

SPEED SUITES



Speed Suites are available for rent at \$1,000 per month for a minimum one-year term. Renters have first option to purchase with 1/2 of the rental paid to be credited to the purchase price at closing.

Located in the Heart of Racing Country!

Centrally located in Virginia's Motorsports Alley, VIR's Industrial Park offers convenient access to several major metropolitan areas, with the benefit of lower costs associated with Southern Virginia. VIRginia International Raceway is physically located 12 miles east of Danville, Virginia and 20 miles west of South Boston, Virginia just north of the North Carolina state line.

- Raleigh, NC – 1 hour south
- Greensboro, NC – 1 hour south
- Richmond, VA – 2 hours north
- Charlotte, NC – 2.5 hours south
- Washington, D.C. – 4.5 hours north

VIR is America's Motorsport Resort and offers the following for your personal enjoyment and entertaining friends or business associates:

- Luxury on-site lodging
- Kart track racing
- Skeet and other shooting sports
- Full service fun dining
- Hiking and mountain bike trails
- Oak Tree Spa
- Team building activities

SPEED SUITES

These 1200 square foot flex units are available for sale on Ace Drive—located in the VIRginia Motorsport Technology Park, adjacent to VIR. These units have been designed for use as shop space for small business development, "man caves" for get-aways and entertaining, or storage with convenient access to the racetracks and prep shops. For more information, contact Sandie Currie at scurrie@VIRnow.com or call 434.822.7700 x109.

Speed Suites offer great convenience and space that can be creatively adapted for storage, working garages, entertaining, or as in the example at the top of the page — a working office and showroom.

SPEED SUITES

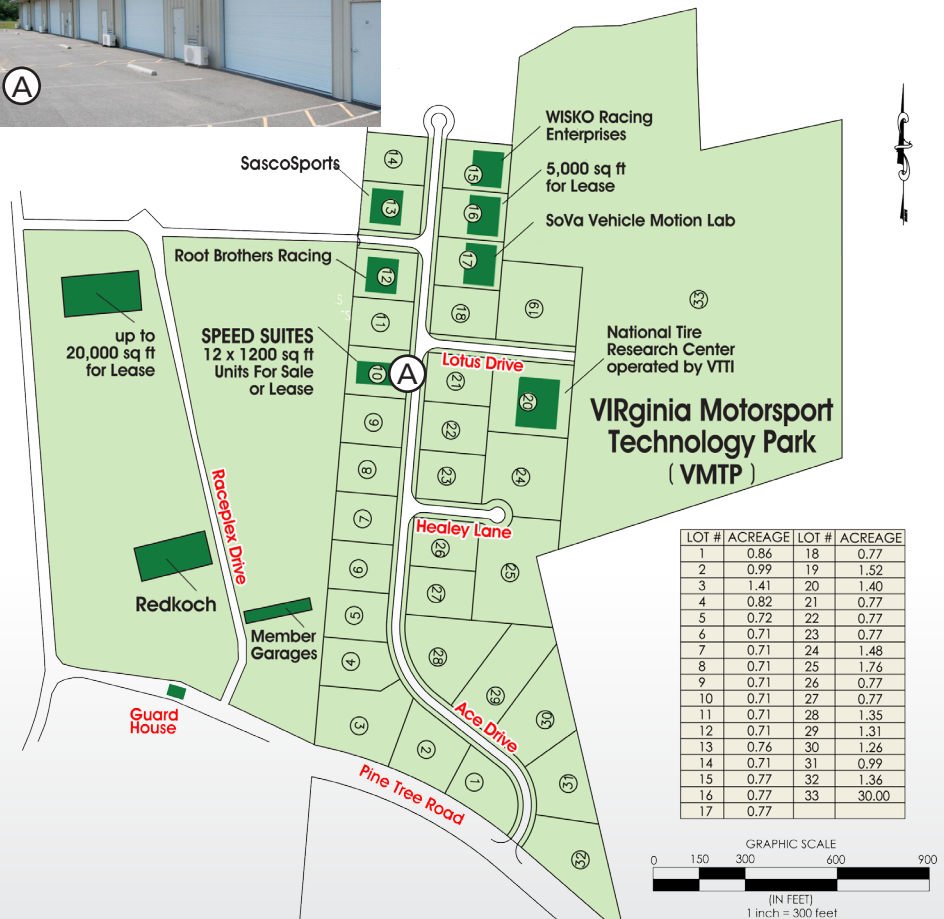
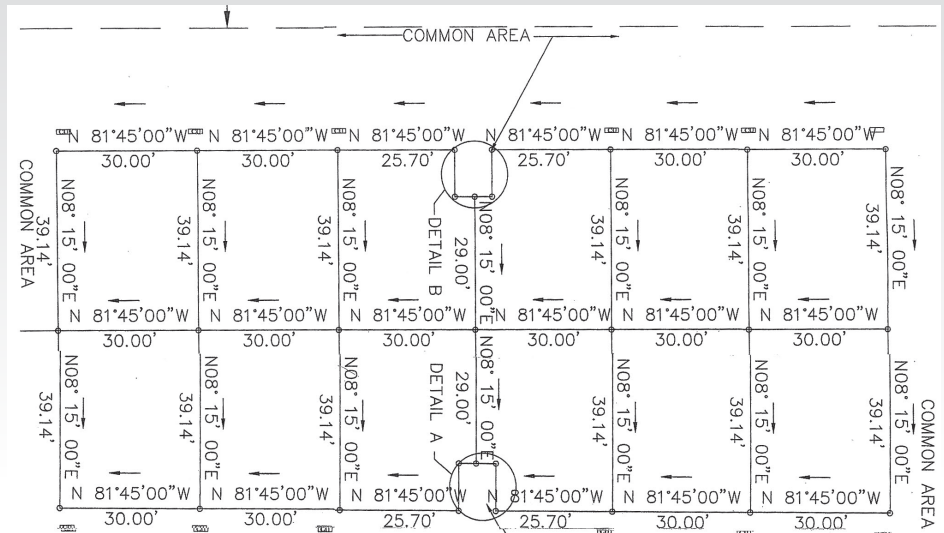


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are located 1081 Ace Drive, in VIR's Industrial Park — just prior to the entry to VIRginia International Raceway.

Specifications:

- Electric Service – 200A 208/120V
- 3 Phase Service with fluorescent lighting
- Battery operated emergency lights
- 120 v outlets on walls
- Spare breakers available for individual hot water heater, compressor, welder, etc. available in 200A panel in space
- Purchaser can run circuits for devices to meet their needs
- Phone/data – Verizon service available
- Plumbing provided – Polypropylene utility sink with instant hot water
- Rough-in for future toilet and sink
- Two community toilets with showers in public restrooms
- HVAC – G.E. 2 – 1/2 ton split system air conditioner with a roof mounted exhaust fan with intake louver
- Door parameters – Thermacore 598 steel overhead door. 16'-0" x 12'-0" electric motor operated with open, close, stop buttons
- Floor – 4" stone base with 6" concrete reinforced with 4" x 4" 4/4 GA. Welded Wire Mesh – provide specific lift information and structural analysis can be provided
- Ceiling Height – where door track overhead (to approximately 19' from exterior) 12' high beyond door track overhead operator (approximately 19' and out from exterior) 13' high to 16' high at center line wall or rear of space



SPEED SUITES | VIR'S INDUSTRIAL PARK

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