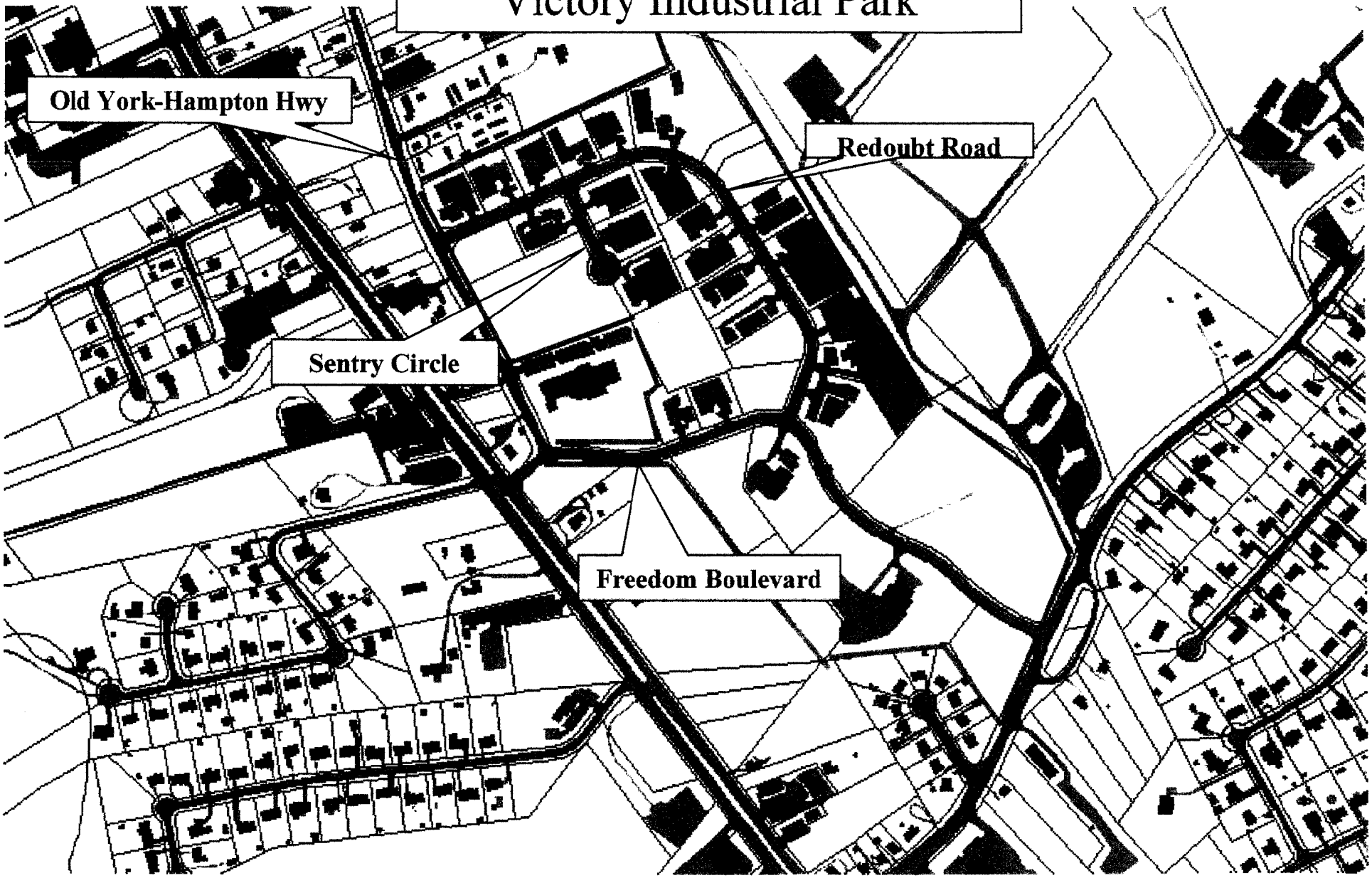Victory Industrial Park