

# CAMDEN COMMERCE PARK

- Sites range from 2 to 50 +/- acres
- Park centered around a 30 acre pond
- Water and sewer in place
- Located on Route 17, only 19 miles from Hampton Roads beltway





# OVERVIEW

Camden Commerce Park is an innovative, multi-phased development. The 20-year vision for this large regional complex includes up to 300 acres of land for commercial, professional, research and development (R&D), residential and industrial development efforts. The first phase of this project encompasses approximately 100 acres of land in lots of varying sizes.

The park is located along US 17, which serves as the primary highway connecting the county to Chesapeake, Virginia. The future Interstate 87, will follow this route to connect Raleigh to Hampton Roads. The park is one mile north of the Dismal Swamp Welcome Center and is easily accessible from several major business centers, including Elizabeth City, NC and Hampton Roads, VA..

## WHY CAMDEN COMMERCE PARK?

### THE PROPERTY

- 56 acres in 19 lots of varying sizes
- Park centered around a 30-acre pond
- Zoned: Planned Unit Development (PUD)
- Infrastructure improvements - including water, sewer and roadway

### THE INCENTIVES

- Low tax environment
- Located in Foreign Trade Zone #20
- Economic incentives (NC Article 3J tax credits)
  - Credit for creating jobs
  - Credit for investing in business property
  - Credit for investing in real property (Tier 1 designated counties only)

### THE LOCATION

- Easily accessible from major business centers including Elizabeth City, NC (21.6 miles) and Downtown Norfolk, VA (26 miles)
- Recently completed improvements to Route 17 and Dominion Boulevard Corridor
- Access to Hampton Roads and Northeast North Carolina work force
- Proximity to Port of Virginia's world class terminals

### THE FUTURE

- Route 17 designated as future I-87
- Adjacent land for future growth
- Large residential development planned nearby
- Identified strategic focus area for industrial development on both the state and federal level





# \$0.69

per \$100 Camden County  
Real Estate Tax Rate

# \$0.69

per \$100 Camden County  
Tangible Property Tax  
Rate

# \$0

Camden County  
Business License Tax

# 1.8 M

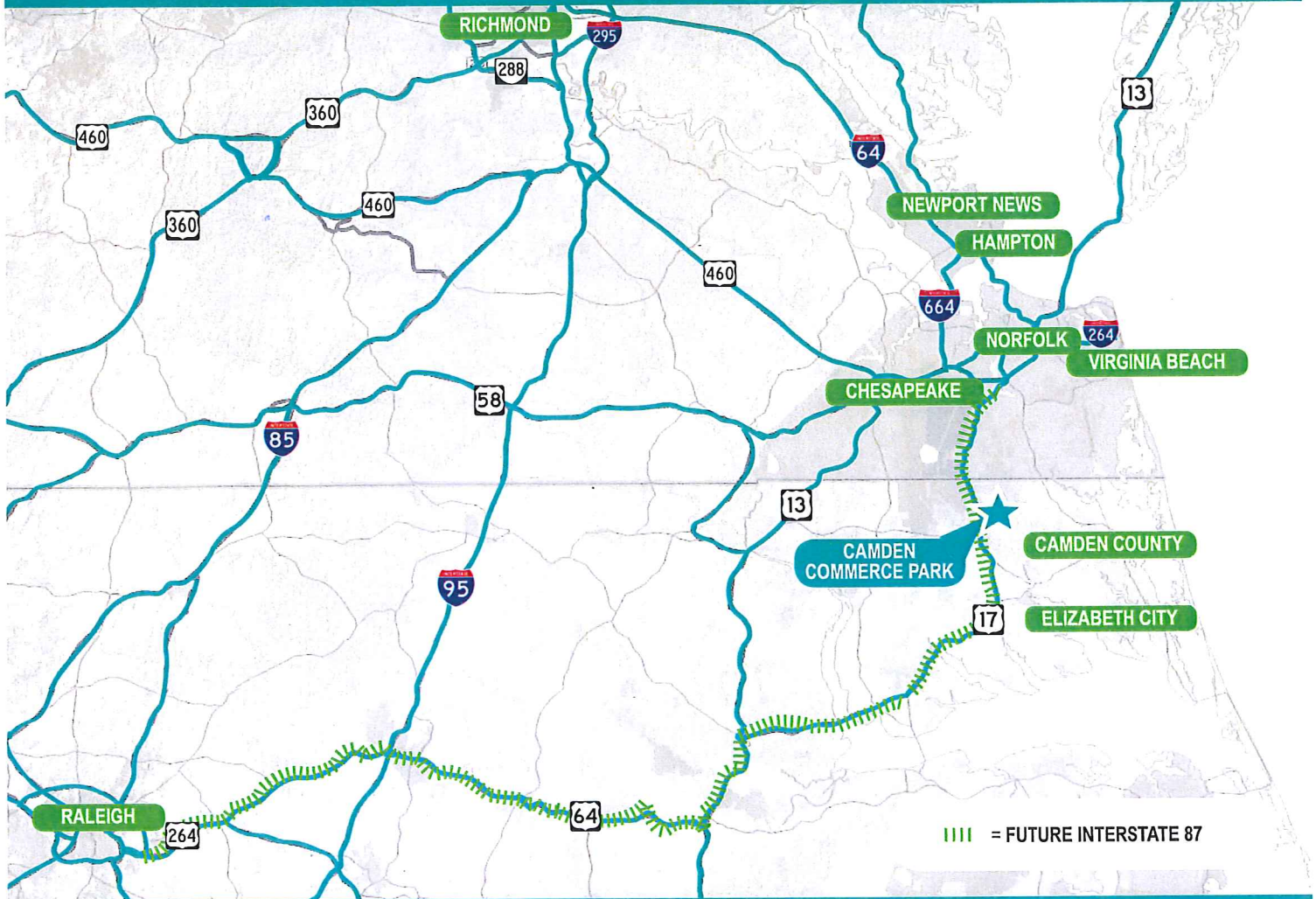
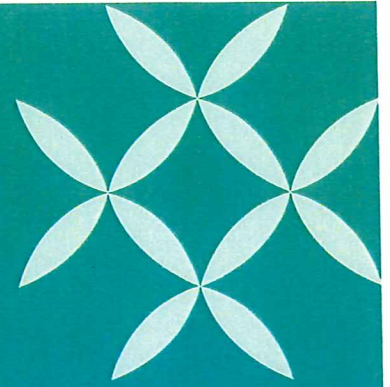
2016 population for  
Hampton Roads and  
Elizabeth City areas

# 29.5

miles to the nearest port -  
Portsmouth Marine  
Terminal

# 19.5

miles to the Hampton  
Roads Beltway (I-64) at  
I-464



|||| = FUTURE INTERSTATE 87

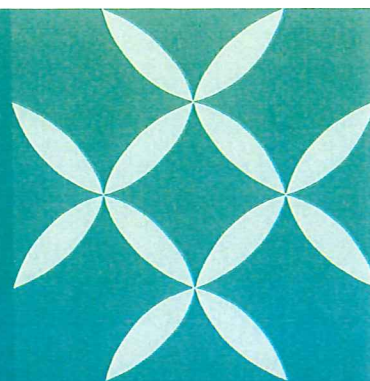
LOCATION	DISTANCE	MAJOR INTERSECTIONS	DISTANCE
Portsmouth Marine Terminal	29.5 miles	US-17 Business at I-64	18.1 miles
Virginia International Gateway	31.7 miles	US-17 at I-64 and I-464	19.5 miles
Norfolk International Terminals	37.5 miles	Greenbrier Parkway at I-64	22.0 miles
Norfolk International Airport	32.3 miles	I-95 at I-295	120.0 miles
Elizabeth City, NC	21.6 miles	US-64 at I-95	130.6 miles
Raleigh, NC	175 miles	I-40 at I-85	219.0 miles



# INCENTIVES

## What are all of the incentives for businesses located within Camden County?

Camden Commerce Park not only offers geographic benefits; it offers business and economic incentives as well. A business that chooses to locate within Camden Commerce Park would experience decreased taxes, lower import / export costs, and numerous local economic incentives.



### LOWER TAX RATES

Camden County offers a business real estate tax of \$0.69 and a tangible goods tax of \$0.69. This is significantly lower than neighboring areas.

	Real Estate Tax (per \$100)	Tangible Property Tax (per \$100)
Camden County	\$0.69	\$0.69
Chesapeake	\$1.05	\$4.08
Norfolk	\$1.15	\$4.33
Virginia Beach	\$0.99	\$4.00

### FOREIGN TRADE ZONE

Camden Commerce Park is located within Foreign Trade Zone #20 providing businesses within the park additional benefits related to trade and customs. Additional details can be found on the back of this page.



*Economic Development  
Partnership of N.C.*

### ECONOMIC BENEFITS

The Economic Development Partnership of North Carolina is excited about this project and ready to work with firms interested in moving their business into the area.

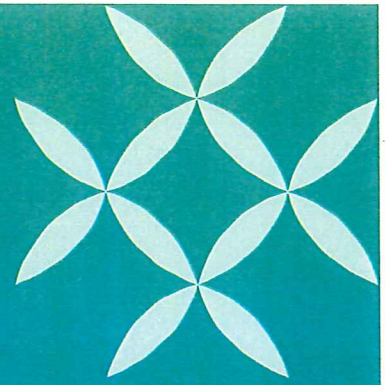
### NC ARTICLE 3J TAX CREDITS

- Credit for creating jobs
- Credit for investing in business property
- Credit for investing in real property (Tier 1 designated counties only)

# FTZ#20

## What is a foreign trade zone (FTZ)?

FTZs are areas which are geographically inside the US, but are legally considered outside its Customs territory. Companies that locate in FTZs can benefit by using special procedures to encourage US activity by reducing, eliminating or delaying duties.



## BENEFITS

### DUTY DEFERRAL

Users can avoid paying duties on imported merchandise until the goods are removed from the FTZ and enter into the US commerce. Duty on machinery is deferred until it is put into production; there is no duty paid on re-exports or scrap.

### INVERTED TARIFFS / DUTY REDUCTION

FTZ users can pay lower duty rates on goods produced in the zone when the finished product has a lower duty rate than the imported components and parts.

### NO TIME CONSTRAINTS

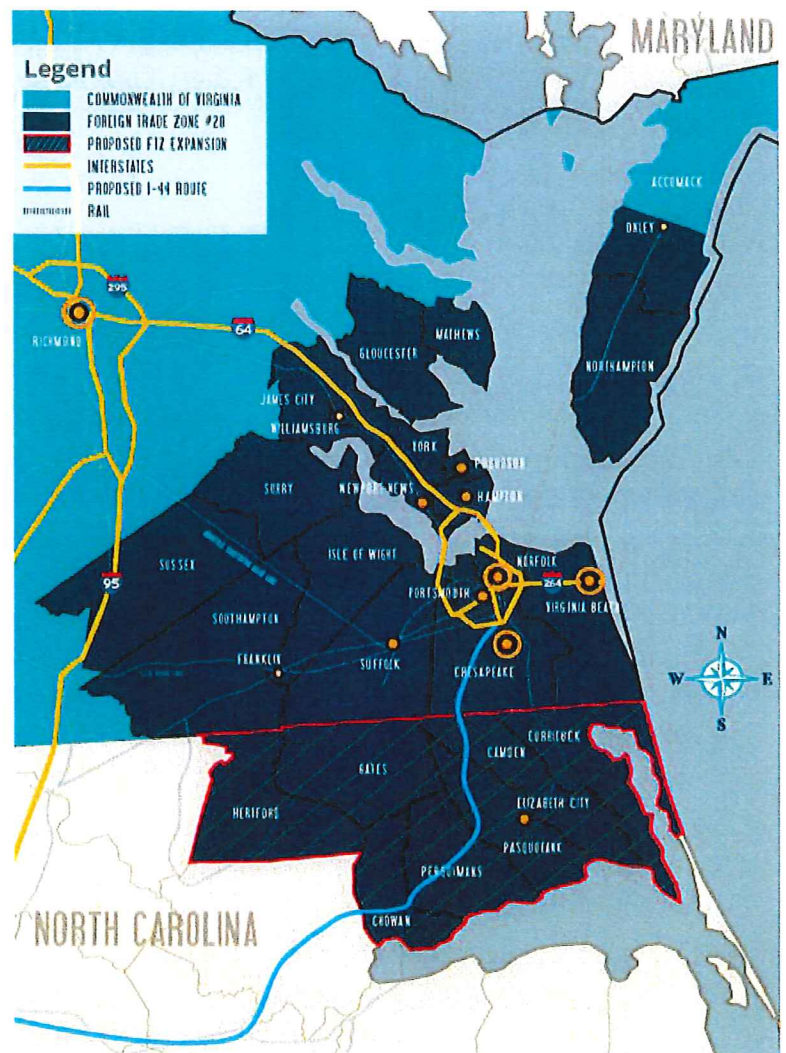
Merchandise may remain in the zone indefinitely, whether or not it is subject to duty.

### WEEKLY ENTRIES

Zone users will benefit if they file multiple Customs and Border Protection entries each week. FTZs allow the user to file this paper work once a week at a rate no higher than \$495.

### CUSTOMS COMPLIANCE

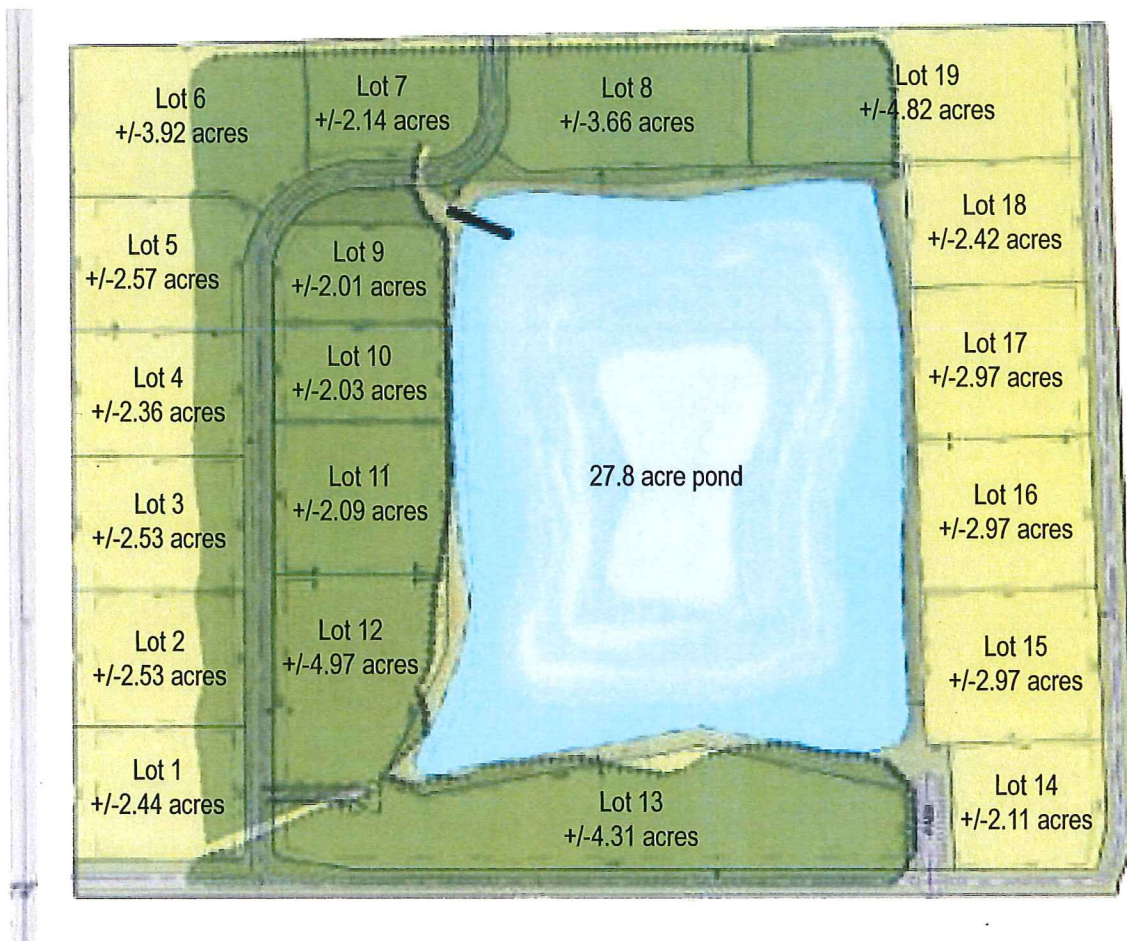
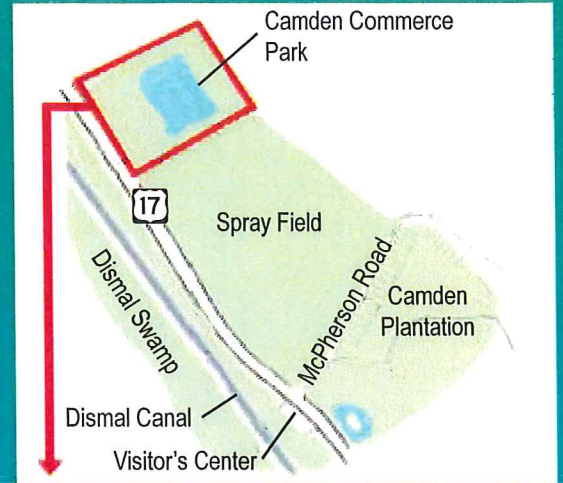
Customs and border protection requirements and federal criminal sanctions are deterrents against theft. Cargo that is imported into FTZs have fewer incidents of loss and may result in lower insurance costs.





## CURRENT AVAILABILITIES

Camden Commerce Park currently has 19 available lots ranging from 2.01 acres to 4.82 acres, all centered around a 27 acre pond. Lots can be combined for additional acreage. These lots are a part of Phase 1 with future development phases planned. All lots feature water, sewer and road access.



## FOR MORE INFORMATION

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