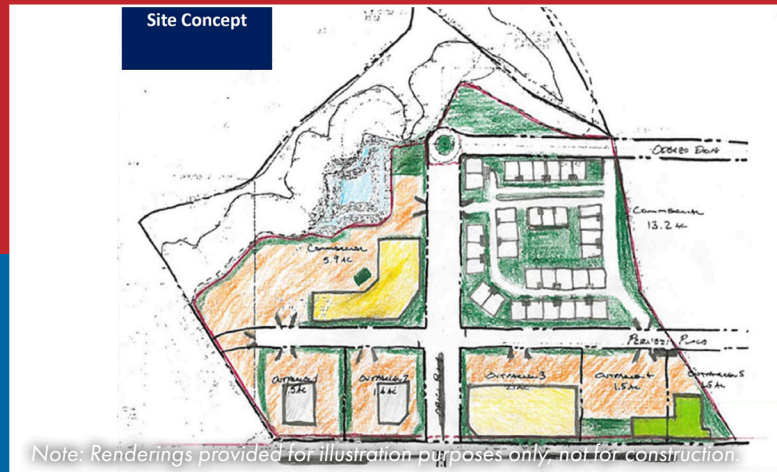


# FOR SALE

## OBICI PLACE

1810 N MAIN ST, SUFFOLK, VA 23434



### SITE DETAILS

-  Size: 3.4 Acres
-  Zoning: MUD
-  Square Feet: TBD
-  Topography: Level Site
-  Utilities: Water, Sewer
-  Transportation: Interstate and Port Access

### INCENTIVES

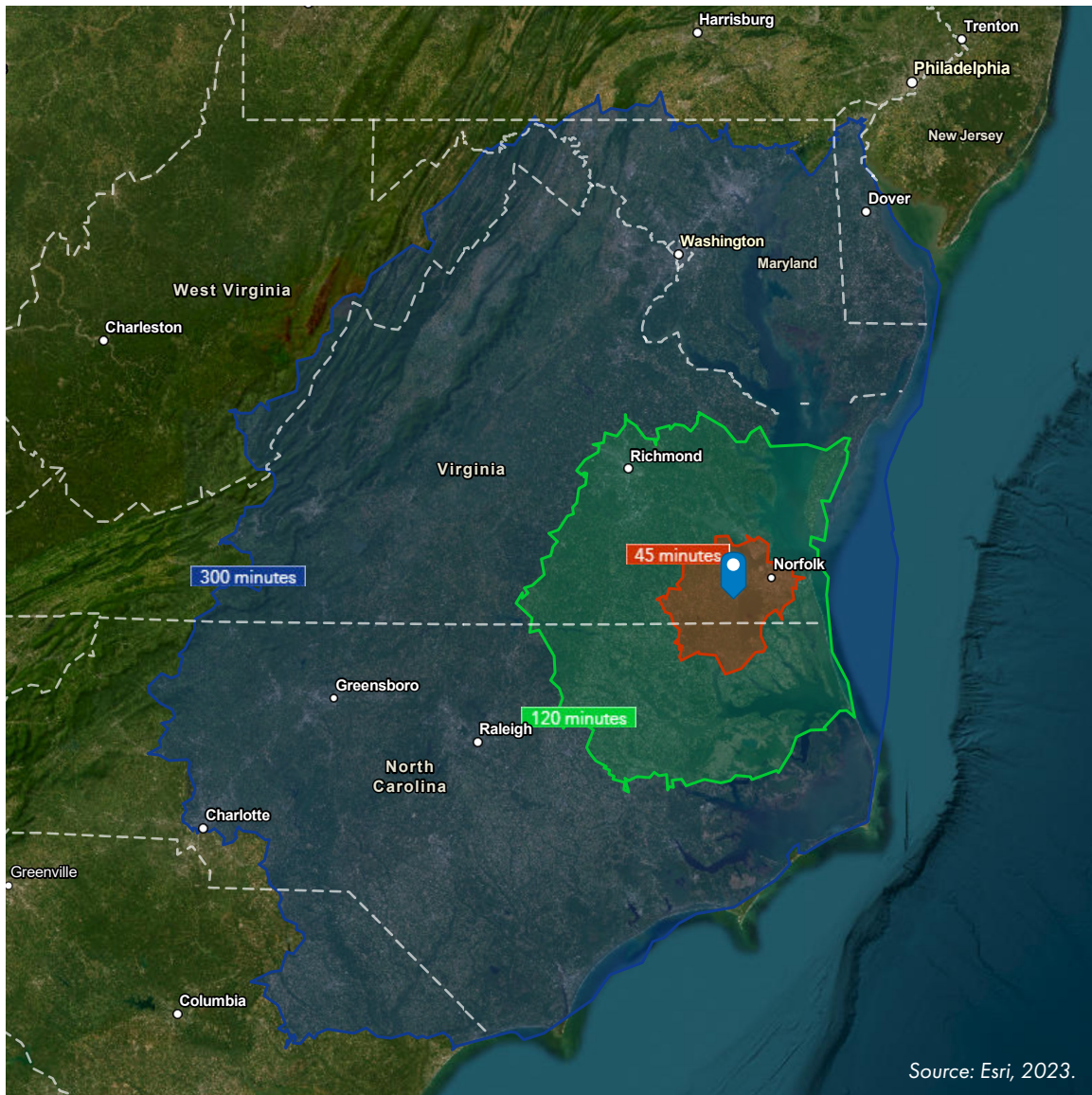
-  Foreign Trade Zone
-  Technology Zone
-  Opportunity Zone
-  New Market Tax Credit Zone



### Local Contact

Delaney Clark  
dclark@suffolkva.us  
757-514-4046

# DRIVE TIMES



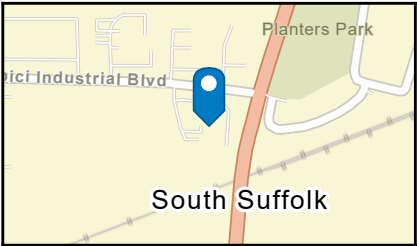
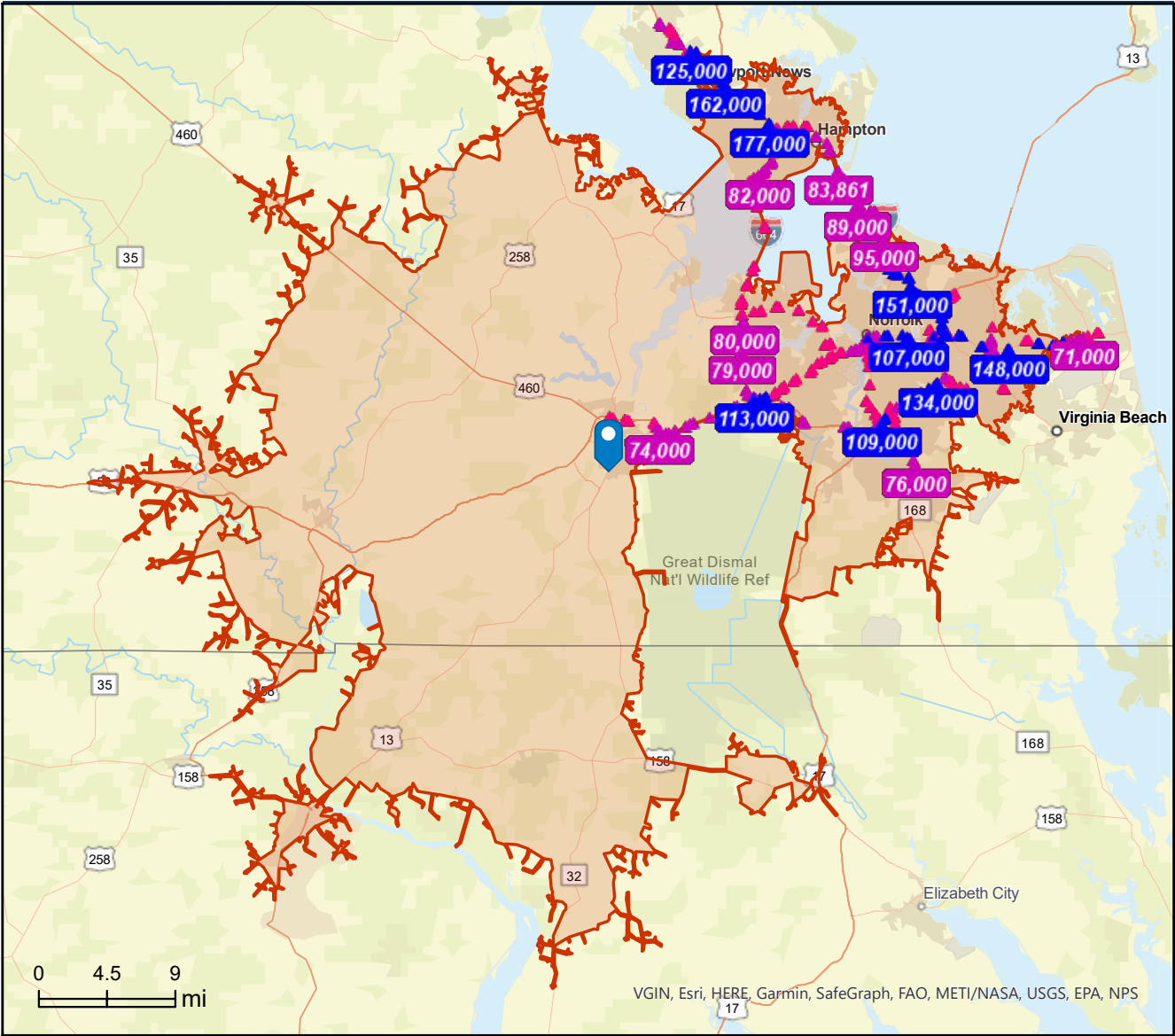
## Workforce: 45-Minute Truck Drive Time

## Suffolk Industrial Park

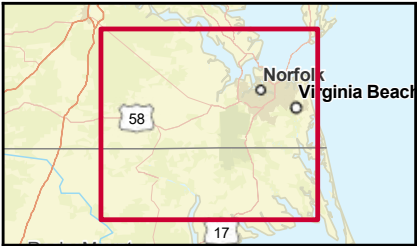
|                                                   |           |
|---------------------------------------------------|-----------|
| Total Population                                  | 1,122,463 |
| Civilian Employed Population Age 16+              | 515,153   |
| Civilian Population 18+: Veteran                  | 127,792   |
| Unemployment Rate                                 | 4.5%      |
| 2022 Industry: Manufacturing Employees            | 46,002    |
| 2022 Industry: Transportation/Warehouse Employees | 28,780    |
| 2022 Industry: Wholesale Trade Employees          | 8,944     |



# TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: Esri, 2023.