



VIRGINIA MOTORSPORT TECHNOLOGY PARK

Work in the Fast Lane

The industrial park at VIR offers tenants a strategic Mid-Atlantic location in the heart of Southern Virginia. The VIRginia Motorsport Technology Park (VMTP) is accessed via ACE Drive — just off VIR's main entrance with 24/7/365 access. Sites and buildings are available for sale, lease, or build-to-suit.

VMTP offers occupants a strategic advantage over their competitors - a premium location adjacent to VIRginia International Raceway's world-class road courses for on track testing and close proximity to other race support and research and development. VIR industrial park tenants lead the way in motorsports innovation, research and development.

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 offers the following for your employees and customers:

- Luxury onsite lodging
- Kart track racing
- Skeet and other shooting sports
- Full service fun dining
- Off-Road trails
- A variety of catering options
- Team building leadership activities

Our Tenants include:

- **National Tire Research Center** - operated by VTTI (Virginia Tech Transportation Institute)
- **Racing For Heroes (RFH)** - tactical military and law enforcement driver training on-road and off.
- **SascoSports, Inc.** - vintage car preparation and tire distribution.
- **Krause & Associates** - racecar driver training specialists.
- **WISKO Race Engineering** - Mid-Atlantic Radical Sportscars dealer and service shop.
- **Quantum Speed Works** - provider of end-to-end automotive services for both track and street vehicles
- **Kaizen Autosport and Formula Experiences** - on track corporate programs, drivers' schools, racecar rentals.

Testing Capabilities

- Five world-class roadcourse configurations ranging from 1.1 miles to 4.1 miles with up to 130 foot elevation change.
- **FREE Lunchtime testing privileges.**
- Off-road rally stages and undeveloped roads.
- ATV and SUV trails and obstacle courses.
- 5/8 mile road course kart track with 30' elevation can be driven in both directions.
- National Tire Research Center offers the globe's premier Force and Moment tire test facility.





★ AVAILABLE: RACEPLEX DRIVE BUILDING

20,000 square foot shop split into 3 spaces with offices and storage.

#1- RFH Current space-10,000 sq ft with shop space and offices.

#2- Middle Bay- 6,000 unimproved storage space. RFH currently uses this for storage but will be moving.

#3- Krug speed- 4,000 sq ft of garage and 1 small office.



Build-to-Suit

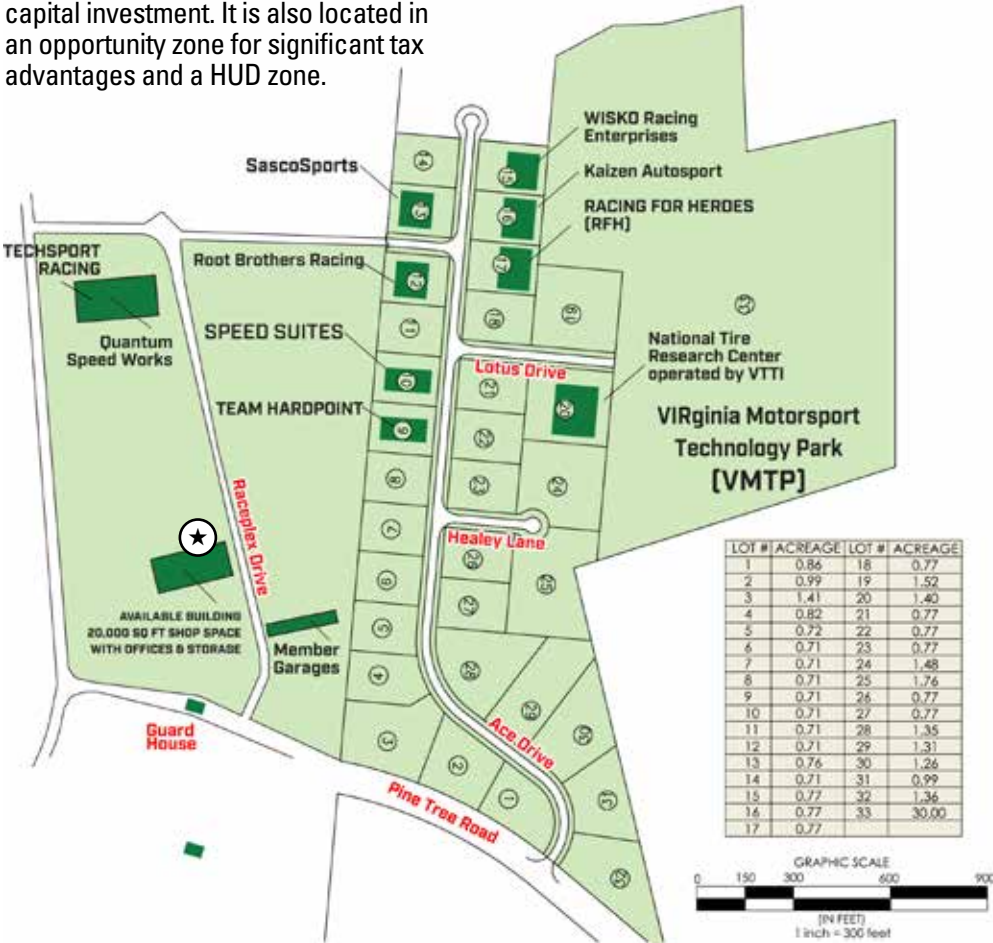
Long-term lease and purchase options are all available in VIR's Industrial Park. Lots start at 3/4 acres and shop sizes typically vary between 1,200 and 12,000 square feet or larger (to suit). We will work with you to meet your unique requirements, delivering a turnkey product to your specifications.

Benefits/Incentives

Southern Virginia has a rich racing heritage and recognizes that the motorsports industry is a significant contributor to the region's economy. VIR's Industrial Park is located in an enterprise zone with a variety of economic incentives available to new businesses based on job creation and capital investment. It is also located in an opportunity zone for significant tax advantages and a HUD zone.

State and local governments have pledged to work hard in support of both small and large racing-related businesses. Now is the time to capitalize on their commitment to motorsports. Visit VIR's Industrial Park today for a tour and experience for yourself what it would be like to work in the fast lane!

FOR MORE INFORMATION ON VIRginia Motorsport Technology Park, Contact Will Stutts at [336]-213-3739 or wstutts@VIRnow.com



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