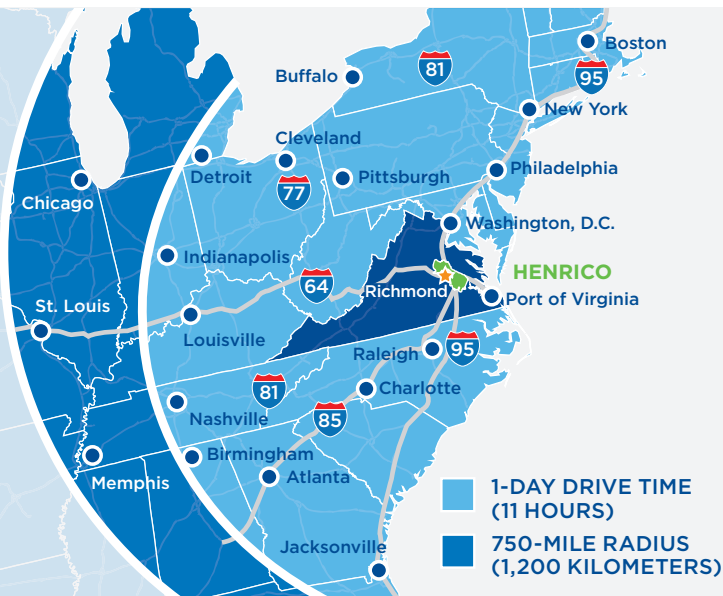


ADVANCED MANUFACTURING

From food packaging and processing to fine chemicals and biotechnology, Henrico is the location of choice for today's most advanced manufacturing operations. Driven by a world-class workforce, low operating costs, and a stable local government, Henrico has the keys to success in a competitive global marketplace. Plus, we can help you achieve your sustainability goals. Through the convenient Dominion Energy Green Power program, businesses can match their electricity use with renewable energy.



Location

Henrico is centrally located in the heart of the East Coast – just two hours south of Washington, D.C. Our location puts manufacturers within 750 miles of more than 55% of U.S. consumer markets and international ports. It's no wonder that we were recognized as the second-best place in the world for transport and warehousing strategy by fDi.

- **Direct access to major highways** I-95, I-64, and I-295
- **Established Class I rail service** provided by CSX, Norfolk Southern, and Buckingham Branch
- **Global logistics centers** at Richmond International Airport (one of the busiest air cargo facilities in the nation) and the Port of Virginia (the third-largest container port on the East Coast)



FAREVA
RICHMOND



BIZERBA

PPD



ANORD
CRITICAL POWER INC.

Mondelēz
International

Dominion
Energy

ZELLER+GMELIN

Altria

TemperPack

LL Flooring
LUMBER LIQUIDATORS

ROSE HOLM

Cost Effective

When compared to Northeast industrial locations, Henrico and the Richmond area offer a competitive advantage in operating costs without sacrificing talent and market access. Our stable taxes and affordable real estate reduce overhead and foster growth. As a right-to-work state, Virginia has one of the lowest labor unionization rates in the U.S.



INDUSTRIAL
NET RENT

\$6.67

average
per SF per year



MACHINERY & TOOLS
EFFECTIVE RATE

\$0.24

the lowest in
Central Virginia



REAL ESTATE
TAX

\$0.85

per \$100
assessed value

Workforce

There's a reason why Henrico's talent pipeline is so reliable and robust. Major universities, technical training at community colleges, regional apprenticeship programs, and high school career and technical education centers create a vast, skilled labor pool for manufacturing companies in Henrico and the Richmond area.

- **#1 Best State for Higher Education** (2021)
- **92%** of Henrico's adult population has a high school diploma; **44%** has a bachelor's degree or higher
- **Workforce of 680,000+**, with more than **90,000 yearly graduates** from nearby universities
- **90+ foreign firms** operate in Henrico County
- Right-to-work state with **2.5% unionization rate**



School of
Engineering and
Applied Science



Robins School
of Business



College of
Engineering
and Technology



Advanced
Manufacturing and
Skilled Trades



Polytechnic
Institute



College of
Engineering

RICHMOND METRO LABOR FORCE

OCCUPATION TITLE	QUANTITY IN LABOR FORCE	AVERAGE ANNUAL WAGE (USD)
Maintenance Technician	13,268	\$50,000
Line Supervisor	1,939	\$73,800
Production Worker	25,802	\$42,600
Warehouse/Logistics Operator	8,952	\$78,700
Plant Manager	9,576	\$131,300

White Oak Technology Park

- Master-planned, publicly owned **2,270-acre industrial park**
- Located at the **intersection of I-64 and I-295**
- Extensive and reliable **power, utility, and transportation infrastructure**
- More than 1,000 acres of **build-ready industrial land remaining**
- **Home of the QTS Richmond NAP**, offering access to 20 telecom providers and four transatlantic subsea cables, including the Telxius-owned Marea cable, the fastest to ever cross the Atlantic
- **Gateway to Richmond DE-CIX**, an interconnection hub featuring access to **2,400+ network operators and 500+ data centers worldwide**

See more at WhiteOakTechPark.com.



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