



[SITES & BUILDINGS](#)

Sites, Buildings and Industrial Parks for Every Business Need

Industrial Parks

The U.S. Virgin Island has three industrial parks with room to grow:

- **Renaissance Park:** Located on the south coast of St. Croix, the St. Croix [Renaissance Park](#) is a 1,244-acre industrial park with numerous amenities making it competitive worldwide. The Renaissance Park offers shovel-ready land, a deep-water port, is positioned as a strategic international shipping location, and steadily maintains low-cost power and water supplies, not to mention high-quality [infrastructure](#). There are hundreds of contiguous acres of industrial zoned land that are available for development. Advantages of the Renaissance Park that make it world-class include:
 - On-site power generation: A fully-permitted coal-fired power plant generates up to 60 MW of energy, or an equivalent mix of energy and steam, powered by a steam broiler and four generators.
 - On-site water production: Desalinization facilities efficiently supply two million gallons of water per day to tenants at significant cost savings.
 - Existing site infrastructure: There are three miles of water mains, two miles of insulated steam lines, three miles of electric lines, full telephone line service, [fiber optic cabling](#), and extensive roadways including 7,500 feet of frontage on the USVI's only four-lane highway.
 - Fully equipped machine and fabrication shop: The park has a 37,000 square-foot machine and fabrication shop that is able to service marine activities, industrial operations, heavy duty equipment operations and the site's power and desalinization facilities. There is also extensive equipment including two 10-ton capacity overhead cranes.
 - Deep water port: Tenants at the Renaissance Park have direct access to Port St. Croix, a well-protected deep water port that is 7,000 feet long, 300 feet wide and 36 feet deep. With ample docking space, the port is centrally located relative to international shipping lanes for maximum economic benefit.



- [Diageo](#) is the largest tenant currently at the St. Croix Renaissance Park. Famously known as the world's largest producer of spirits, Diageo operates a 20 million gallon rum distillery here to make Captain Morgan branded products for the U.S. market.

- **William D. Roebuck Industrial Park:** The William D. Roebuck Industrial Park, located between the historic towns of Christiansted and Frederiksted on the island of St. Croix, is the larger of the two industrial parks operated by the Industrial Park Development—which is part of the USVI Economic Development Authority. Situated within four adjoining buildings, this park consists of 148,160 square feet of commercial space.
- **St. Thomas Industrial Park:** Consisting of 20,000 square feet of commercial space, the St. Thomas Industrial Park is located on a lush hillside just outside of the bustling town of Charlotte Amalie. Also operated by the Industrial Park Development, this industrial park overlooks the Crown Bay Marina Center in Subbase and the Cyril E. King Airport.

Historic Properties for Revitalization

A number of buildings in the U.S. Virgin Islands have rich, significant history and are ready to be rehabilitated and revived by a new business.

A [Rehabilitation Tax Credit](#) is offered to corporations committed to revitalizing the territory's cultural and economic areas, designated as [Enterprise Zones](#). Currently, there are four designated enterprise zones: Christiansted (St. Croix), Frederiksted (St. Croix), Savanne & Downstreet (St. Thomas) and Garden Street & Upstreet (St. Thomas).

Businesses that choose to make these improvements will not only benefit their own properties, but entire communities where their employees work and live.

UVI Research and Technology Park

The University of the Virgin Islands [Research and Technology Park \(RTPark\)](#) is the ideal place to bring technology-based and research and development businesses. Opened in May 2013, this new \$13.5 million facility includes a Tier-1 subsea fiber-connected data center.

Striving to position the USVI as a world-class provider of e-commerce, RTPark provides critical mass for technology infrastructure initiatives.

Some of the many [tenants](#) at RTPark include:

- [13D Research](#)
- [BCS Tech Ventures](#)
- Geniuscove, Inc.
- ITIM
- XO Energy

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