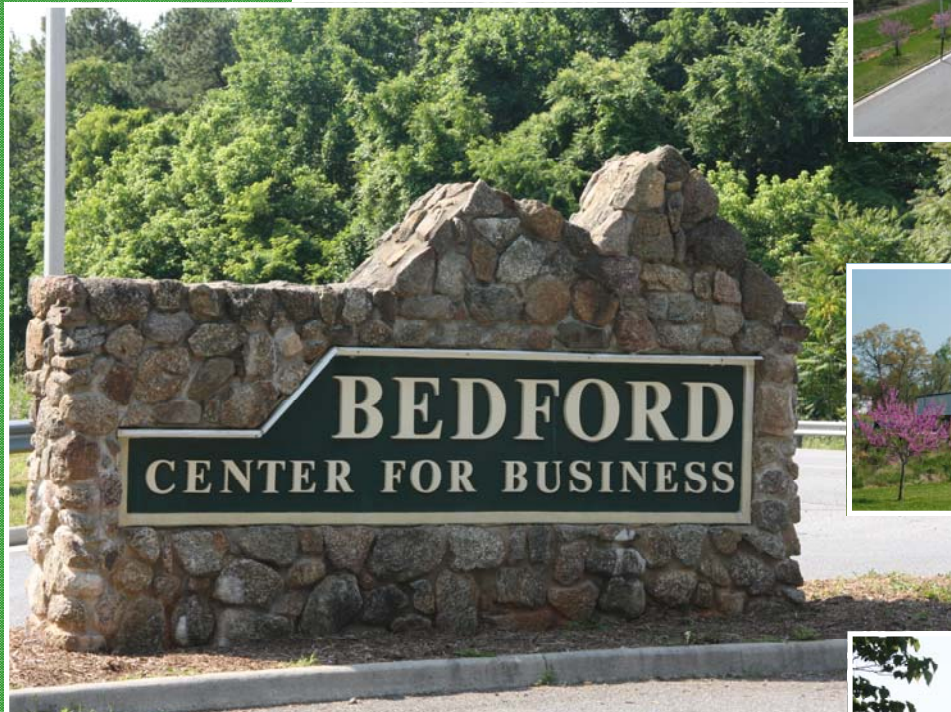




# Bedford Center for Business



# Bedford Center for Business



## Property Data:

- ◆ The Bedford Center for Business is a 100-acre business park conveniently located midway between the population centers of Roanoke and Lynchburg.
- ◆ Located near the park's entrance is the Bedford Campus of Central Virginia Community College, which provides general education curriculum, but also offers "tailor-made" courses for business and industry as well as career screening and testing services.
- ◆ Electric services are provided by the City of Bedford and afford redundancy with the recent addition of a second substation.
- ◆ Water and Sewer services, also provided by the City of Bedford, have considerable excess capacity.
- ◆ The Bedford Center for Business is located in a Virginia Enterprise Zone making projects eligible for state job creation and real property investment grants as well as additional local incentives.
- ◆ A good labor environment exists, providing availability at reasonable costs, and a strong work ethic results in high productivity and low turnover.
- ◆ GigaPark Designation connotes advanced 400 Gigabyte-per-second backbone network providing Layer 1 optical transport capacity, access to key Internet peering points in Northern VA and the Southeast, lower power and bandwidth costs, lower tax costs, lower cost per square foot, highly dedicated and skilled workforce and access to multiple major fiber-optic and telecom service providers.



## Let us help you grow your business

- ◆ “Project ready” business sites with infrastructure and zoning in place
- ◆ Workforce programs that engage business, public schools and the community college
- ◆ Both State and local incentives, including a designated State Enterprise Zone
- ◆ Affordable, high-speed, high-capacity broadband service
- ◆ Virginia Tech, University of Virginia and James Madison University are each located within a 2-hour drive; Liberty University, and ten liberal arts colleges are located within an hour or less
- ◆ The largest labor supply west of the Richmond/Washington DC/Hampton Roads corridor
- ◆ Toll-free calling area covering Roanoke and Lynchburg – a natural location for regional marketing and technical support service businesses

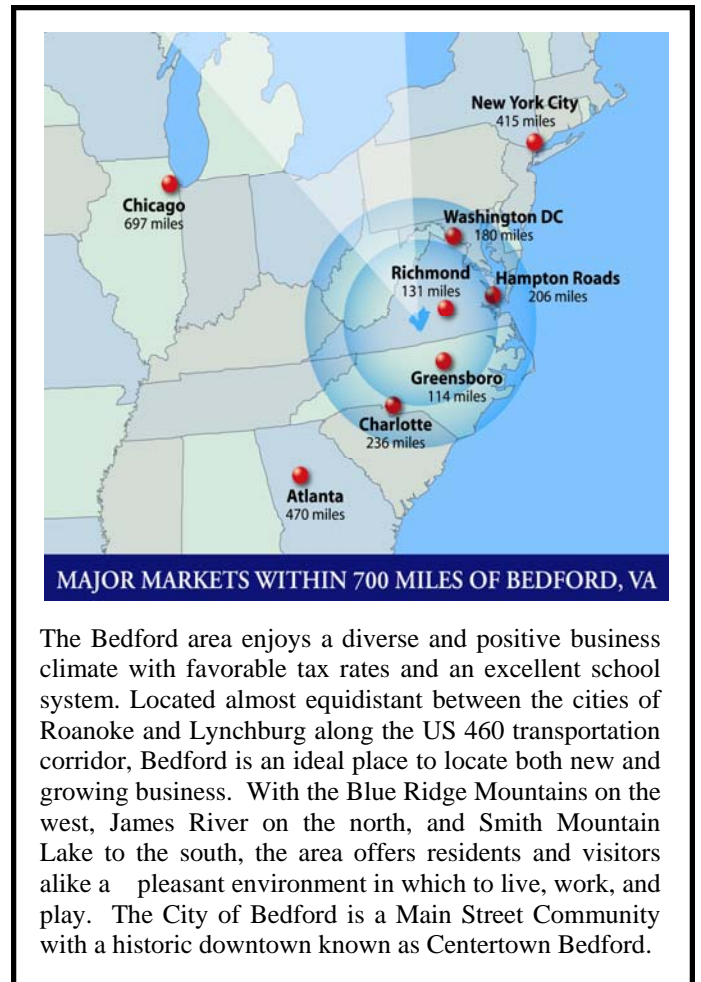


**Right Now Ready Site**

### **Graded Pad Site**

To reduce start-up time, the 9.52 acre “Right Now Site” is graded to accommodate a 30,000 to 60,000 square foot facility. Additional land is available for parking

# Bedford Center for Business



The Bedford area enjoys a diverse and positive business climate with favorable tax rates and an excellent school system. Located almost equidistant between the cities of Roanoke and Lynchburg along the US 460 transportation corridor, Bedford is an ideal place to locate both new and growing business. With the Blue Ridge Mountains on the west, James River on the north, and Smith Mountain Lake to the south, the area offers residents and visitors alike a pleasant environment in which to live, work, and play. The City of Bedford is a Main Street Community with a historic downtown known as Centertown Bedford.

## For Information Contact:

Sue Montgomery  
Bedford County  
122 East Main Street,  
Suite 202  
Bedford, VA 24523

Phone: (540) 587-5670  
Fax: (540) 586-0406  
E-mail: s.montgomery@co.bedford.va.us



Elizabeth Berry-Mosley  
City of Bedford  
215 East Main Street  
Bedford, VA 24523

Phone: (540) 587-6020  
Fax: (540) 587-6143  
E-mail: Elizabeth@bedfordva.gov



## Helpful Links

[www.co.bedford.va.us.com](http://www.co.bedford.va.us.com)

[www.bedfordva.gov](http://www.bedfordva.gov)

[www.visitbedford.com](http://www.visitbedford.com)

[www.bedfordareachamber.com](http://www.bedfordareachamber.com)

[www.centertownbedford.com](http://www.centertownbedford.com)

**A Region 2000  
Partner**

