4-lane Arterial *less than or equal to* – Enter the distance in miles from the site to the nearest 4-lane arterial. This is usually important if you are searching for sites near interstates and there is no interstate in your locality.

Commercial Airport *less than or equal to* – Enter the distance in miles from the site to the nearest commercial airport if you are searching for sites within a certain distance to a commercial airport.

General Aviation Airport *less than or equal to* – Enter the distance in miles from the site to the nearest general aviation airport if you are searching for sites near an airport providing general aviation service.

Channel Depth *greater than or equal to* – Enter the depth of the channel if you are searching for a site located on a navigable waterway.

Served by Rail Siding (or rail siding can be installed) - Checking this box means that you are searching for sites that are currently served or can be served by rail siding.

Once you have selected all of your criteria, click on the “Search” button to launch your search. If you want to reset your criteria, click on the “Clear” button.

[New Search](#) | [Back](#) | [Search Sites](#)

Search Criteria:

Available = 'true'

Minimum contiguous acreage >= 75

Miles to Interstate <= 1

5 properties were found.

[Turn off paging](#) | Sorted by Name in ASC direction.

[View Selected Items](#)

	ID	Name	Virtual VA Region	City / County	Rail Access?	Public Water	Public Sewer	Natural Gas	Largest Cont. Acreage	Sale Price			Select Item
Select	234400	Ashton Creek Business Center	Greater Richmond	Chesterfield	No	Yes	Yes	Yes	347	\$50000 - 50000			<input type="checkbox"/>
Select	234203	James River Industrial Center	Greater Richmond	Chesterfield	Yes	Yes	Yes	Yes	506	\$45000 - 50000			<input type="checkbox"/>
Select	234202	Meadowville Technology Park	Greater Richmond	Chesterfield	No	Yes	Yes	Yes	970	\$75000 - 150000			<input type="checkbox"/>
Select	234751	Roberts - Walthall Industrial Parkway	Greater Richmond	Chesterfield	No	Yes	Yes	Yes	76				<input type="checkbox"/>
Select	234211	Roberts-Woods Edge Rd E of 95	Greater Richmond	Chesterfield	No	Yes	Yes	Yes	125.4	\$0 - 0			<input type="checkbox"/>

[Print Property Report\(s\)](#)

[Export to Excel](#)

To change the sort order, click on any of the linked headings to sort by that column.

Click on the “Select” link to view the details for a particular site.

Click on the to generate a detailed property report for a particular site.

Click on the to go to Google Maps for driving directions.

Click on the to generate a photo report

Click on the to view the interactive map on VirginiaScan.

If your results span multiple pages, you can click on the “Turn off paging” link to list all of the properties on a single results page.

To narrow your results, select the properties that you want and then click on the “View Selected Items” button.

5 properties were found.

[Turn off paging](#) | Sorted by Name in ASC direction.

[View All Items](#)

	ID	Name	Virtual VA Region	City / County	Rail Access?	Public Water	Public Sewer	Natural Gas	Largest Cont. Acreage	Sale Price		Select Item	
Select	234400	Ashton Creek Business Center	Greater Richmond	Chesterfield	No	Yes	Yes	Yes	347	\$50000 - 50000	 	<input checked="" type="checkbox"/>	
Select	234202	Meadowville Technology Park	Greater Richmond	Chesterfield	No	Yes	Yes	Yes	970	\$75000 - 150000	 	<input checked="" type="checkbox"/>	

[Print Property Report\(s\)](#)

[Export to Excel](#)

If you want to go back to the original results list, click on the “View All Items” button to return.

To generate detailed property reports for the properties, click on the “Print Property Report(s)” button. If you have selected properties, this will generate reports just for the selected properties. If no properties are selected, this will generate reports for all of the properties.

To export the results to an Excel spreadsheet, click on the “Export to Excel” button. If you have selected properties, this will export just the selected properties to Excel. If no properties are selected, this will export all properties to Excel.

LOCATION

Address:	1600 Ashton Park Drive
City:	Colonial Heights
State:	VA
Zip Code:	23834
Locality:	Chesterfield
Virginia Enterprise Zone:	Yes
Technology Zone:	No
Foreign Trade Zone:	No
Hub Zone:	No
Property ID :	234400

SALE/LEASE INFORMATION

Price Per Acre:	\$50,000.00 To \$50,000.00
Publicly Owned:	No

PROPERTY INFORMATION

Site Size:	382 ac / 152.8 ha
Suitable For Construction:	347 ac / 138.8 ha
Largest Contiguous:	347 ac / 138.8 ha
Subdividable:	Yes
Zoning:	I-2, General Industrial
Topography:	2 - 6% -- Gently Sloping
Outside Storage:	Yes
U.S. Army Corps Certified Wetland Study:	No
Phase I Environmental Audit:	No
Right Now Certified:	No

UTILITIES

Electric Power:	Dominion Virginia Power
Redundant:	No
Natural Gas:	Columbia Gas of Virginia
Water:	Chesterfield County
Sewer:	Chesterfield County
Telecommunications:	Verizon
Fiber:	No
Redundant Routes:	No
Sonet Ring:	No
Wireless Broadband:	No



COMMENTS

A portion of this site is located in a Virginia Enterprise Zone.

Price Reduction to 50,000 per acre - by George Emerson

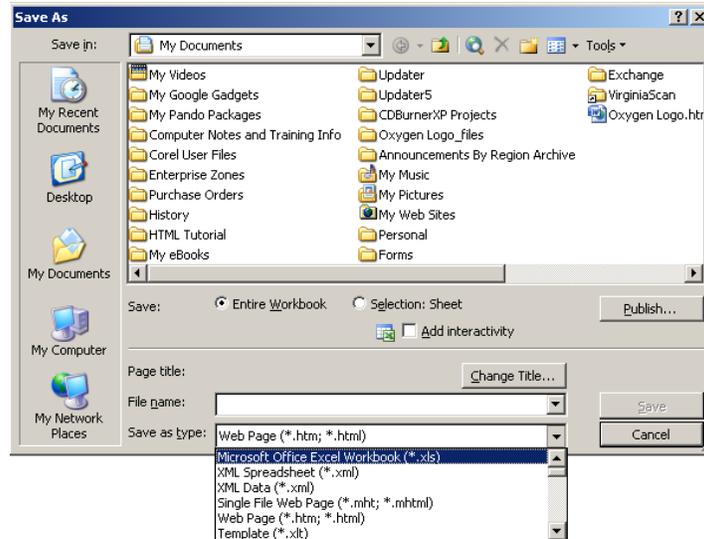
Site can accommodate a 1-million sq. ft. facility.

TRANSPORTATION

Closest Interstate:	I-95
Closest 4-Lane Highway:	Ruffin Mill Road
Rail Provider:	
Served by Rail Siding:	No
Closest Commercial Airport:	Richmond International Airport
Closest General Aviation Airport:	Chesterfield County Airport
Closest Port:	Port of Virginia (APM Terminals Virginia) 76.86109 mi

CONTACT INFORMATION

Name:	John Loftus
Phone Number:	804-545-5786
Email:	jloftus@yesvirginia.org
Company:	Virginia Economic Development Partnership
Address:	901 East Byrd Street, Richmond, VA 23219



The default “Save as type” is Web Page (*.htm; *.html). In order for the VirginiaScan Link to work correctly, the spreadsheet needs to be saved as a Microsoft Office Excel Workbook (*.xls). Select this type from the dropdown, then enter a File name and click on the “Save” button to save the spreadsheet to your computer. The saved spreadsheet can be e-mailed and when opened, the recipient will be able to view the properties on VirginiaScan by clicking on the links.

Buildings

[Back](#) | **Search Buildings**

To clear criteria, click the 'Clear' button below.

<p>General</p> <p>Property Id: <input type="text"/></p> <p>Client Id: <input type="text"/></p> <p>Property Name: <input type="text"/></p> <p>Address or Zip: <input type="text"/></p> <p>Building Type: <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Flex <input type="checkbox"/> Retail </p>	<p>Utilities</p> <p>Natural Gas Distance <i>less than or equal to</i> <input type="text"/> feet</p> <p>Water Distance <i>less than or equal to</i> <input type="text"/> feet</p> <p>Sewer Distance <i>less than or equal to</i> <input type="text"/> feet</p> <p>Special Features</p> <p> <input type="checkbox"/> Refrigeration <input type="checkbox"/> Freezer <input type="checkbox"/> Lab Space <input type="checkbox"/> Clean Room <input type="checkbox"/> Call Center <input type="checkbox"/> Data Center </p> <p>Crane Capacity <i>greater than or equal to</i> <input type="text"/> tons</p>
--	---

Property ID – Enter the property ID of the building you want to search for. Please note that this field will pull back a result even if the property is not available.

Property Name – The name of the building you are searching for. This is a “contains” search and will pull back all available sites that contain what you enter. The less you enter in this field, the more likely you are to find a match.

Address – The address of the building you are searching for. This is a “contains” search and will pull back all available sites that contain what you enter. The less you enter in this field, the more likely you are to find a match.

Building Type – Select the type of building that you are searching for. You can search for multiple types of buildings at once. If you don’t check a type, the default is to search for all building types.

[Back](#) | **Search Buildings**
 ⓘ To clear criteria, click the 'Clear' button below.

<p>General</p> <p>Property Id: <input type="text"/></p> <p>Client Id: <input type="text"/></p> <p>Property Name: <input type="text"/></p> <p>Address or Zip: <input type="text"/></p> <p>Building Type: <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Flex <input type="checkbox"/> Retail</p>	<p>Utilities</p> <p>Natural Gas Distance <i>less than or equal to</i> <input type="text"/> feet</p> <p>Water Distance <i>less than or equal to</i> <input type="text"/> feet</p> <p>Sewer Distance <i>less than or equal to</i> <input type="text"/> feet</p> <p>Special Features</p> <p><input type="checkbox"/> Refrigeration <input type="checkbox"/> Freezer</p> <p><input type="checkbox"/> Lab Space <input type="checkbox"/> Clean Room</p> <p><input type="checkbox"/> Call Center <input type="checkbox"/> Data Center</p> <p>Crane Capacity <i>greater than or equal to</i> <input type="text"/> tons</p>
---	--

Natural Gas Distance *less than or equal to* – Enter zero if you are searching for buildings that are currently served by natural gas. If you want to include buildings that can be served by natural gas, enter the distance in feet to the natural gas line.

Water Distance *less than or equal to* – Enter a zero if you are searching for buildings that are currently served by public water. If you want to include buildings that can be served by public water, enter the distance in feet to the water line.

Sewer Distance *less than or equal to* – Enter a zero if you are searching for buildings that are currently served by public sewer. If you want to include buildings that can be served by public sewer, enter the distance in feet to the sewer line.

Refrigeration – Checking this box means that you are searching for a building that has refrigeration space.

Freezer – Checking this box means that you are searching for a building that has freezer space.

Lab Space – Checking this box means that you are searching for a building that has lab space.

Clean Room – Checking this box means that you are searching for a building that has clean room space.

Call Center – Checking this box means that you are searching for a building that has call center space.

Data Center - Checking this box means that you are searching for a building that has data center space.

Crane Capacity *greater than or equal to* – Enter the minimum number of tons that the crane in the building can support. If you want to include any building equipped with a crane, select zero.

Specs	Comments
Zoning contains <input type="text"/>	Comment contains <input type="text"/>
Minimum Available Space <i>greater than or equal to</i> <input type="text"/>	
Maximum Available Space <i>less than or equal to</i> <input type="text"/>	
Minimum Ceiling Height <i>greater than or equal to</i> <input type="text"/>	
Recent Use: Select One <input type="text"/>	
<input type="checkbox"/> Multitenant	<input type="checkbox"/> Single-user
<input type="checkbox"/> Virginia Enterprise Zone	<input type="checkbox"/> Brownfield
<input type="checkbox"/> Technology Zone	<input type="checkbox"/> Hub Zone
<input type="checkbox"/> New Market Tax Credit Zone	<input type="checkbox"/> Foreign Trade Zone
<input type="checkbox"/> Tobacco Region	
<input type="checkbox"/> Expandable	<input type="checkbox"/> Virtual Building
<input type="checkbox"/> LEED	<input type="checkbox"/> For Sale
<input type="checkbox"/> For Lease	<input type="checkbox"/> For Sublease

Minimum Available Space *greater than or equal to* – The minimum square feet of the building that you are searching for.

Maximum Available Space *less than or equal to* – The maximum square feet of the building that you are searching for.

Minimum Ceiling Height *greater than or equal to* – The minimum ceiling height in feet of the building that you are searching for.

Comment contains – Enter a portion of the comment that you are searching for. This is a “contains” search and will pull back all available buildings that contain what you enter. The less you enter in this field, the more likely you are to find a match.

Recent Use – Select a recent use from dropdown if you are searching for a building with a particular recent use.

Multitenant – Checking this box means that you are searching for a multi-tenant building.

Single-user – Checking this box means that you are searching for a single tenant building.

Virginia Enterprise Zone – Checking this box means that you are searching for a site that is located in an enterprise zone.

Brownfield – Checking this box means that you are searching for a brownfield property.

Technology Zone – Checking this box means that you are searching for a site that is located in a technology zone.

Hub Zone – Checking this box means that you are searching for a site that is located in a hub zone.

New Market Tax Credit Zone – Checking this box means that you are searching for a site that is located in a new market tax credit zone.

Foreign Trade Zone – Checking this box means that you are searching for a site that is located in a foreign trade zone.

Tobacco Region – Checking this box means that you are searching for a site that is located in a city or county that is eligible for Tobacco Commission funding. This will likely apply only if your assigned area is a region.

Expandable – Checking this box means that you are searching for buildings that can be expanded.

Virtual Building – Checking this box means that you are searching for a “virtual” building as certified by VEDP.

LEED – Checking this box means that you are searching for a building that is LEED certified.

For Sale – Checking this box means that you are searching for a building that is available for sale.

For Lease – Checking this box means that you are searching for a building that is available for lease.

For Sublease – Checking this box means that you are searching for a building that is available for sublease.

Transportation

Interstate Interchange *less than or equal to* miles

4-lane Arterial *less than or equal to* miles

Commercial Airport *less than or equal to* miles

General Aviation Airport *less than or equal to* miles

Channel Depth *greater than or equal to* feet

Served by Rail Siding (or rail siding can be installed)

Interstate Interchange *less than or equal to* – Enter the distance in miles from the building to the nearest interstate interchange if you are searching for buildings near an interstate.

4-lane Arterial *less than or equal to* – Enter the distance in miles from the building to the nearest 4-lane arterial. This is usually important if you are searching for buildings near interstates and there is no interstate in your locality.

Commercial Airport *less than or equal to* – Enter the distance in miles from the building to the nearest commercial airport if you are searching for buildings within a certain distance to a commercial airport.

General Aviation Airport *less than or equal to* – Enter the distance in miles from the building to the nearest general aviation airport if you are searching for buildings near an airport providing general aviation service.

Channel Depth *greater than or equal to* – Enter the depth of the channel if you are searching for a building located on a navigable waterway.

Served by Rail Siding (or rail siding can be installed) - Checking this box means that you are searching for buildings that are currently served or can be served by rail siding.

Once you have selected all of your criteria, click on the “Search” button to launch your search. If you want to reset your criteria, click on the “Clear” button.

[New Search](#) | [Back](#) | [Search Buildings](#)

Search Criteria:
 Available = 'true'
 Building Type IN Industrial
 Minimum Contiguous Space >= 200000
 Minimum Ceiling Height >= 24

3 properties were found.

[Turn off paging](#) | Sorted by Name in ASC direction.

	ID	Name	Building Type	Virtual VA Region	City / County	Rail Access?	Total Avail. Space	Largest Cont. Space	Expand To Size	Ceiling Height at Eaves	Ceiling Height at Center	Lease Rate	Sale Price		Select Item	
Select	240037	1601 Bellwood Rd - James River Logistics 2	Industrial	Greater Richmond	Chesterfield	Yes	406000.000	406000		32	32	\$4.5 - 4.5				<input type="checkbox"/>
Select	240036	1651 Bellwood Rd - James River Logistics	Industrial	Greater Richmond	Chesterfield	Yes	242000.000	100000		32	32	\$4.5 - 4.5				<input type="checkbox"/>
Select	238301	Interchange at Meadowville (High Bay Distribution)	Industrial	Greater Richmond	Chesterfield	No	226810.000	226810	450000	34	30	\$3.75 - 3.75	\$11,340,500			<input type="checkbox"/>

To change the sort order, click on any of the linked headings to sort by that column.

Click on the “Select” link to view the details for a particular building.

Click on the to generate a detailed property report for a particular building.

Click on the to go to Google Maps for driving directions.

Click on the to generate a photo report

Click on the to view the interactive map on VirginiaScan.

If your results span multiple pages, you can click on the “Turn off paging” link to list all of the properties on a single results page.

To narrow your results, select the properties that you want and then click on the “View Selected Items” button.

4 properties were found.

[Turn off paging](#) | Sorted by Name in ASC direction. [View All Items](#)

	ID	Name	Building Type	Virtual VA Region	City / County	Rail Access?	Total Avail. Space	Largest Cont. Space	Expand To Size	Ceiling Height at Eaves	Ceiling Height at Center	Lease Rate	Sale Price			Select Item
Select	240037	1601 Bellwood Rd - James River Logistics 2	Industrial	Greater Richmond	Chesterfield	Yes	406000.000	406000		32	32	\$3.95 - 3.95				<input checked="" type="checkbox"/>
Select	240036	1651 Bellwood Rd - James River Logistics	Industrial	Greater Richmond	Chesterfield	Yes	242000.000	100000		32	32	\$3.95 - 3.95				<input checked="" type="checkbox"/>

If you want to go back to the original results list, click on the “View All Items” button to return.

[New Search](#) | [Back](#) | [Search Buildings](#)

Search Criteria:

Available = 'true'
 Building Type IN Industrial
 Minimum Contiguous Space >= 200000
 Minimum Ceiling Height >= 24

3 properties were found.

[Turn off paging](#) | Sorted by Name in ASC direction. [View Selected Items](#)

	ID	Name	Building Type	Virtual VA Region	City / County	Rail Access?	Total Avail. Space	Largest Cont. Space	Expand To Size	Ceiling Height at Eaves	Ceiling Height at Center	Lease Rate	Sale Price			Select Item
Select	240037	1601 Bellwood Rd - James River Logistics 2	Industrial	Greater Richmond	Chesterfield	Yes	406000.000	406000		32	32	\$4.5 - 4.5				<input type="checkbox"/>
Select	240036	1651 Bellwood Rd - James River Logistics	Industrial	Greater Richmond	Chesterfield	Yes	242000.000	100000		32	32	\$4.5 - 4.5				<input type="checkbox"/>
Select	238301	Interchange at Meadowville (High Bay Distribution)	Industrial	Greater Richmond	Chesterfield	No	226810.000	226810	450000	34	30	\$3.75 - 3.75	\$11,340,500			<input type="checkbox"/>

[Print Property Report\(s\)](#) [Export to Excel](#)

To generate detailed property reports for the properties, click on the “Print Property Report(s)” button. If you have selected properties, this will generate reports just for the selected properties. If no properties are selected, this will generate reports for all of the properties.

To export the results to an Excel spreadsheet, click on the “Export to Excel” button. If you have selected properties, this will export just the selected properties to Excel. If no properties are selected, this will export all properties to Excel.

Please select the fields you want included and click 'Export' below.

General

- Name
- Region
- Enterprise Zone
- Hub Zone
- Street Address
- Town
- Technology Zone
- New Market Tax Credit Zone
- City/County
- Zip Code
- Foreign Trade Zone
- Tobacco Region

Ownership

- Building Type
- Available for Lease/Purchase
- Lease Rate
- Available for Sale
- Publicly Owned
- Lease Type
- Office Lease Rate
- Sale Price
- Available for Lease

Building Specifications

- Total Space
- Minimum Space
- Graded Expansion Pad
- Bay Size
- Available Space
- Expandable To
- Dock Height Doors
- Date Vacated
- Contiguous
- Number of Floors
- Drive-in Doors
- Recent Use
- Total Space Per Floor
- Ceiling Height at Eaves
- Drive-in Door Size
- Best Use
- Contiguous to Floor
- Ceiling Height at Center
- Column Spacing
- Leed

Site Specifications

- Site Acreage
- Zoning Restrictions
- Phase II Environmental Audit
- Additional Acreage
- On-site Parking
- Wetlands Study
- Zoning
- Number of Parking Spaces
- Brownfield
- Outside Storage
- Phase I Environmental Audit
- Nature of Contamination

Construction

- Construction Type
- Flooring Reinforced
- Construction Year
- Year of Additions
- Roof Type
- Floor Thickness
- Sprinkler Type
- Insulated
- Flooring Type

Special Equipment / Features

- Clean Room
- USDA Approved
- Maximum Crane Capacity
- Refrigeration
- Number of Cranes
- Engineered Crane Capacity
- Freezer
- Minimum Clearance Under Hook
- Call Center
- FDA Approved
- Minimum Crane Capacity
- Data Center

Utilities

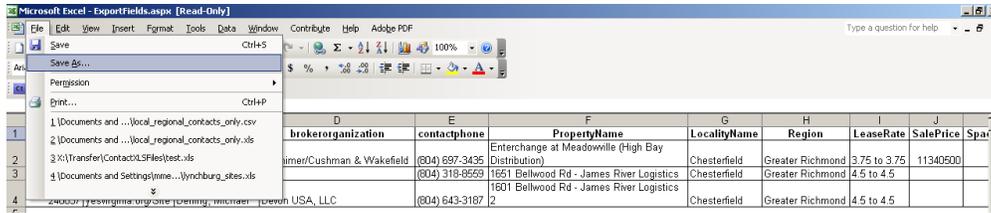
- Electric Supplier
- Water Provider
- Sewer Distance
- Electric Voltage
- Water Distance
- Sewer Line Size
- Electric Phase
- Water Line Size
- Sewer Total Capacity to Treatment Plant
- Electric Amps
- Water Well Capacity
- Sewer On-Site Treatment Plant
- Natural Gas Supplier
- Water Total Capacity of Treatment Plant
- Telecommunications Provider
- Natural Gas Distance
- Water Available Capacity to Site
- Telecommunications Distance to Fiber
- Natural Gas Line Size
- Water On-Site Treatment Plant
- Telecommunications Wireless Broadband
- Natural Gas Pressure
- Sewer Provider
- Sewer On-site
- Water On-site
- Natural Gas On-site

Transportation

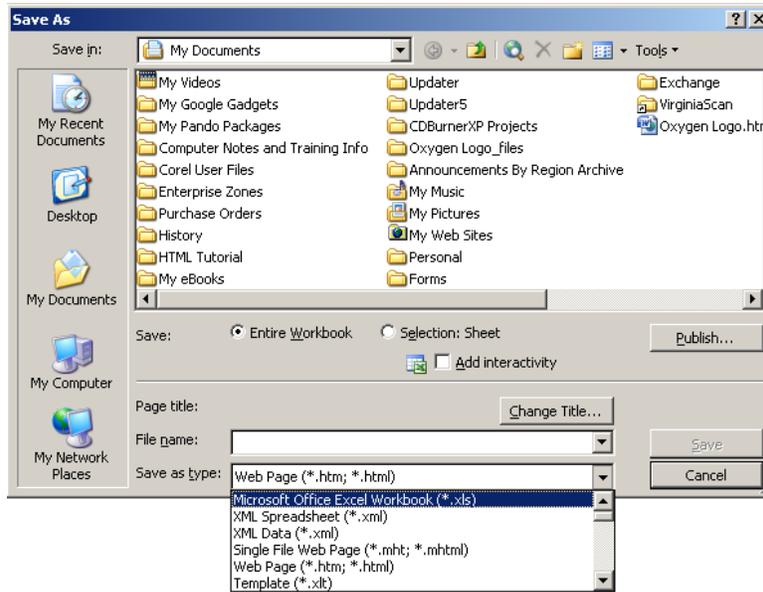
- Commercial Airport
- Miles to Interstate
- Distance to Railroad
- Commercial Airport Distance
- 4-lane Arterial
- Rail Access
- General Aviation Airport
- Highway Access Provided by
- Navigable Waterway
- General Aviation Distance
- Primary Railroad
- Channel Depth
- Interstate
- Secondary Railroad

Export

Select any additional fields that you want to include in your spreadsheet and unselect any of the default fields that you do not want to include, then click on the "Export" button to generate the spreadsheet. You will be prompted to "Open" or "Save" the spreadsheet. Always select the "Open" option.



Once the spreadsheet is open, you can analyze, format and manipulate the data however you want. Once you have finished and are ready to save the spreadsheet, select the “Save As” option from the File menu.



The default “Save as type” is Web Page (*.htm; *.html). In order for the VirginiaScan Link to work correctly, the spreadsheet needs to be saved as a Microsoft Office Excel Workbook (*.xls). Select this type from the dropdown, then enter a File name and click on the “Save” button to save the spreadsheet to your computer. The saved spreadsheet can be e-mailed and when opened, the recipient will be able to view the properties on VirginiaScan by clicking on the links.

Industrial Building Report



1601 BELLWOOD RD - JAMES RIVER LOGISTICS 2

CHESTERFIELD

LOCATION

City:	RICHMOND
State:	VA
Zip Code:	23237-1325
Locality:	Chesterfield
Virginia Enterprise Zone:	Yes
Technology Zone:	No
Foreign Trade Zone:	No
Hub Zone:	No
Property ID:	240037



SALE/LEASE INFORMATION

Sale:	No
Lease:	Yes
Lease Price:	\$3.95 To \$3.95
Sublease:	No
Lease Rate:	3.95 to 3.95
Publicly Owned:	No
Lease Type:	Industrial Gross

UTILITIES

Electric Power:	Dominion Virginia Power
Redundant:	No
Natural Gas:	Columbia Gas of Virginia
Uninterruptible Power Supply:	No
Backup Generator:	No
Water:	Chesterfield County
Sewer:	Chesterfield County
Telecommunication:	Verizon
Fiber:	No
Redundant Routes:	No
Sonet Ring:	No
Wireless Broadband:	No

PROPERTY INFORMATION

Total Space:	406,000 sq ft / 37,718.63 sq m
Available:	406,000 sq ft / 37,718.63 sq m
Contiguous:	406,000 sq ft / 37,718.63 sq m
Construction	
Floor :	Concrete
Walls:	Tilt-up Masonry
Roof:	Rubber Membrane
Ceiling Height (eaves):	32 ft 9.92 m
Ceiling Height (center):	32 ft 9.92 m
LEED Certified:	No
Outside Storage:	No
Recent Use:	New Build-to-suit
Site Size:	17 ac /6.88 hec
Zoning:	IS
Former Use:	New Build-to-suit

COMMENTS

Future Availability of 406,000 SF with Avg Rent of \$3.95/sf/yr
406,000 SF Proposed Class A Industrial Warehouse Building

CONTACT

John Loftus
804-646-5788
jloftus@yesvirginia.org



TRANSPORTATION

Closest Interstate:	I-95, (3 mi /4.8 km)
Closest 4-Lane Highway :	Rt. 301 (1 mi /1.6 km)
Rail Provider:	CSX Transportation (0 mi /0 km)
Closest Commercial Airport:	Richmond International Airport (20 mi /32 km)
Closest General Aviation Airport:	Chesterfield County Airport (15 mi /24 km)
Closest Port:	Port of Virginia (APM Terminal Virginia) / 97.56018 mi / 156.0962890625 km

CONTACT

John Loftus
804-545-5788
jloftus@yesvirginia.org

Flex Building Report



17211 HULL ST RD - CAPITAL LIGHTING & SUPPLY

CHESTERFIELD

LOCATION

City:	Moseley
State:	VA
Zip Code:	23120
Locality:	Chesterfield
Virginia Enterprise Zone:	No
Technology Zone:	No
Foreign Trade Zone:	No
Hub Zone:	No
Property ID:	242541

SALE/LEASE INFORMATION

Sale:	No
Lease:	Yes
Lease Price:	\$6.00 To \$6.00
Sublease:	No
Lease Rate:	6 to 6
Publicly Owned:	No
Lease Type:	Triple Net

PROPERTY INFORMATION

Year Built:	1992
Total Space:	12,000 sq ft / 1,114.84 sq m
Available:	12,000 sq ft / 1,114.84 sq m
Contiguous:	12,000 sq ft / 1,114.84 sq m
Mfg/Warehouse:	8,000.00 sq ft / 743.00 sq m
Office:	4,000.00 sq ft / 371.61 sq m
Construction	
Floor :	As required
Walls:	Brick & Glass
Ceiling Height (eaves):	20 ft 6.2 m
Ceiling Height (center):	20 ft 6.2 m
Drive-In Doors:	2
LEED Certified:	No
Outside Storage:	No
Recent Use:	Vacant
Parking Spaces:	35
Site Size:	1.7 ac / 0.69 hec
Zoning:	C5
Former Use:	Vacant



UTILITIES

Electric Power:	DomInion Virginia Power
Redundant:	No
Natural Gas:	Columbia Gas of Virginia
Uninterruptible Power Supply:	No
Backup Generator:	No
Water:	Chesterfield County
Sewer:	Chesterfield County
Telecommunication:	Verizon
Fiber:	No
Redundant Routes:	No
Sonet Ring:	No
Wireless Broadband:	No

COMMENTS

12,000 sf plus 4k mezzanine

CONTACT

John Loftus
804-545-5788
jloftus@ecviregina.org



TRANSPORTATION

Closest Interstate:	I-76, (5 mi /8 km)
Closest 4-Lane Highway :	Rt. 360 (0 mi /0 km)
Rail Provider:	(mi /0 km)
Closest Commercial Airport:	Richmond International Airport (25 mi /40 km)
Closest General Aviation Airport:	Chesterfield County Airport (9 mi /14.4 km)
Closest Port:	Port of Virginia (APM Terminals Virginia) / 113.1534 mi / 181.045434570313 km

CONTACT

John Loffus
804-665-5788
jloffus@yesvirginia.org

Office Building Report

BOULDERS I
CHESTERFIELD

LOCATION

Address:	1001 Boulders Parkway
City:	Richmond
State:	VA
Zip Code:	23225
Locality:	Chesterfield
Virginia Enterprise Zone:	No
Technology Zone:	No
Foreign Trade Zone:	No
Hub Zone:	No
Property ID:	239049



SALE/LEASE INFORMATION

Sale:	No
Lease:	Yes
Lease Price:	\$17.75 To \$17.75
Sublease:	No
Publicly Owned:	No
Lease Type:	Full Service

COMMENTS

Fully sprinklered fire system with life safety system.

PROPERTY INFORMATION

Year Built:	1985
Total Space:	78,995 sq ft / 7,338.88 sq m
Available:	9,677 sq ft / 899.02 sq m
Contiguous:	9,667 sq ft / 898.09 sq m
Construction	
Floor :	Concrete
Walls:	Masonry & Glass
Roof:	EPDM
Parking Spaces:	369
Site Size:	7.37 ac /2.98 hec
Zoning:	O-2, Corporate Office District
Former Use:	Office

The Boulders is a 220-acre, master-planned corporate environment that features office and residential areas surrounded by a natural setting of water, wildlife and woodlands, with over 1 million square feet of office space. The park includes over 68 acres of land for future development and/or build-to-suit opportunities. The Boulders is located in Chesterfield County between Chippenham Parkway and Powhite Parkway off the Jahnke Road exit. It is approximately 9 minutes from downtown, 15 minutes from the Richmond International Airport, 18 minutes from Innsbrook and 5 minutes from The Arboretum.

spaces available: on the 1st, 4th and 5th floors.

TRANSPORTATION

Closest Interstate:	I-195, (3 mi /4.8 km)
Closest 4-Lane Highway :	Route 60 (0.25 mi /0.4 km)
Closest Commercial Airport:	Richmond International Airport (15 mi /24 km)
Closest General Aviation Airport:	Chesterfield County Airport (10 mi /16 km)

CONTACT

John Loftus
804-545-5786
jloftus@yesvirginia.org

UTILITIES

Electric Power:	Dominion Virginia Power
Redundant:	No
Uninterruptible Power Supply:	No
Backup Generator:	No
Natural Gas:	City of Richmond
Water:	Chesterfield County
Sewer:	Chesterfield County
Telecommunication:	Verizon
Fiber:	Yes
Redundant Routes:	No
Sonet Ring:	No
Wireless Broadband:	No

CONTACT

John Loftus
804-545-5786
jloftus@yesvirginia.org

Retail Building Report



107 CHOWAN DR
PORTSMOUTH

LOCATION

City:	Portsmouth
State:	VA
Zip Code:	23701-2451
Locality:	Portsmouth
Virginia Enterprise Zone:	No
Technology Zone:	No
Foreign Trade Zone:	No
Hub Zone:	No
Property ID:	242108

SALE/LEASE INFORMATION

Sale:	Yes
Sale Price:	\$585,900.00
Lease:	No
Sublease:	No
Publicly Owned:	No

PROPERTY INFORMATION

Year Built:	1973
Total Space:	8,200 sq ft / 761.80 sq m
Available:	8,200 sq ft / 761.80 sq m
Contiguous:	8,200 sq ft / 761.80 sq m
Construction	
Floor :	Concrete
Walls:	Masonry
Zoning:	General Mixed-Use (GMU)

TRANSPORTATION

Closest Interstate:	I-264 (0.25 mi / 0.4 km)
Closest 4-Lane Highway :	Frederick Blvd (2.07 mi / 3.312 km)
Closest Commercial Airport:	Norfolk International Airport (14.26 mi / 22.816 km)
Closest General Aviation Airport:	Hampton Roads Executive Airport (6.26 mi / 10.016 km)



COMMENTS

80% Owner financing available for qualified buyer! Great business opportunity in central Portsmouth. Owner retiring—real estate & FF & E inclusive of sale. Adjacent to Victory Crossing and I 264. Asking Price: \$585,900.00. For further information please contact Anthony "Tony" Goodwin with Mid-Atlantic Commercial Real Estate (757)867-8777; tgoodwin@midatlanticcommercial.com.

CONTACT

John Loftus
804-545-5786
jloftus@yeevirginia.org

UTILITIES

Electric Power:	Dominion Virginia Power
Redundant:	No
Uninterruptible Power Supply:	No
Backup Generator:	No
Natural Gas:	Columbia Gas of Virginia
Water:	City of Portsmouth
Sewer:	Hampton Roads Sanitation District
Telecommunication:	Verizon
Fiber:	No
Redundant Routes:	No
Sonet Ring:	No
Wireless Broadband:	No

CONTACT

John Loftus
804-545-5786
jloftus@yesvirginia.org

Users

The Users menu is where you go to change your password.



Password – Enter your current password.

New Password – Enter your new password.

Confirm New Password – Enter your new password again.

Click on the “Change Password” button to change your password.

A screenshot of a 'Change Your Password' form. It has three input fields: 'Password:', 'New Password:', and 'Confirm New Password:'. Below the fields are two buttons: 'Change Password' and 'Cancel'.

VanillaScan

VanillaScan is a web product that was developed to allow localities and regional groups to include a searchable online sites and building database on their website. It can be easily incorporated into your website.



You can create or update your VanillaScan site using the VanillaScan menu option.

VanillaScan Site Info

A screenshot of the 'VanillaScan Site Info' form. The form has four tabs: 'VanillaScan Site Info', 'Easy Search Option', 'Advanced Search Option', and 'Property Detail Report Option'. The 'VanillaScan Site Info' tab is selected. The form is divided into two sections. The left section is titled 'General' and has three input fields: 'Site name:', 'Domain alias:', and 'Site description:'. The right section is titled 'Define the color scheme.' and has three input fields: 'Property Search Screen View Example', 'Section title color', 'Border color', and 'Property Results Screen View Example'. Each color input field has a small globe icon next to it.

Site name – What you want to call your site. This is usually the locality or regional group name.

Domain alias – The URL for your VanillaScan site. This is usually a short version of the locality or regional group name. For example, Hanover County might use “hanover” for its domain alias.

Site description – This is what will show up in the blue bar of your web browser when your VanillaScan site is open. For example, Hanover County might use “Hanover County Site Selection.”

Contact	color	<input type="text"/>
Primary contact	Header text color	<input type="text"/>
Mende, Donna	Row color	FFFFFF
Technical contact email	Alternating row color	F1F1F1
Community URL	Row separator color	DADADA
	Property Data Sheet View Example	

Primary contact – The person in your office that a user should contact for questions about your properties. This person’s name, organization, phone number and e-mail address will appear on the detailed property report for each property.

1601 Bellwood Rd - James River Logistics 2



1601 BELLWOOD RD
Chesterfield
[Driving Directions](#)
This property is located in an Enterprise Zone.

Contact:
Michelle Mende
Virginia Economic Development Partnership -
Richmond
(804) 545-5785
mende88@yahoo.com

Property	Map	Photos/Files	Additional Research
<input checked="" type="radio"/> Standard <input type="radio"/> Metric		Community Profile: Chesterfield Greater Richmond Richmond MSA	

Technical contact e-mail – The e-mail address of the person responsible for implementing VanillaScan into your website. This is usually the webmaster.

Community URL – The web address for your website (i.e., www.chesterfieldbusiness.com).

Define the color scheme.

Property Search Screen View Example	
Section title color	<input type="text"/>
Border color	<input type="text"/>
Property Results Screen View Example	
Header background color	<input type="text"/>
Header text color	<input type="text"/>
Row color	FFFFFF
Alternating row color	F1F1F1
Row separator color	DADADA
Property Data Sheet View Example	
Tab On background color	FFFFFF
Tab On text color	<input type="text"/>
Tab Off background color	<input type="text"/>
Tab Off text color	FFFFFF

Define the color scheme – Use these fields to select colors that match your website’s colors. Instant Eyedropper is a good tool for matching the color codes to the colors on your site. You can download Instant Eyedropper for free at <http://instant-eyedropper.com/>.

Community Select All De-select All
<input type="checkbox"/> Chesterfield
<input type="button" value="Preview"/> <input type="button" value="Insert"/>

Community – This is where you select the communities whose properties you want to display on your site. Once you have finished, click on “Insert” if adding a new VanillaScan site or “Update” if updating an existing site. Instructions for implementing the site will appear on the screen and will be e-mailed to you.

aCorridor is now available. Instructions on 'How to Integrate VanillaScan into a Website' have been emailed to you. The instructions are also listed below.

Thank you.

Adding VanillaScan to Your Website

VanillaScan Link: <http://aCorridor.virginiascan.yesvirginia.org>

- (1) You can add a link to the VanillaScan site. This implementation will not include your website's headers and footers.
OR
- (2) You can add an iframe. You would need to insert the iframe into a webpage that contains your site's headers and footers. The iframe src would be <http://aCorridor.virginiascan.yesvirginia.org>.
OR
- (3) Copy and paste the code below into a webpage. This code provides the html to perform the VanillaScan Industrial, Site, Office, Flex and Retail searches. You'll need to include a link to your website's stylesheet.

```
<html xmlns='http://www.w3.org/1999/xhtml'><head><script
language='javascript'>function loadit(propertytype){
window.frames.vanillascanproperties.location.href='http://aCorridor.virginiascan.y
esvirginia.org/Site_Selection/PropertySearchResults.aspx?specialized=' +
propertytype; }</script><link
href='http://virginiascan.yesvirginia.org/Themes/Default/Stylesheet.css'
type='text/css' rel='stylesheet'></head><body><form id='Form1'><table
width='100%' border='0'><tr><td><a href='#' onclick=loadit('industrial')>List of
Industrial Buildings</a></td><td><a href='#' onclick=loadit('site')>List of
Sites</a></td><td><a href='#' onclick=loadit('office')>List of Office
```

Easy Search Option

This option allows the user to automatically view property results that are grouped by attributes - "Available Space" and "Property Type."

[Back](#) | [Edit VanillaScan site](#)

VanillaScan Site Info | **Easy Search Option** | **Advanced Search Option** | **Property Detail Report Option**

Use 'Easy Search option' as default.
 Hide the interactive map when launching 'Search Results' page.

Industrial Building:
Maximum Available Space Search Grouping:
Less Than (sq ft) From To (sq ft) Geater Than (sq ft)

Office Building:
Maximum Available Space Search Grouping:
Less Than (sq ft) From To (sq ft) Geater Than (sq ft)

Flex Building:
Maximum Available Space Search Grouping:
Less Than (sq ft) From To (sq ft) Geater Than (sq ft)

Sites:
Minimum Acres Search Grouping:
Less Than (sq ft) From To (sq ft) Geater Than (sq ft)

Retail Building:
Maximum Available Space Search Grouping:
Less Than (sq ft) From To (sq ft) Geater Than (sq ft)

Use 'Easy Search option' as default – Checking this box sets the “easy search” as your default VanillaScan option.

Hide the interactive map when launching 'Search Results' page – Checking this box hides the interactive map on the search results page.

Maximum Available Space Search Grouping – The values entered in these fields will determine how the different property types are grouped on your VanillaScan site.

Initial VanillaScan display with 'Easy Search Option' and 'Hide map' selected.

All Building & Sites
 Industrial Building
 Office Building
 Flex Building
 Sites
 Retail Building

Industrial (196)
 Office (250)
 Flex (74)
 Site (108)
 Retail (32)

Show Interactive Map

You can browse the property list on the VanillaScan by clicking a tab and radio button. Expand the map by clicking the 'V' button.

VanillaScan property list with 'Easy Search Option.'

All Building & Sites
 Industrial Building
 Office Building
 Flex Building
 Sites
 Retail Building

Maximum Square Footage: All (196)
 < 25,000 (90)
 25,000 to 100,000 (74)
 > 100,000 (32)

Interactive Map

<< 1 - 20 of 90 Results >> Show 20 Results Per Page

On Map	Property Name	Space Available (sq ft)	Expandable (sq ft)	Incremental (sq ft)	Locality
<input checked="" type="checkbox"/>	720 Greenlawn Avenue	0	NA	NA	Hampton
<input checked="" type="checkbox"/>	Greenwood Center, Unit 4011A-7	1,750	NA	NA	Portsmouth
<input checked="" type="checkbox"/>	Greenbrier Business Park	2,000	NA	2,000	Chesapeake
<input checked="" type="checkbox"/>	820 Greenbrier Circle, Suite 14	2,000	NA	NA	Chesapeake
<input checked="" type="checkbox"/>	Kiln Creek Commerce Center	2,100	NA	900	York
<input checked="" type="checkbox"/>	Ingram Road Commerce Park Building 1	2,160	NA	0	James City

Advanced Search Option

This option allows the user to determine attributes to include on the Property Search page. Note: 'Use Easy Search as default' box needs to be un-checked in order to use 'Advanced Search Option'.

VanillaScan Site Info Easy Search Option **Advanced Search Option** Property Detail Report Option

Uncheck a box to remove the field from the Search Properties page.

Remove 'Retail' from Property Type search list.

Select Property Type:
Industrial Buildings

Size Requirements:	Transportation:
Minimum Square Footage <input checked="" type="checkbox"/>	Within Miles to Major Highway <input checked="" type="checkbox"/>
Maximum Square Footage <input checked="" type="checkbox"/>	Within Miles to Commercial Airport <input checked="" type="checkbox"/>
Minimum Ceiling Height (ft) <input checked="" type="checkbox"/>	Within Miles to General Aviation Airport <input type="checkbox"/>
[Recent Use] contains: <input type="checkbox"/>	Rail Access <input checked="" type="checkbox"/>
	Within Miles to Port of Virginia <input checked="" type="checkbox"/>

Other Features:	
Natural Gas <input checked="" type="checkbox"/>	Foreign Trade Zone <input checked="" type="checkbox"/>
Freestanding/Single Tenant <input checked="" type="checkbox"/>	Enterprise Zone <input checked="" type="checkbox"/>
For Sale <input checked="" type="checkbox"/>	Refrigeration Space <input checked="" type="checkbox"/>
For Lease <input checked="" type="checkbox"/>	Freezer Space <input checked="" type="checkbox"/>
Sublease <input type="checkbox"/>	Crane <input checked="" type="checkbox"/>
Expandable <input type="checkbox"/>	HubZone <input type="checkbox"/>
LEED Certified <input checked="" type="checkbox"/>	Tobacco Regione <input type="checkbox"/>
Technology Zone <input type="checkbox"/>	Brownfield <input type="checkbox"/>
New Market Tax Credit Zone <input type="checkbox"/>	Virtual Building <input type="checkbox"/>

Save

Remove 'Retail' from Property Type search list – Checking this box will remove the retail property type as an option from the search dropdown on VanillaScan.

Only the fields that are checked for each property type will display as a search option on VanillaScan. Check the attribute boxes that you would like to include on the property search page for each property type. The additional searchable attributes will be added to the list. They are initially unchecked to match VirginiaScan attributes. You can also uncheck attributes to remove them from the property search page. Once you have made your selections, click on the "save" button to save your changes.

Property Search page with attributes selected from 'Advanced Search Option.'

Search Properties

Select Property Type:

Property Type: Measurement: Standard Metric

Size Requirements:	Transportation:
Minimum Square Footage: <input type="text" value="No Preference"/>	Within Miles to Major Highway: <input type="text" value="No Preference"/>
Maximum Square Footage: <input type="text" value="No Preference"/>	Within Miles to Commercial Airport: <input type="text" value="No Preference"/>
Minimum Ceiling Height (ft): <input type="text" value="No Preference"/>	Rail Access: <input type="text" value="No Preference"/>
'Recent Use' contains: <input type="text"/>	Within Miles to Port of Virginia: <input type="text" value="No Preference"/>

Other Features:

<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Foreign Trade Zone
<input type="checkbox"/> Freestanding/Single Tenant	<input type="checkbox"/> Enterprise Zone
<input type="checkbox"/> For Sale	<input type="checkbox"/> Refrigeration Space
<input type="checkbox"/> For Lease	<input type="checkbox"/> Freezer Space
<input type="checkbox"/> LEED Certified	<input type="checkbox"/> Crane

Location:

Property Detail Report Option

This option allows allies to determine attributes to include on the Property Detail Report page.

VanillaScan Site Info
Easy Search Option
Advanced Search Option
Property Detail Report Option

Uncheck a box to remove the field from the Property Detail page.

Select Property Type:

Industrial Buildings

Industrial Building Specifications:

Total Area (sq. ft.)	<input checked="" type="checkbox"/>	Total Available Area (sq. ft.)	<input checked="" type="checkbox"/>
Expandable To (sq. ft.)	<input checked="" type="checkbox"/>	Incremental Space (sq. ft.)	<input checked="" type="checkbox"/>
Largest Contiguous Space (sq. ft.)	<input type="checkbox"/>	Manufacturing Space (sq. ft.)	<input type="checkbox"/>
Warehouse Space (sq. ft.)	<input type="checkbox"/>	Other Space (sq. ft.)	<input type="checkbox"/>
Multi-tenant	<input checked="" type="checkbox"/>	Expandable	<input type="checkbox"/>
Available for Lease	<input type="checkbox"/>	Lease/Purchase	<input type="checkbox"/>
Sublease	<input type="checkbox"/>	Lease Type	<input type="checkbox"/>
Lease Rate (per Sq. ft.)	<input type="checkbox"/>	Available for Sale	<input type="checkbox"/>
Sale Price	<input type="checkbox"/>	Publicly Owned	<input type="checkbox"/>
Ceiling Height Center (ft.)	<input checked="" type="checkbox"/>	Ceiling Height Eaves (ft.)	<input checked="" type="checkbox"/>
Site Area (acres)	<input checked="" type="checkbox"/>	Zoning	<input checked="" type="checkbox"/>
Additional Site Area (acres)	<input type="checkbox"/>	On-Site Parking	<input type="checkbox"/>
Number of Floors	<input type="checkbox"/>	Graded Expansion Pad	<input type="checkbox"/>
Number of Dock Height Doors	<input type="checkbox"/>	Number of Drive-In Doors	<input type="checkbox"/>
Column Spacing	<input type="checkbox"/>	Recent Use	<input checked="" type="checkbox"/>
Construction Year	<input checked="" type="checkbox"/>	LEED	<input checked="" type="checkbox"/>
Construction Type	<input checked="" type="checkbox"/>	Crane	<input checked="" type="checkbox"/>
Number of Cranes	<input type="checkbox"/>	Minimum Crane Capacity (tons)	<input type="checkbox"/>
Refrigeration	<input checked="" type="checkbox"/>	Maximum Crane Capacity (tons)	<input type="checkbox"/>
Freezer	<input checked="" type="checkbox"/>	Refrigeration Area (sq. ft.)	<input checked="" type="checkbox"/>
Foreign Trade Zone	<input checked="" type="checkbox"/>	Freezer Area (sq. ft.)	<input checked="" type="checkbox"/>
Technology Zone	<input checked="" type="checkbox"/>	Enterprise Zone	<input checked="" type="checkbox"/>
New Market Tax Credit Zone	<input type="checkbox"/>	Hub Zone	<input checked="" type="checkbox"/>
Virtual Building	<input checked="" type="checkbox"/>	Tobacco Region	<input type="checkbox"/>
		Brown Field	<input type="checkbox"/>

Utilities:

Electric Provider	<input checked="" type="checkbox"/>	Sewer Provider	<input checked="" type="checkbox"/>
Natural Gas Provider	<input checked="" type="checkbox"/>	Sewer Distance (ft.)	<input type="checkbox"/>
Natural Gas Distance (ft.)	<input type="checkbox"/>	Telecommunications Provider	<input checked="" type="checkbox"/>
Water Provider	<input checked="" type="checkbox"/>	Broadband Speed Level	<input checked="" type="checkbox"/>
Water Distance (ft.)	<input type="checkbox"/>		

Transportation:

Interstate / Distance	<input checked="" type="checkbox"/>	Commercial Airport / Distance	<input checked="" type="checkbox"/>
4-Lane arterial Highway / Distance	<input checked="" type="checkbox"/>	General Aviation Airport / Distance	<input checked="" type="checkbox"/>
Rail Provider	<input checked="" type="checkbox"/>		

Labor Statistics:

Total Population/ Labor Force/ Unemployment Rate/ Prevailing Wage	<input checked="" type="checkbox"/>
---	-------------------------------------

Port Info:

Seaport Info	<input checked="" type="checkbox"/>	Other Port of Entry Info	<input checked="" type="checkbox"/>
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Only the fields that are checked for each property type will display as on the property detail report on VanillaScan. Check the attribute boxes that you would like to include on the property detail report for each property type. The additional attributes will be added to the list. They are initially unchecked to match VirginiaScan attributes. You can also uncheck attributes to remove them from the property detail report page. Once you have made your selections, click on the “save” button to save your changes.

Property Detail Report page with new attributes selected from 'Property Detail Report Option'

[Back to Search Results](#) << 2 of 95 Results >> 

Virginia Regional Commerce Park Building A
 PRUDEN BLVD AT US HWY 58
 Suffolk
[Driving Directions](#)
This property is located in an Enterprise Zone.
This property is located in a Foreign Trade Zone.

Contact:
 Thomas Clemens
 Hampton Roads Economic Development Alliance
 (757) 664-2629
tclemens@hreda.com

Property | **Map** | **Photos/Files** | **Additional Research**

Standard Metric Community Profile: [Suffolk](#) | [Hampton Roads](#) | [Virginia Beach-Norfolk-Newport News MSA](#)

Industrial Building Specifications

Total Area (sq. ft.)	400,000	Total Available Area (sq. ft.)	400,000
Expandable To (sq. ft.)	1,200,000	Incremental Space (sq. ft.)	60,000
Warehouse Space (sq. ft.)	NA		
Multi-tenant	Yes		
Ceiling Height Center (ft.)	36	Ceiling Height Eaves (ft.)	36
Site Area (acres)	85	Zoning	Industrial
Recent Use	Warehouse		
Construction Year	2008 	LEED Certified	No
Construction Type	Masonry & Metal		
Enterprise Zone	Yes	Foreign Trade Zone	Yes

Utilities

Electric Provider	Dominion Virginia Power
Natural Gas Provider	Virginia Natural Gas
Water Provider	City of Suffolk
Sewer Provider	Hampton Roads Sanitation District
Telecommunications Provider	Cavalier Telephone Company, Cox Communications, Verizon
Broadband Speed Level	NA

Transportation

Interstate / Distance	I-64,I-664, / 7.0 miles
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Reports

[Home](#) | [Properties](#) | [Search](#) | [Users](#) | [VanillaScan](#) | [Community Profiles](#) | [Reports](#) | [Local ROI](#)

VanillaScan Property Views

Welcome, Donna.

iVS will allow you to maintain property and community data in your region. Please email [Michelle Mende](#) if you encounter any problems using this tool. [Click here](#) to view the user manual. [Click here](#) to access blank forms for each property type.

From the Reports menu, you can view Search Criteria and Property Views for your VanillaScan site. Simply select the domain for your VanillaScan site (i.e., "Chesterfield") and then click on the appropriate tab.

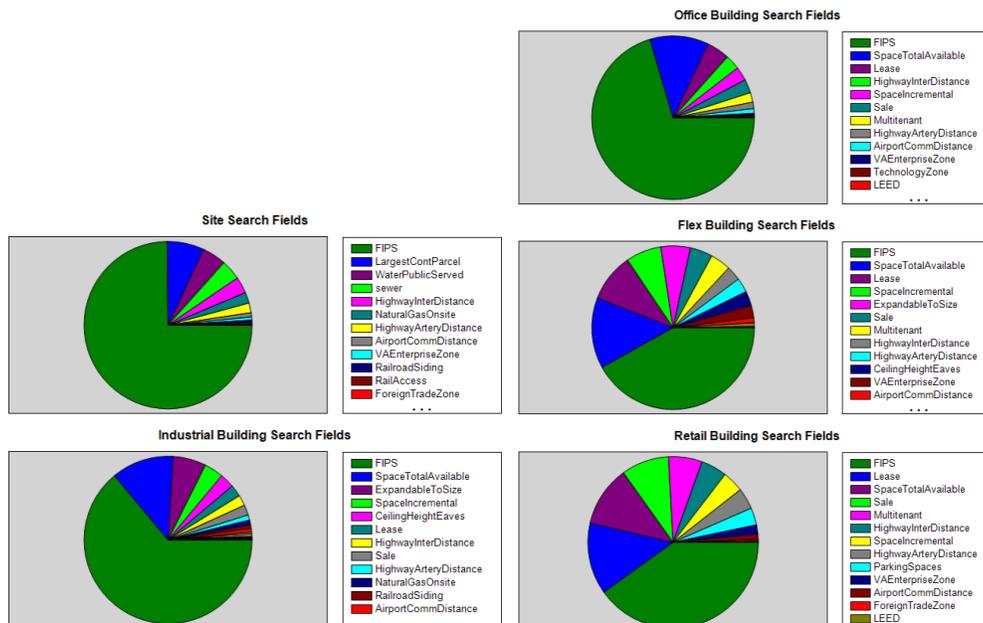
Domain:

[Search Criteria](#) [Property Views](#)

The Search Criteria tab lets you view the criteria that is being searched on your VanillaScan site by date and displays by each individual search. The report can be exported to Excel or PDF.

VanillaScan Search Criteria

Tracking Date	IPAddress		Search Criteria
11/13/2012 12:02:14 PM			
	164.106.93.254	Flex	FIPS IN 51041
11/13/2012 4:12:02 PM			
	71.63.44.50	Site	FIPS IN 51041
11/13/2012 6:13:26 PM			
	71.63.44.50	Site	FIPS IN 51041
11/13/2012 6:49:25 PM			
	199.21.99.101	Site	FIPS IN 51041
11/13/2012 9:58:32 PM			
	71.163.230.30	Flex	SpaceTotalAvailable <= 25000
	71.163.230.30	Flex	FIPS IN 51041
	71.163.230.30	Flex	Sale = 1
	71.163.230.30	Flex	CeilingHeightEaves >= 15
	71.163.230.30	Flex	Multitenant = 0



Domain:

[Search Criteria](#) [Property Views](#)

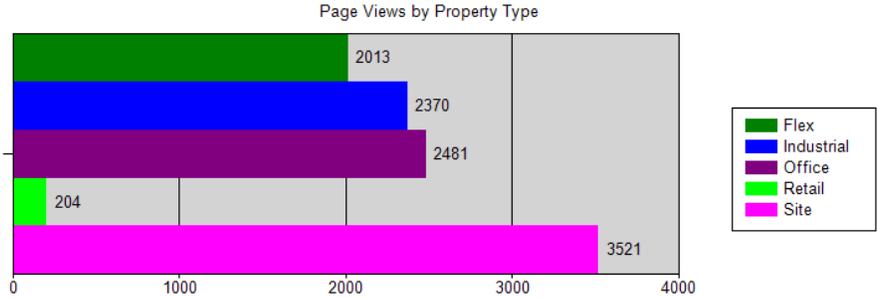
The Property Views tab lets you see the criteria that is being searched on and the number of times a property has been viewed by users of your VanillaScan site. The report provides data from the date that your VanillaScan site was created to the current date.

11/14/2012					
Ruffin Mill Industrial Park	Site	Chesterfield	173.10.155.209	1	
12600 Bermuda Triangle Rd - Bermuda Park I	Industrial	Chesterfield	96.245.87.18	3	
12511 Bermuda Triangle Rd - Bermuda Park III	Industrial	Chesterfield	96.245.87.18	3	
Filtrona Richmond (Former)	Industrial	Chesterfield	96.245.87.18	3	
3001 Space Rd (Former Reynolds Metal bldg)	Industrial	Chesterfield	96.245.87.18	3	
Bermuda Industrial Warehouse	Industrial	Chesterfield	96.245.87.18	3	
Sustainability Park (RJR facility)	Industrial	Chesterfield	96.245.87.18	3	
Interchange at Walthall B	Industrial	Chesterfield	96.245.87.18	3	
Interchange at Walthall C	Industrial	Chesterfield	96.245.87.18	3	
2501 - 2565 Bellwood Rd (Former Filtrona Richmond)	Industrial	Chesterfield	96.245.87.18	3	
Waverly Textiles	Industrial	Chesterfield	96.245.87.18	3	
6110 Jefferson Davis Highway	Industrial	Chesterfield	96.245.87.18	1	
Cloverhill Industrial Park Warehouse	Industrial	Chesterfield	173.14.113.153	3	
Rivers Bend East - OTC	Industrial	Chesterfield	96.245.87.18	3	
Victorian Square - Kmart	Flex	Chesterfield	96.245.87.18	3	
Spring Rock Green (old Beaufont Ctr)	Office	Chesterfield	173.14.113.153	1	
1651 Bellwood Rd - James River Logistics	Industrial	Chesterfield	96.245.87.18	3	
1601 Bellwood Rd - James River Logistics 2	Industrial	Chesterfield	96.245.87.18	3	
Oak Lake Business Center (BTS)	Flex	Chesterfield	96.245.87.18	3	
7801 Whitepine Rd (Chrysalis Building)	Industrial	Chesterfield	96.245.87.18	3	
Oak Lake Business Park (12727 Spectrim Ln)	Flex	Chesterfield	96.245.87.18	3	
7545 Midlothian Tpk (former Nationwide)	Flex	Chesterfield	96.245.87.18	3	
Ruffin Mill Center - Building C & D	Flex	Chesterfield	96.245.87.18	3	

22792

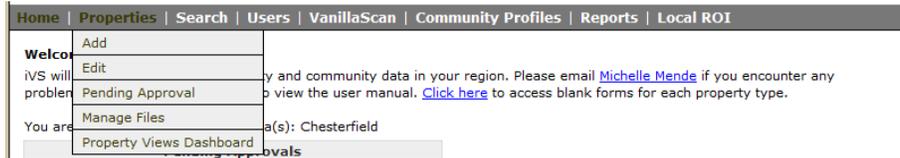
The Property Views tab allows you to view the number of times that a property has been viewed. The first and last pages include the total number of Property Page Views. This report can also be exported to Excel or PDF.

The last page includes a bar chart that shows the total number of property views by property type.



Property Views Dashboard

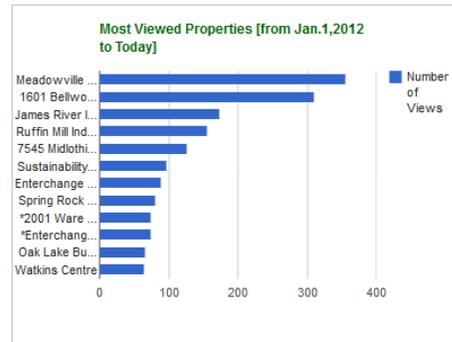
The Property Views Dashboard is available through the Properties menu and provides business intelligence on the properties viewed, search criteria, types of industries and location of industries searching for properties. If you have a VanillaScan site, you can view information specific to your VanillaScan site. If you don't have a VanillaScan site, you can view information for the localities assigned to you. This information will include searches on VirginiaScan, any regional VanillaScan site that includes your locality and any special VanillaScan sites that include your locality (i.e., Virginia Port Authority).



Welcome, Donna.

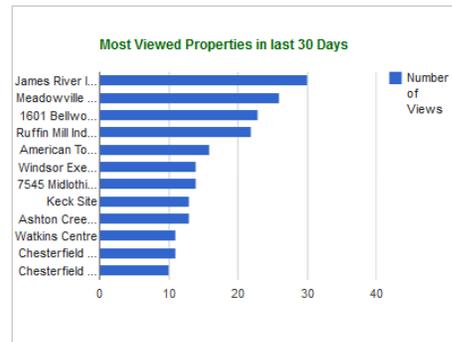
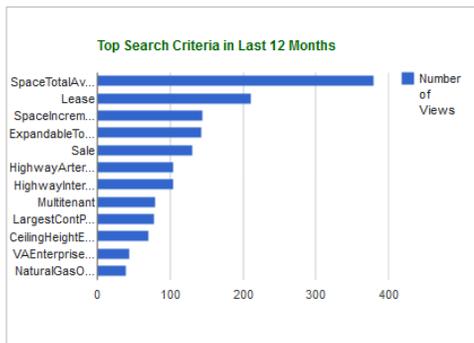
Property Views for Locality: Chesterfield

Note: * denotes the property is no longer available.



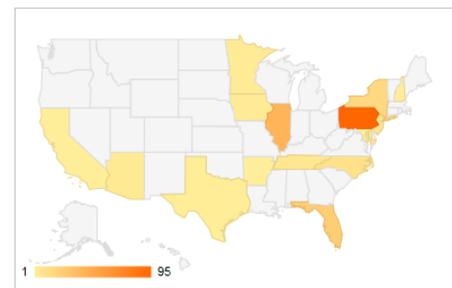
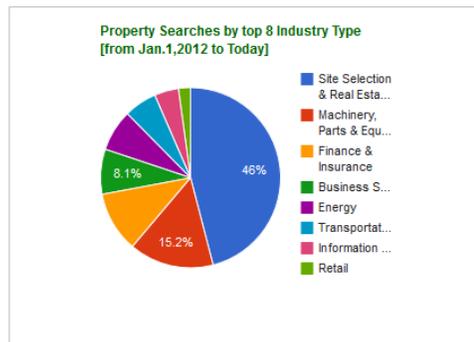
[Total Property Views by Year](#)

[Most Viewed Properties By Type](#) | [Most Viewed Properties \[2011\]](#)



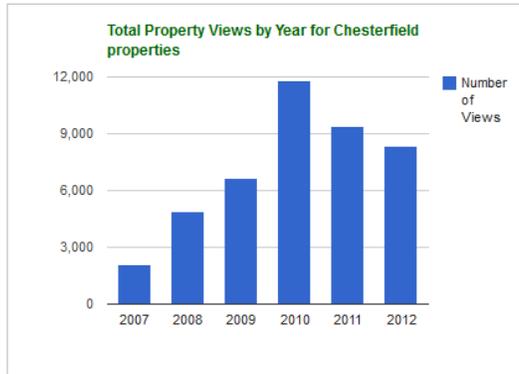
[Most Viewed Properties Monthly in last 6 months](#)

Number of Property Searches from Company Locations [from Jan.1,2012 to Today]

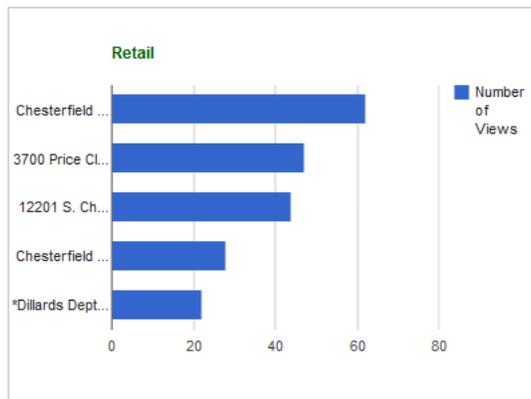
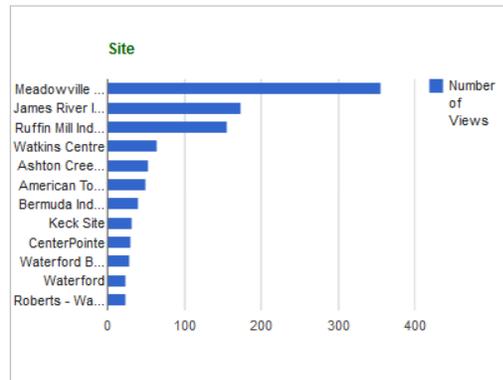
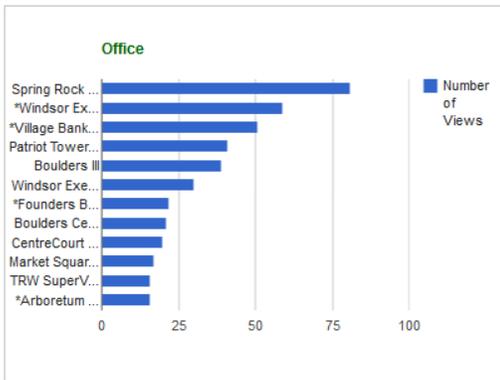
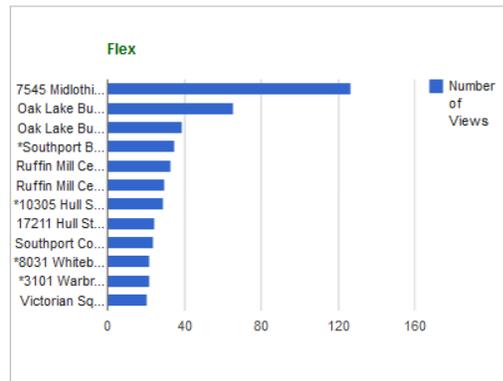
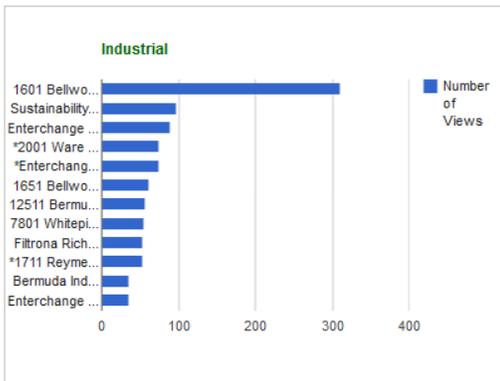


[Search from Company Location \[2011\]](#) | [Search from Virginia Company Location](#)

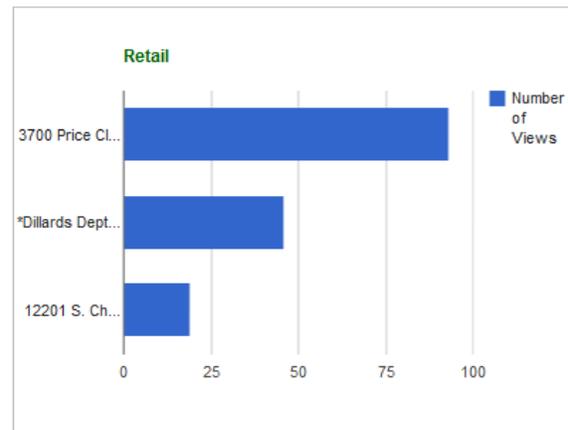
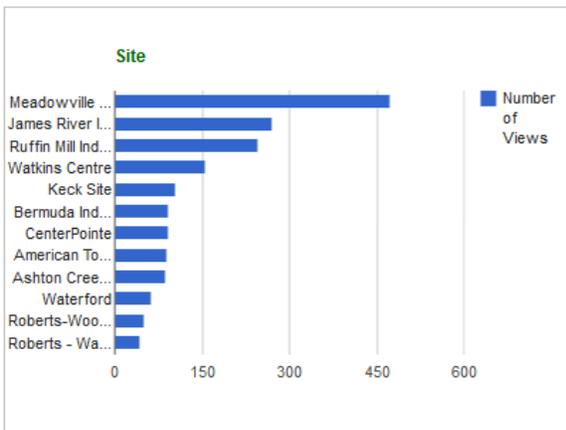
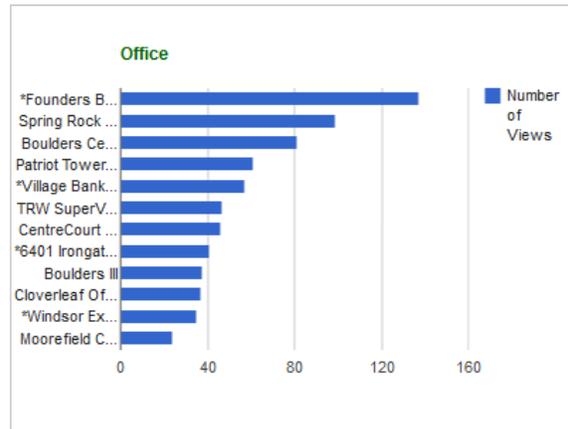
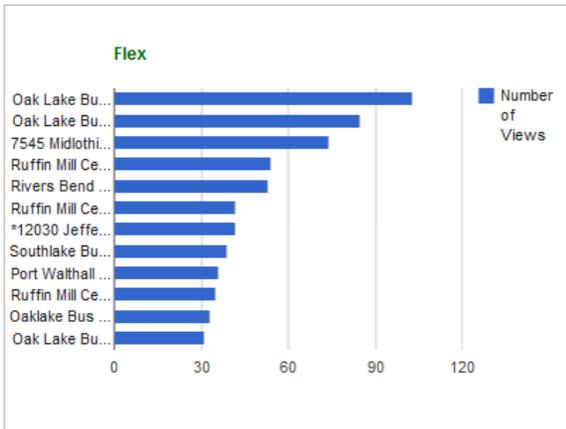
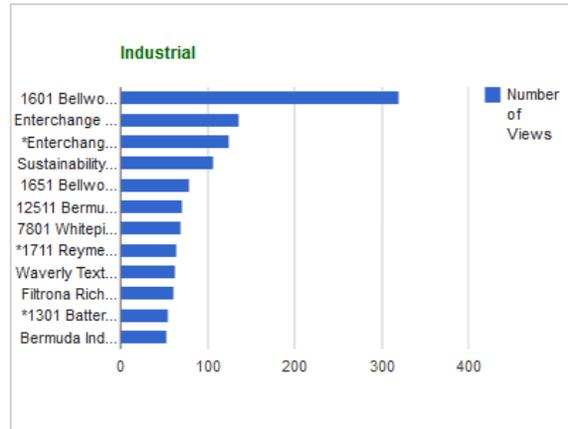
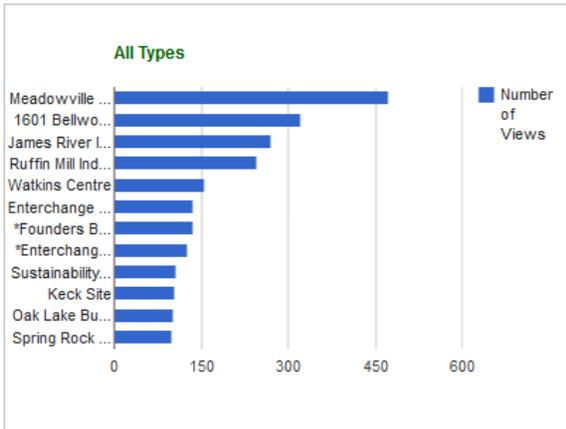
[Industries \[Year to Date\]](#) | [Industries \[2011\]](#) | [Industries in Virginia](#)



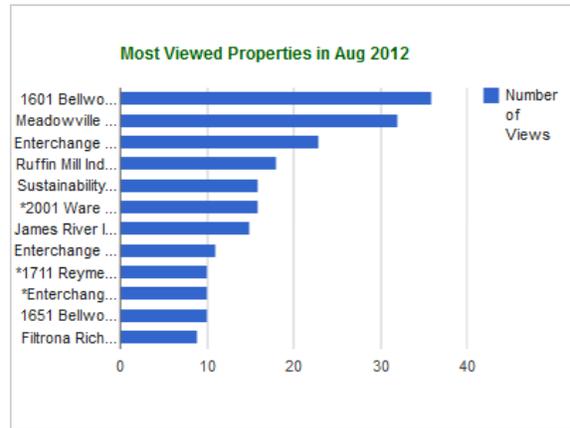
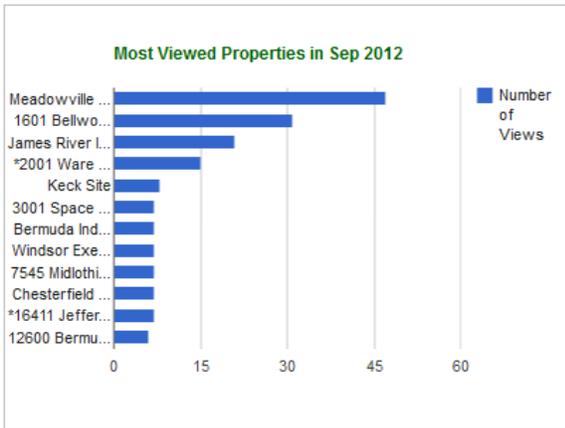
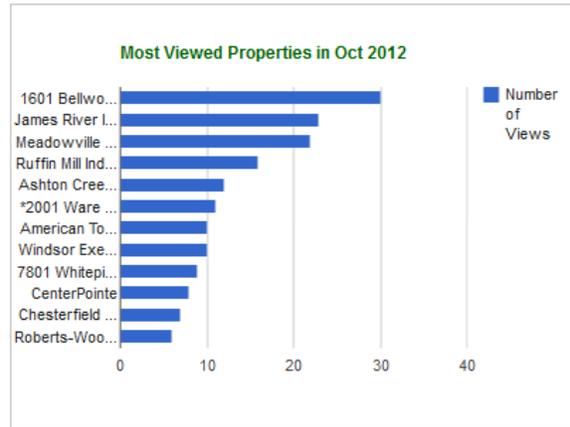
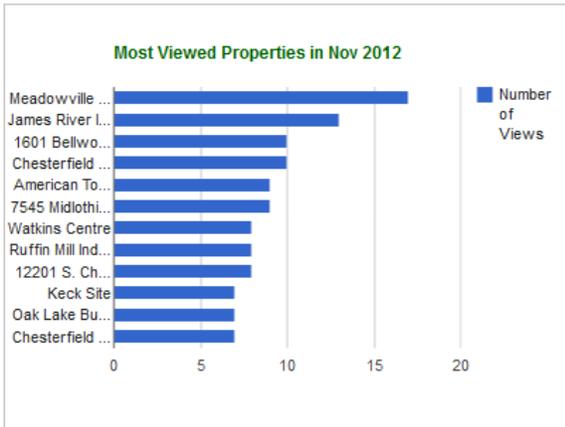
Most Viewed Properties by Type [from Jan.1,2012 to Today] for Chesterfield properties



Most Viewed Properties [2011] for Chesterfield properties



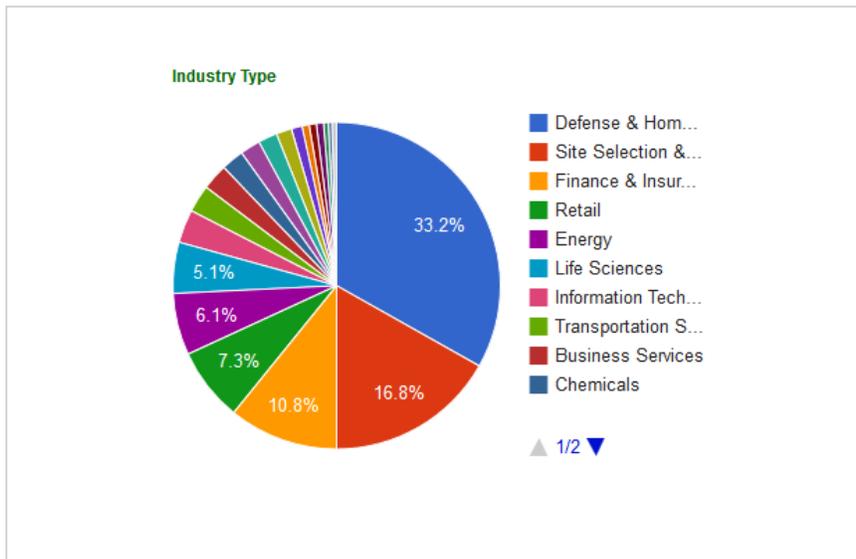
Monthly Most Viewed Properties for Chesterfield



Property Searches by All Industry Type [from Jan.1,2012 to Today] for Chesterfield properties

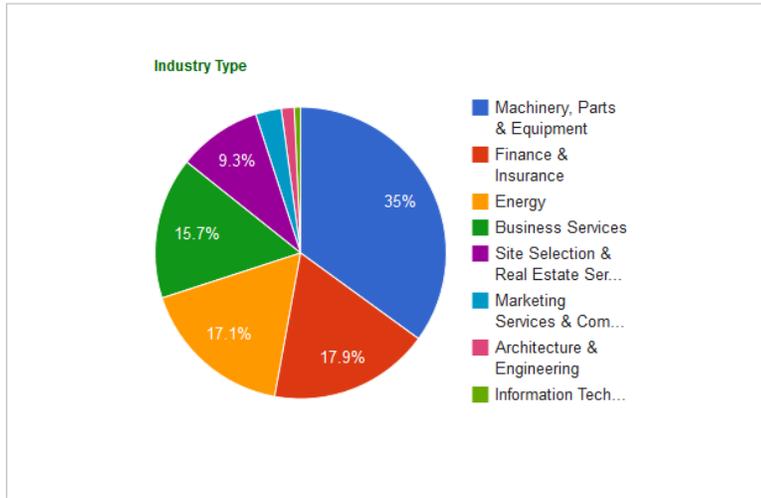
Industry	Number of Views	Percentage
Site Selection & Real Estate Services	148	42.4
Machinery, Parts & Equipment	49	14.04
Finance & Insurance	35	10.02
Business Services	26	7.44
Energy	24	6.87
Transportation Services	19	5.44
Information Technology	14	4.01
Retail	7	2
Marketing Services & Communications	5	1.43
Global Logistics	5	1.43
Automotive	5	1.43
Defense & Homeland Security	4	1.14
Life Sciences	3	0.85
Other	2	0.57
Architecture & Engineering	2	0.57
Furniture, Fixtures & Textiles	1	0.28

Property Searches by Industry Type [2011] for Chesterfield properties



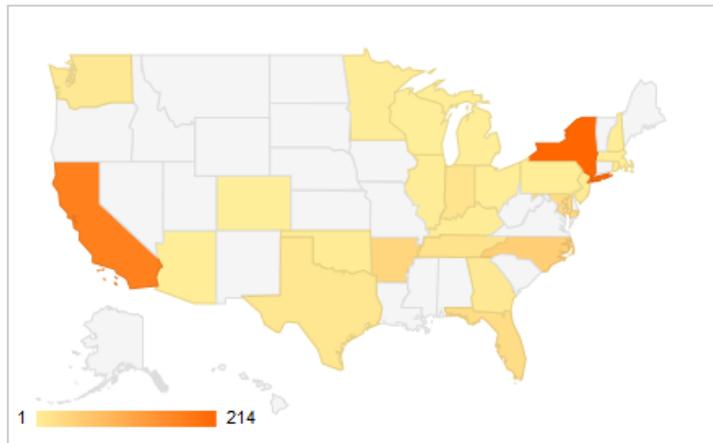
Industry	Number of Views	Percentage
Defense & Homeland Security	282	33.17
Site Selection & Real Estate Services	143	16.82
Finance & Insurance	92	10.82
Retail	62	7.29
Energy	52	6.11
Life Sciences	43	5.05
Information Technology	28	3.29
Transportation Services	23	2.7
Business Services	22	2.58
Chemicals	19	2.23
Machinery, Parts & Equipment	17	2
Construction & Construction Materials	16	1.88
Marketing Services & Communications	13	1.52
Manufacturing - Other	9	1.05
Global Logistics	6	0.7

Property Searches by Industry in Virginia [from Jan.1,2012 to Today] - for Chesterfield properties



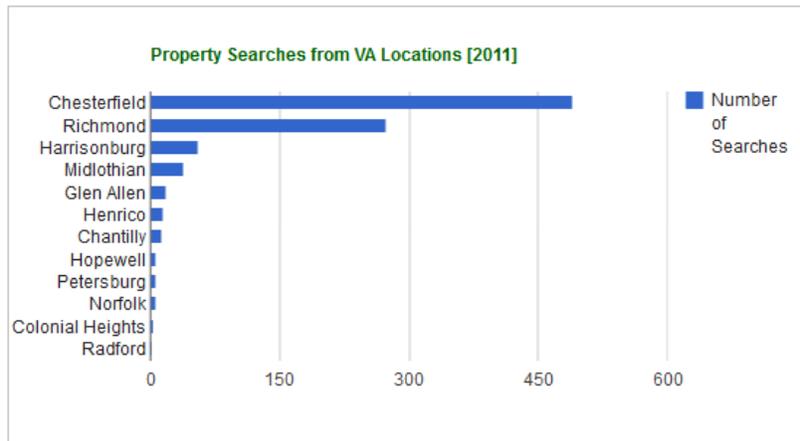
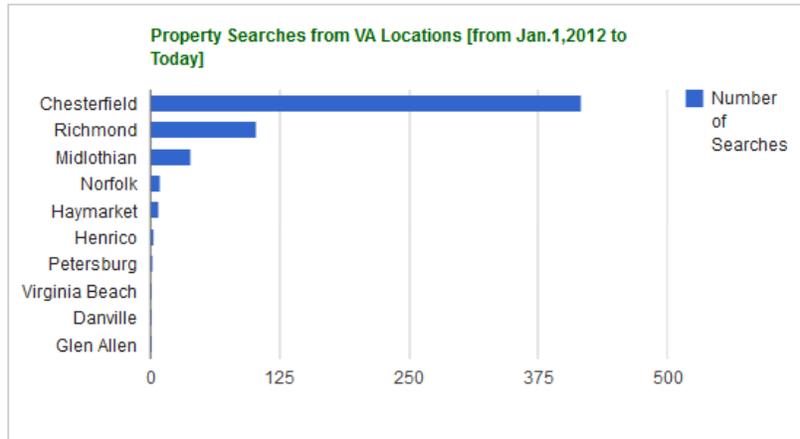
Industry	Number of Views	Percentage
Machinery, Parts & Equipment	49	35
Finance & Insurance	25	17.85
Energy	24	17.14
Business Services	22	15.71
Site Selection & Real Estate Services	13	9.28
Marketing Services & Communications	4	2.85
Architecture & Engineering	2	1.42
Information Technology	1	0.71

Property Searches by Company Locations [2011] for Chesterfield properties



State	Number of Views
NY	214
CA	174
NC	51
AR	40
MD	31
FL	28
TN	19
IN	18
DC	18
TX	14
WA	10
GA	10
Iceland	9
Canada	8
United Kingdom	7
OK	5

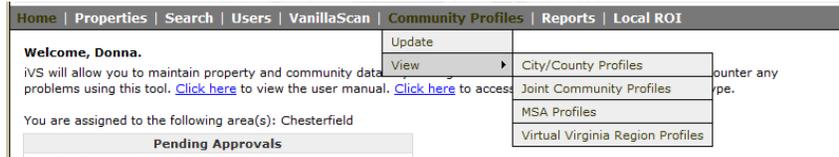
Property Searches from Virginia Locations for Chesterfield properties



Community Profiles

From the Community Profiles menu, you can either update the profile for your area or view any of the city/county, joint community, MSA or regional profiles in PDF format.

View Profiles



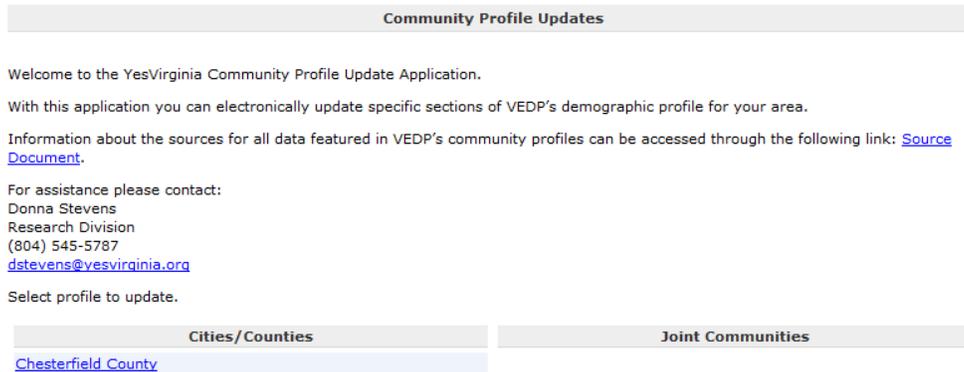
Hover over “View” on the Community Profiles menu and then select the type of profile you would like to view. A list of available profiles of that type will appear. You can view any of these profiles by clicking on the PDF icon.

This page is used to view current profiles.

Title	Pdf
Albemarle County	
Amelia County	
Amherst County	
Appomattox County	
Arlington County	

Update Profiles

Select “Update” from the Community Profiles menu. A new screen will open up that shows the profiles that are available for you to update.



Select the profile link to begin updating. After selecting the profile, the following screen will appear. You can access the source document, view a copy of the entire profile for your area, or select any of the blue tabs located across the top of the screen to view and update the information in that section.

Community Profile Update: Chesterfield County

Last updated on 2/9/2012 4:43:29 PM
Click on the Finish tab to finalize your updates.

Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
<p>Information about the sources for all data featured in VEDP's community profiles can be accessed through the following link: Source Document.</p> <p>For assistance please contact: Donna Stevens Research Division (804) 545-5787 dstevens@vesvirginia.org</p> <p>Select a section to update from the tabstrip above.</p> <p>Click here to view your community profile</p>										

Positioning Statement

The positioning statement is a brief introduction to the locality presenting information not mentioned elsewhere in the profile. Suitable topics include target industries, recent accolades, achievements and rankings, and branding information. To submit or update the positioning statement, select the Positioning Statement menu. New positioning statement submissions and modifications are made in the lower portion of the screen in the window marked "New" window. You may submit a heading that will appear to the left of the statement. The statement length is limited to 1,000 characters. If the number of characters exceeds 1,000 the statement will be truncated once "Save" is selected. If you enter a statement into the lower window and then decide you do not want to submit it, select "Discard". If you would like to see the difference between the original statement and the new submission, select "Diff". To finalize your positioning statement, select "Save".

Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
<p>The POSITIONING STATEMENT provides an introduction to the locality using information not included elsewhere in the profile. This is the place to mention target industries, recent accolades, achievements, and rankings and to feature local branding information.</p>										
Current										
Header	Business Starts Here									
Narrative	<p>Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area. Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business. The climate in Chesterfield is business friendly, with a very competitive business tax environment and a government committed to economic development. Visit us online at www.chesterfieldbusiness.com.</p>									
New										
Header	Business Starts Here									
Narrative (Max 1000)	<p>Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area. Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business. The climate in Chesterfield is business friendly, with a very competitive business tax environment and a government committed to economic development. Visit us online at www.chesterfieldbusiness.com.</p>									
<input type="button" value="Save"/> <input type="button" value="Discard"/>										Diff
<p>Note: The 'Positioning Statement' narrative is restricted to 1000 characters maximum, including spaces. Excess characters will be truncated when this section is saved</p>										

Photo

To submit or change the photo, select the Photo tab. The photo size should be 3.5" x 5" or 4" x 6" with a minimum resolution of 200 dpi. The file type can be JPG or TIF. Instructions are located on the screen.

Community Profile Update: Chesterfield County

Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
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To upload an image:

1. Press the "Browse" button. On most operating systems this will display a file dialog.
2. Locate your image and press the file dialog's "Open" or "OK" button as applicable. The text area next to the "Image" caption should now contain a filepath.
3. Press the "Set Image" button to upload your image to the server.
4. Upon successful upload a thumbnail view of your image should appear on this page.
5. Once approved, the photo will appear in the upper left corner of the first page of the community profile.

To set an image caption (optional):

1. Enter your caption in the text field next to the "Caption:" label.
2. Press the "Set Caption" button when finished.
3. The text area next to the "Image" caption should now contain a filepath.
4. Upon successful update your new caption should appear on this page next to the words "New Caption:"

To discard (undo) updates: Press the "Discard" button below.

Current

Click image to view full-size



Current caption: Business Starts Here

New

(New image not set)
New caption: (not set)

Image:

Caption:

The positioning statement, header, photo, and caption will appear on page 1 of the profile.

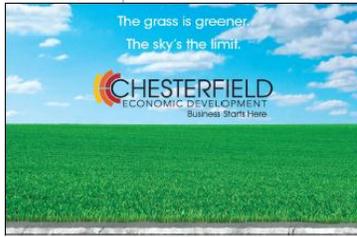
Virginia
ECONOMIC DEVELOPMENT

Community Profile Chesterfield County

Chesterfield County

Business Starts Here

Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area. Chesterfield is recognized for its prime mid-Atlantic location and a robust economy; it's a great place to start or grow a business. The climate in Chesterfield is business friendly, with a very competitive business tax environment and a government committed to economic development. Visit us online at www.chesterfieldbusiness.com.



Business Starts Here

VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP
Every reasonable effort has been made to ensure the accuracy of the report through the use of descriptive, reliable data sources, including the community. However, the Partnership provides this information "as is" and therefore, assumes no liability arising from the use of this report or data. Page | 1

Location

Select the Location tab to update the section on the geographic location. The current information is located in the top (Current) window, while changes are made using the bottom (New) window. The Location narrative cannot exceed 800 characters. Excess characters will be truncated once the section is saved.

Community Profile Update: Chesterfield County

Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
-------	-----------------------	-------	----------	-----------	-----------	------------	----------------------	-----------	-----------	--------

The LOCATION section provides a geographic reference to the community. Proximity to Virginia's capital, a major city and port are mentioned.

Current

Chesterfield County is located in east-central Virginia on the Interstate 95 corridor between the city of Richmond to the north and Petersburg and Colonial Heights to the south. The city of Hopewell is located southeast of the county. Chesterfield is one of Virginia's fastest growing communities due to a robust and diversified economy, a highly-skilled labor force, and an expanding highway and transportation network. The aggressive road building posture taken by the county has helped spawn a significant increase in its inventory of available commercial and industrial properties.

Narrative
Washington, D.C. is approximately 110 miles north, and Norfolk is 85 miles east.
Chesterfield County is part of the Richmond Metropolitan Statistical Area (MSA).

New

Chesterfield County is located in east-central Virginia on the Interstate 95 corridor between the city of Richmond to the north and Petersburg and Colonial Heights to the south. The city of Hopewell is located southeast of the county. Chesterfield is one of Virginia's fastest growing communities due to a robust and diversified economy, a highly-skilled labor force, and an expanding highway and transportation network. The aggressive road building posture taken by the county has helped spawn a significant increase in its inventory of available commercial and industrial properties.

Narrative (Max 800)
Washington, D.C. is approximately 110 miles north, and Norfolk is 85 miles east.
Chesterfield County is part of the Richmond Metropolitan Statistical Area (MSA).

[Diff](#)

Note: The 'Location' narrative is restricted to 800 characters maximum, including spaces. Excess characters will be truncated when this section is saved.

Employers

The Employers section list the major manufacturing and service companies located within the county or city. In most instances local government employment is not included.

Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
-------	-----------------------	-------	----------	-----------	-----------	------------	----------------------	-----------	-----------	--------

Note: The 'Current Employers' section is restricted to a maximum of twenty (20) employers.

Current Employers	Employees	Mfg	
Alstom Power, Inc. <i>Power Generation Equipment Manufacturing</i>	300 - 599	<input checked="" type="checkbox"/>	edit delete discard
Capital One Service, Inc. <i>Financial services</i>	1,000 - 1,499	<input type="checkbox"/>	edit delete discard
CJW Medical Center <i>Health care</i>	1,000 - 1,499	<input type="checkbox"/>	edit delete discard
Defense Supply Center Richmond <i>U.S. Government</i>	2,500 - 4,999	<input type="checkbox"/>	edit delete discard
E. I. DuPont de Nemours & Co., Inc. <i>Plastic Films, Synthetic Fibers Manufacturing</i>	1,500 - 2,499	<input checked="" type="checkbox"/>	edit delete discard
Food Lion, Inc. <i>Retail Food distribution</i>	600 - 999	<input type="checkbox"/>	edit delete discard
Hill PHOENIX, Inc. <i>Refrigeration Equipment Manufacturing</i>	600 - 999	<input checked="" type="checkbox"/>	edit delete discard
Honeywell International, Inc. <i>Synthetic Fibers Manufacturing</i>	600 - 999	<input checked="" type="checkbox"/>	edit delete discard
MARTIN'S Food Markets <i>Retail Food Distribution</i>	1,000 - 1,499	<input type="checkbox"/>	edit delete discard
Saint Francis Medical Center <i>Health Care</i>	600 - 999	<input type="checkbox"/>	edit delete discard
Target Corporation <i>Retail Trade</i>	300 - 599	<input type="checkbox"/>	edit delete discard
The Kroger Co. <i>Retail Food Distribution</i>	600 - 999	<input type="checkbox"/>	edit delete discard

To update the information on a current employer, select "edit". To delete the employer, select "delete", and to negate changes made before finalizing, select "discard".

To add a new employer, select the “Add” button at the bottom of the screen.

Health Care	000 - 999	<input type="checkbox"/>	edit delete discard
Target Corporation Retail Trade	300 - 599	<input type="checkbox"/>	edit delete discard
The Kroger Co. Retail Food Distribution	600 - 999	<input type="checkbox"/>	edit delete discard
The Travelers Companies, Inc. Insurance	600 - 999	<input type="checkbox"/>	edit delete discard
United Parcel Service Express Delivery Services	1,500 - 2,499	<input type="checkbox"/>	edit delete discard
Vangent, Inc. Call Center	1,000 - 1,499	<input type="checkbox"/>	edit delete discard
Wal-Mart Stores, Inc. Retail Trade	1,500 - 2,499	<input type="checkbox"/>	edit delete discard

When “Add” or “edit” is selected, you must scroll to the bottom of the screen to perform the updates.

Vangent, Inc. Call Center	1,000 - 1,499	<input type="checkbox"/>	edit delete discard
Wal-Mart Stores, Inc. Retail Trade	1,500 - 2,499	<input type="checkbox"/>	edit delete discard

Employer

United Parcel Service

Product/Service (ex: Household Furnishings)

Express Delivery Services

Number of Employees Manufacturing

Type the name of the employer and the product or service in the appropriate fields. The number of employers is input by selecting the appropriate range from the dropdown box. A dropdown box is also used to select whether or not the company is a manufacturer. Once entries are made in the bottom portion of the screen, select “Save” or “Cancel”.

Utilities

Select the Utilities menu to update information on providers of electric, natural gas, and telecommunications service, waste water treatment and solid waste disposal.

Community Profile Update: Chesterfield County

Start | Positioning Statement | Photo | Location | **Employers** | Utilities | Government | Community Facilities | Lifestyle | Call-outs | Finish

Electric | **Natural Gas** | Telecommunications | Water | Waste Water Treatment | Solid Waste Disposal

Current Natural Gas Service Providers

[delete](#) City of Richmond

[delete](#) Columbia Gas of Virginia

Add Natural Gas Service Providers

(Select One)

Selecting any of the menus under Utilities will show the current service providers for the community. To delete a service provider, select “delete” to the left of the provider name. To add a provider, select the name from the dropdown list. If a provider name is not included in the list, make note of it in the comment section prior to finalizing your updates.

Government

The Government section for all localities includes information on the local government structure, the existence of a comprehensive plan, zoning and subdivision ordinances, the county seat, and incorporated towns. The current narrative is located in the top window, and the updated text is input through the bottom window. The Government section is restricted to 700 characters. Excess characters are truncated when the updated narrative is saved.

Community Profile Update: Chesterfield County

Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
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The GOVERNMENT section includes information on four topics:

1. Local government structure.
2. Comprehensive plan, zoning & subdivision ordinances.
3. County seat.
4. Incorporated towns.

You may add additional noteworthy information.

Current

Narrative

Chesterfield County has a County Administrator and a five-member Board of Supervisors.

The county has a comprehensive plan and zoning and subdivision ordinances.

Chesterfield is the county seat. There are no incorporated towns within the county.

Chesterfield maintains a AAA bond rating.

New

Narrative (Max 700)

Chesterfield County has a County Administrator and a five-member Board of Supervisors.

The county has a comprehensive plan and zoning and subdivision ordinances.

Chesterfield is the county seat. There are no incorporated towns within the county.

Chesterfield maintains a AAA bond rating.

[Diff](#)

Note: The 'Government' narrative is restricted to 700 characters maximum, including spaces. Excess characters will be truncated when this section is saved.

Community Facilities

The Community Facilities section contains information on medical facilities, libraries, churches, and shopping facilities in the locality and region. The top portion of the screen shows the current narrative included in the profile. You may enter updates directly in the bottom window, or use word processing software to copy and paste updates into the lower window. The Community Facilities narrative is restricted to 4,030 characters. Excess characters will be truncated once the section is saved.

Community Profile Update: Chesterfield County										
Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
<p>Topics covered in the COMMUNITY FACILITIES section are the same for all localities. Included is information on medical facilities, physicians, libraries, churches, and shopping opportunities.</p>										
Current										
Narrative	<p>Chesterfield County residents are only minutes away from any of the metropolitan area's medical facilities. The American Medical Association has designated the area as a prime medical center, a designation given only to cities where every type of medical care and surgery is provided. There are more than 3,500 physicians and 17 acute care and specialty hospitals with nearly 4,000 staffed beds.</p>									
	<p>The Chesterfield County Library System consists of a main library and eight branches. Approximately 1.9 million visitors use the county facilities that have an annual circulation of nearly 3.5 million items. Reciprocal agreements with neighboring library systems allow residents to be in touch with the vast collections available in the area. Libraries at eight area colleges and universities are also accessible to the public.</p>									
	<p>More than 750 churches and synagogues are located in the region. The predominant denomination is Baptist, but congregations representing all major Protestant, Catholic, Greek Orthodox, and Mennonite faiths are active.</p>									
New										
Narrative (Max 4030)	<p>Chesterfield County residents are only minutes away from any of the metropolitan area's medical facilities. The American Medical Association has designated the area as a prime medical center, a designation given only to cities where every type of medical care and surgery is provided. There are more than 3,500 physicians and 17 acute care and specialty hospitals with nearly 4,000 staffed beds.</p>									
	<p>The Chesterfield County Library System consists of a main library and eight branches. Approximately 1.9 million visitors use the county facilities that have an annual circulation of nearly 3.5 million items. Reciprocal agreements with neighboring library systems allow residents to be in touch with the vast collections available in the area. Libraries at eight area colleges and universities are also accessible to the public.</p>									
	<p>More than 750 churches and synagogues are located in the region. The predominant denomination is Baptist, but congregations representing all major Protestant, Catholic, Greek Orthodox, and Mennonite faiths are active.</p>									
<p>Chesterfield residents can take advantage of a vast assortment of retail shops. From regional malls such as Chesterfield Towne Center, complete with national and regional department stores and specialty shops, to neighborhood convenience centers...</p>										
<p><input type="button" value="Save"/> <input type="button" value="Discard"/> Diff</p>										
<p>Note: The 'Community Facilities' narrative is restricted to 4030 characters maximum, including spaces. Excess characters will be truncated when this section is saved.</p>										

Lifestyle

The Lifestyle section includes information on local cultural and recreational opportunities. The top window contains the current lifestyle narrative included in the profile. Modifications can be made using the bottom window by entering the updates directly into the window or by copying and pasting from MS Word or other word processing software. The Lifestyle narrative is restricted to 6,750 characters. Excess characters will be truncated when the section is saved.

Community Profile Update: Chesterfield County

Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
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Topics covered in the LIFESTYLE section are the same for all localities. Included is information on local cultural and recreational opportunities.

Current

Chesterfield County contributes significantly to the high level of arts and cultural activities available in the community at large.

Narrative

The John Rolfe Players, a community theater organization, have entertained area residents with their productions for over 35 years. Swift Creek Mill Playhouse, located in a historic mill, is a dinner theater that offers a steady diet of stage plays and musicals. Within the region, theater patrons can enjoy a variety of productions from area organizations such as Theatre Virginia, Theatre IV, and touring Broadway plays and musicals that are presented at the Landmark Theater and the Carpenter Center for the Performing Arts. Musical entertainment is offered by the Richmond Symphony that includes a Masterworks and Pops series, the Sinfonia, the Virginia Opera, and a wealth of choral groups.

The Virginia Museum of Fine Arts, in Richmond, features an extensive permanent collection of world art including the Fabergé collection of Russian Imperial Eggs and the Lewis Collection of Art Nouveau. The Science Museum of Virginia, Valentine Museum, Edgar Allan Poe Museum, and the Museum of the Confederacy reflect Virginia's heritage as well as the wonders of the modern age. The Chesterfield County Museum is located in a reproduction of the original 1749 county courthouse and highlights exhibits on the county's history including its Indian heritage, coal mining, and agriculture. Historic homes and buildings such as Amphill Estate, Salisbury, and Magnolia Grande are numerous and are open to the public.

New

Chesterfield County contributes significantly to the high level of arts and cultural activities available in the community at large.

Narrative (Max 6750)

The John Rolfe Players, a community theater organization, have entertained area residents with their productions for over 35 years. Swift Creek Mill Playhouse, located in a historic mill, is a dinner theater that offers a steady diet of stage plays and musicals. Within the region, theater patrons can enjoy a variety of productions from area organizations such as Theatre Virginia, Theatre IV, and touring Broadway plays and musicals that are presented at the Landmark Theater and the Carpenter Center for the Performing Arts. Musical entertainment is offered by the Richmond Symphony that includes a Masterworks and Pops series, the Sinfonia, the Virginia Opera, and a wealth of choral groups.

The Virginia Museum of Fine Arts, in Richmond, features an extensive permanent collection of world art including the Fabergé collection of Russian Imperial Eggs and the Lewis Collection of Art Nouveau. The Science Museum of Virginia, Valentine Museum, Edgar Allan Poe Museum, and the Museum of the Confederacy reflect Virginia's heritage as well as the wonders of the modern age. The Chesterfield County Museum is located in a reproduction of the original 1749 county courthouse and highlights exhibits on the county's history including its Indian heritage, coal mining, and agriculture. Historic homes and buildings such as Amphill Estate, Salisbury, and Magnolia Grande are numerous and are open to the public.

[Diff](#)

Note: The 'Lifestyle' narrative is restricted to 6750 characters maximum, including spaces. Excess characters will be truncated when this section is saved.

Call-outs

Call-outs are the brief statements located in the left margin of most pages. Each profile has a set number of call-outs, which are grouped by section. In most instances there are 2 location call-outs, 4 Labor Market, 3 Education, 3 Transportation, 1 Utility, 1 Financial Institutions, and 4 Locality Specific. Your locality may have a different number of call-outs in any of the previous categories. You may alter the content of the call-out, but do not alter the total number of call-outs or the categories. The information contained in the call-out does not necessarily have to relate to the page on which it is located. Each time a profile is accessed, the call-outs for each section may be shuffled. For example, there are 4 Labor Market call-outs, but at any time only 3 of them are shown in the profile.

Community Profile Update: Chesterfield County										
Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
Description		Narrative								
Location	Chesterfield County lies in east-central Virginia between the City of Richmond to the north, and the Petersburg-Colonial Heights area to the south and is situated on Interstates 95, 295 and 895, and the beltway Route 288 provides easy access to I-64 and I-85.								edit discard	
Location	Chesterfield County is a logistics hub and was recognized by Logistics Today and Expansion Management magazines as "A five-star metro area for logistics operations" with a rank of 40 out of 362 areas in Expansion Management and Logistics Today magazines.								edit discard	
Labor Market Data	Chesterfield County is the 3rd largest county in population in Virginia and has a workforce of more than 170,000.								edit discard	
Labor Market Data	Chesterfield County's central location in the Richmond metropolitan area places it in the heart of a labor pool of more than 500,000 people.								edit discard	
Labor Market Data	Chesterfield County's workforce is highly educated with more than 32 percent holding a bachelors or higher degree.								edit discard	
Labor Market Data	More than 55 percent of Chesterfield County's rapidly growing population are age 25 to 64.								edit discard	
Education	Chesterfield County operates the 4th largest school system in Virginia, with more than 60 schools and 58,000 students. The Promise Alliance has named Chesterfield County one of the "100 Best Communities for Young People" due in part to the school system.								edit discard	
Education	Operating one of the 100 largest school systems in the county, three of Chesterfield County's High Schools have been named "National Blue Ribbon Schools of Excellence".								edit discard	
Education	More than 82 percent of Chesterfield County's 4,200 high school graduates proceed to two or four-year colleges and universities.								edit discard	
Transportation	Chesterfield is conveniently located to numerous transportation assets including Norfolk Southern and CSX railroads, the Richmond International Airport and the Ports of Virginia.								edit discard	

To update a call-out, select "edit". The call-out will appear in edit mode at the bottom of the screen. Update the call-out content in the Narrative window and select "Save" or "Cancel".

Landmarks and several sports complexes that include playing fields.		
Locality Specific	Chesterfield County has two Enterprise Zones comprised of 7,470 acres. The Enterprise Zone incentives include tax credits and rebates, fee waivers, utilities connection credits, job grants and loan programs.	edit discard
Locality Specific	The Village of Midlothian is rated one of the nation's 100 Best Places to Live. Money Magazine, August 2008.	edit discard
Locality Specific	The American Medical Association has designated the Richmond metropolitan area as a prime medical center, a designation given only to cities where every type of medical care and surgery is provided. There are more than 3,500 physicians and 17 acute care and specialty hospitals in the area, including the world-renowned facilities of the Medical College of Virginia (MCV).	edit discard
Description	Location	
Narrative		
Chesterfield County is a logistics hub and was recognized by Logistics Today and Expansion Management magazines as "A five-star metro area for logistics operations" with a rank of 40 out of 362 areas in Expansion Management and Logistics Today magazines.		
<input type="button" value="Save"/> <input type="button" value="Cancel"/>		

You can move from section to section, updating and saving your work. Any updates made will be saved and will not be submitted for approval until the update session is finalized. To finalize your update session, select the "Finish" tab, add comments if you would like, and select the "Finish" button below the comment section. If you do not select the "Finish" button at the bottom of the comment screen, it will appear as if you are still working on the updates.

Community Profile Update: Chesterfield County

Start	Positioning Statement	Photo	Location	Employers	Utilities	Government	Community Facilities	Lifestyle	Call-outs	Finish
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Please use this area to include comments about your updates (optional). These comments will be included in the alert sent to the administrator.

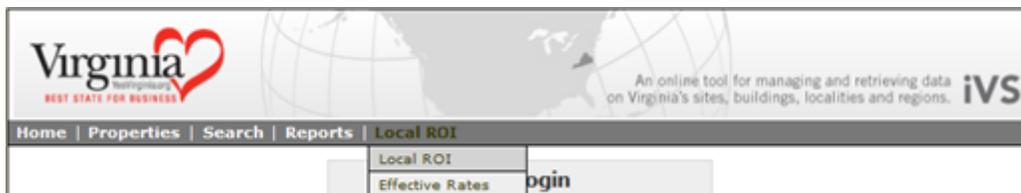
Click the 'Finish' button to finalize your updates.

Thank You.

You will receive notification by email once your updates have been approved.

Local ROI

From the Local ROI Menu, select Local ROI to access the Local ROI Data Entry Form.



Local ROI Data Entry Form

The Local ROI Data Entry Form provides the user with a single page to enter the project parameters.



Virginia
BEST STATE FOR BUSINESS

An online tool for managing and retrieving data on Virginia's sites, buildings, localities and regions. **ivs**

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Local ROI Data Entry Form

Project Name:

Select Locality:

Enter Salary: \$

NAICS Sector:

Direct Jobs Created

Please enter jobs for the following consecutive years:

For year 1:

For year 2:

For year 3:

For year 4:

For year 5:

Investment

Enter Real Property:

	Building	Land
For year 1: \$	<input type="text"/>	<input type="text"/>
For year 2: \$	<input type="text"/>	<input type="text"/>
For year 3: \$	<input type="text"/>	<input type="text"/>
For year 4: \$	<input type="text"/>	<input type="text"/>
For year 5: \$	<input type="text"/>	<input type="text"/>

Enter Machinery & Tools:

For year 1: \$

For year 2: \$

For year 3: \$

For year 4: \$

For year 5: \$

Enter Tangible Personal Property:

For year 1: \$

For year 2: \$

For year 3: \$

For year 4: \$

For year 5: \$

Additional Revenue

Additional Revenue Description:

For year 1: \$

For year 2: \$

For year 3: \$

For year 4: \$

For year 5: \$

For year 6: \$

For year 7: \$

For year 8: \$

For year 9: \$

For year 10: \$

Tax Credits

Enter Real Property:

% tax credit: How many years?

Enter Machinery & Tools:

% tax credit: How many years?

Enter Tangible Personal Property:

% tax credit: How many years?

Local Costs & Incentives

Cost/Incentive 1:

For year 1: \$

For year 2: \$

For year 3: \$

For year 4: \$

For year 5: \$

For year 6: \$

For year 7: \$

For year 8: \$

For year 9: \$

For year 10: \$

Cost/Incentive 2:

For year 1: \$

For year 2: \$

For year 3: \$

For year 4: \$

For year 5: \$

For year 6: \$

For year 7: \$

For year 8: \$

For year 9: \$

For year 10: \$

Cost/Incentive 3:

For year 1: \$

For year 2: \$

For year 3: \$

For year 4: \$

For year 5: \$

For year 6: \$

For year 7: \$

For year 8: \$

For year 9: \$

For year 10: \$

Include local government expenditure estimates?

Analyzing Return on Investment

First, enter the project name.

Second, select the locality where the project is to be located. Users will be able to select jurisdictions within their own assigned locality or region.

Next, enter the annual salary payable to direct workers. The model will inflate wages annually based on the assumed inflation rate.

Select the industry sector, currently limited to 2-digit North American Industry Classification System (NAICS) aggregations.

Local ROI Data Entry Form	
Project Name:	<input type="text"/>
Select Locality:	--Select One--
Enter Salary: \$	<input type="text"/>
NAICS Sector:	--Select One--

Direct Jobs Created

Enter the expected direct jobs to be created for each year. The model is designed to allow for employment to ramp up gradually. For example, a firm may start with 20 employees in the first year and add 80 more in the second. In this example, users would enter 20 in year one and 80 in year two. Enter zero in year three and beyond.

Direct Jobs Created	
Please enter jobs for the following consecutive years:	
For year 1:	<input type="text"/>
For year 2:	<input type="text"/>
For year 3:	<input type="text"/>
For year 4:	<input type="text"/>
For year 5:	<input type="text"/>

Investment

Investment is entered on an annual basis to provide for the possibility that construction may take multiple years to complete. Enter values for real property, machinery & tools, and tangible personal property as is appropriate.

Investment		
Enter Real Property:		
	Building	Land
For year 1: \$	<input type="text"/>	\$ <input type="text"/>
For year 2: \$	<input type="text"/>	\$ <input type="text"/>
For year 3: \$	<input type="text"/>	\$ <input type="text"/>
For year 4: \$	<input type="text"/>	\$ <input type="text"/>
For year 5: \$	<input type="text"/>	\$ <input type="text"/>
Enter Machinery & Tools:		
For year 1: \$	<input type="text"/>	
Enter Machinery & Tools:		
For year 1: \$	<input type="text"/>	
For year 2: \$	<input type="text"/>	
For year 3: \$	<input type="text"/>	
For year 4: \$	<input type="text"/>	
For year 5: \$	<input type="text"/>	
Enter Tangible Personal Property:		
For year 1: \$	<input type="text"/>	
For year 2: \$	<input type="text"/>	
For year 3: \$	<input type="text"/>	
For year 4: \$	<input type="text"/>	
For year 5: \$	<input type="text"/>	

Additional Revenue

Recognizing that some communities rely heavily on other sources of revenue, the model allows for inclusion of additional revenues which are user defined. For example, the Business, Professional, and Occupational License Tax, and the Merchants Capital Tax, may be included in a local return on investment analysis by entering the estimated total tax by year for the first ten years in the “Additional Revenue” field.

Additional Revenue	
Additional Revenue Description: <input type="text"/>	
For year 1: \$	<input type="text"/>
For year 2: \$	<input type="text"/>
For year 3: \$	<input type="text"/>
For year 4: \$	<input type="text"/>
For year 5: \$	<input type="text"/>
For year 6: \$	<input type="text"/>
For year 7: \$	<input type="text"/>
For year 8: \$	<input type="text"/>
For year 9: \$	<input type="text"/>
For year 10: \$	<input type="text"/>

Tax Credits

If the community has negotiated a tax credit on real property, machinery & tools, and/or tangible personal property, enter that information here. The tool is designed to accept tax credits as a percent of tax receipts. Select a percentage from the drop down menu (between 0% and 100%, in 5% increments). Users will also need to select the number of years that the credit is in effect.

Tax Credits	
Enter Real Property:	
% tax credit: 0% <input type="text"/>	How many years? 0 <input type="text"/>
Enter Machinery & Tools:	
% tax credit: 0% <input type="text"/>	How many years? 0 <input type="text"/>
Enter Tangible Personal Property:	
% tax credit: 0% <input type="text"/>	How many years? 0 <input type="text"/>

Local Costs & Incentives

Enter the value of local incentives on an annual basis. Users may include three separate cost categories. Enter a description for each cost/incentive. Examples might include “infrastructure improvements” or Governor’s Opportunity Fund match.”

Lastly, select whether or not to include an estimate for additional government expenditures associated with the expected increase in population. Included are per capita values for public safety and education. For most projects, leave this as “no” (the default value).

Local Costs & Incentives	
Cost/Incentive 1:	<input type="text"/>
For year 1: \$	<input type="text"/>
For year 2: \$	<input type="text"/>
For year 3: \$	<input type="text"/>
For year 4: \$	<input type="text"/>
For year 5: \$	<input type="text"/>
For year 6: \$	<input type="text"/>
For year 7: \$	<input type="text"/>
For year 8: \$	<input type="text"/>
For year 9: \$	<input type="text"/>
For year 10: \$	<input type="text"/>
Cost/Incentive 2:	<input type="text"/>
For year 1: \$	<input type="text"/>
For year 2: \$	<input type="text"/>
For year 3: \$	<input type="text"/>
For year 4: \$	<input type="text"/>
For year 5: \$	<input type="text"/>
For year 6: \$	<input type="text"/>
For year 7: \$	<input type="text"/>
For year 8: \$	<input type="text"/>
For year 9: \$	<input type="text"/>
For year 10: \$	<input type="text"/>
Cost/Incentive 3:	<input type="text"/>
For year 1: \$	<input type="text"/>
For year 2: \$	<input type="text"/>
For year 3: \$	<input type="text"/>
For year 4: \$	<input type="text"/>
For year 5: \$	<input type="text"/>
For year 6: \$	<input type="text"/>
For year 7: \$	<input type="text"/>
For year 8: \$	<input type="text"/>
For year 9: \$	<input type="text"/>
For year 10: \$	<input type="text"/>
Include local government expenditure estimates?	No <input type="button" value="v"/>

Once all project parameters are entered, click “enter” at the bottom of the page.



For year 7: \$	<input type="text"/>
For year 8: \$	<input type="text"/>
For year 9: \$	<input type="text"/>
For year 10: \$	<input type="text"/>
<input type="button" value="Enter"/>	

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Estimated Cost/Benefit Analysis Summary

The Estimated Cost/Benefit Analysis Summary provides a summary of all revenues and costs estimated in the model. It also provides information on the labor market response, including a breakdown of direct versus indirect employment, local employment and construction employment.

		5 Year Total		10 Year Total		15 Year Total		20 Year Total	
		Cumulative Total	Net Present Value *						
Virginia BEST STATE FOR BUSINESS									
An online tool for managing and retrieving data on Virginia's sites, buildings, localities and regions. ivs									
Home Properties Search Reports Local ROI									
Back View as PDF									
Sample Project									
Accomack County Estimated Cost/Benefit Analysis Summary									
LOCAL BENEFITS (Local Tax Revenue)									
Real Property Tax Revenue									
Commercial Real Estate Tax	\$10,486	\$9,646	\$34,215	\$28,660	\$34,215	\$28,660	\$34,215	\$28,660	
Machinery and Tools Tax Revenue									
Machinery and Tools Tax	\$55,200	\$51,460	\$92,000	\$80,988	\$92,000	\$80,988	\$92,000	\$80,988	
Tangible Personal Property Tax Revenue									
Tangible Personal Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Local Sales Tax Revenue									
Local Sales Tax-Direct Workers	\$7,252	\$6,631	\$16,319	\$13,897	\$16,319	\$13,897	\$16,319	\$13,897	
Local Sales Tax-Indirect Workers	\$3,014	\$2,756	\$6,784	\$5,777	\$6,784	\$5,777	\$6,784	\$5,777	
Local Sales Tax-Construction Workers	\$341	\$332	\$341	\$332	\$341	\$332	\$341	\$332	
Local Sales Tax-Construction Materials	\$988	\$961	\$988	\$961	\$988	\$961	\$988	\$961	
Additional Revenue									
Sample Additional Revenue	\$50,000	\$46,059	\$50,000	\$46,059	\$50,000	\$46,059	\$50,000	\$46,059	
TOTAL BENEFITS (Local Tax Revenue)	\$127,283	\$117,847	\$200,649	\$176,676	\$200,649	\$176,676	\$200,649	\$176,676	
LOCAL COSTS									
Local Incentives									
Local Incentive	\$20,000	\$19,455	\$20,000	\$19,455	\$20,000	\$19,455	\$20,000	\$19,455	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Incentives	\$20,000	\$19,455	\$20,000	\$19,455	\$20,000	\$19,455	\$20,000	\$19,455	
Government Expenditures									
Public Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Education	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Government Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL LOCAL COSTS	\$20,000	\$19,455	\$20,000	\$19,455	\$20,000	\$19,455	\$20,000	\$19,455	
NET LOCAL BENEFIT	\$107,283	\$98,392	\$180,649	\$157,221	\$180,649	\$157,221	\$180,649	\$157,221	
* Discount Rate = 2.80%									
ANNUAL RETURN ON INVESTMENT									
Compound Annual Return on Investment	45%	43%	26%	25%	17%	16%	12%	12%	
CUMMULATIVE BENEFIT TO COST RATIO									
Benefit Cost Ratio	6.4	6.1	10.0	9.1	10.0	9.1	10.0	9.1	
POSITIVE CASH FLOW ATTAINED									
Breakeven Year (Undiscounted) 1st year									
Breakeven Year (Discounted) 1st year									
LABOR MARKET RESPONSE									
<ul style="list-style-type: none"> 70 total estimated new jobs in Accomack County: 50 direct and 20 indirect jobs. 15 temporary construction job(s) in year 1; 0 in year 2; and 0 in year 3. 									

Results are displayed as cumulative and net present value totals at five, ten, fifteen and twenty years.

In the Net Present Value columns, the model discounts projected costs and revenue to reflect the time value of money and to provide a means for comparing returns at different times on a like-to-like basis.

Local benefits (projected local tax revenues) are reported for each category, including real property, machinery & tools, tangible personal property and local sales taxes. Projected local sales tax revenues are further broken down by direct, indirect and construction workers, and construction materials.

Local Costs consist of user-provided estimates of the value of local incentives for each year in the project and estimated incremental costs for government services, if selected.

Net Local Benefit is the difference of total benefits and total local costs.

Annual Return on Investment is the average annual return on local costs and incentives displayed as a percentage.

Cumulative Benefit to Cost Ratio is calculated as total benefits divided by total costs.

Positive Cash Flow Attained represents the project's breakeven year, both on a cumulative total basis and in present value or discounted terms.

In the Labor Market Response section, the model calculates the total employment impact, including direct and indirect jobs as well as temporary construction jobs.

Assumptions

Included in the Estimated Cost/Benefit Analysis Summary is a listing of the key assumptions underlying the model.

ASSUMPTIONS

1. New direct and indirect jobs are assumed to begin at mid-year, on average.
2. Wages are inflated using an annual inflation rate of 2.50%.
3. Local prevailing wage, calculated as \$31,177, is based on four quarters average wages according to Virginia Employment Commission, Quarterly Census of Employment and Wages (QCEW), 3rd quarter 2011.
4. Indirect employment is assumed to earn prevailing wage.
5. Predicted in-commuting rate is 13.6%.
6. Discount rate of 2.80% is equal to the yield on 20-Year Treasury Bond as of 3/01/2012.
7. Accomack County employment multiplier of 1.4 is estimated using IMPLAN (Minnesota IMPLAN Group, Inc.), modeled at city/county level and aggregated at two-digit NAICS level.
8. Real property nominal tax rate is assumed to be \$0.38 per \$100.
9. Real property effective tax rate is assumed to be \$0.38(equal to nominal rate * median assesment/sales ratio of 100%).
10. Real property is assumed to appreciate at the annual rate of 2.50%
11. Tangible personal property tax is based on original cost. Rates are for business use of furniture and fixtures.
12. First year effective Tangible Personal Property tax rate: \$1.84 per \$100.
13. Machinery & Tools tax is based on original cost
14. First year effective Machinery & Tool tax rate: \$1.66 per \$100.
15. All tax rates are from UVa. Weldon Cooper Center's "2011 Virginia Local Tax Rates"
16. Labor is assumed to be 45% of building cost.
17. Construction employment is estimated based on estimated labor costs (labor cost / construction wage = number of construction workers).
18. Annual construction wage is estimated at \$29,237 for Accomack County.
19. This analysis does not account for costs of additional government services.

Effective Rates

To estimate the revenue impact at the local level, the model estimates incremental revenue by applying effective tax rates for real property, tangible personal property, machinery and tools to user-provided capital investment totals.

To view assumed effective tax rates, select Effective Rates from the Local ROI menu.

