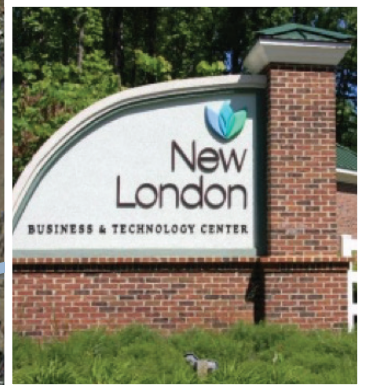




BEDFORD COUNTY, VA

NEW LONDON BUSINESS & TECHNOLOGY CENTER



Conveniently located in Forest on U.S. Route 460, this park offers aesthetically pleasing lots for large and small enterprises.

LOCATION:

U.S. Route 460 and Meade Road in Forest, Virginia

SITE:

- 500+ acres with buffer.
- 200+ acres designated Virginia Technology Zone
- Lots ranging from 8 to 48 acres
- Cleared and graded lots available

DATA:

- Technology Zone
- EDA owned with incentives
- Seven miles of walking and biking trails
- Conservation easements in place
- Championship disc golf course

TRANSPORTATION:

- Located on U.S. Route 460
- 10 miles to regional airport
- 35 miles from Interstate 81

ZONING:

Planned industrial — allows a variety of business, research, and manufacturing uses

UTILITIES:

- Water and sewer throughout (Bedford Regional Water Authority)
- 12-kV, 3-phase electric power installed (Southside Electric Cooperative)
- Telecom fiber in place at entrance to park (Mid-Atlantic Broadband). Ductbank in place throughout open section. Other providers having fiber in place are Verizon and Shentel.
- Million-gallon water storage tank in service
- Robust, dark fiber infrastructure in place—secure and scalable enough to support a datacenter.

LOW TAXES:

- Real Estate: \$0.50 per \$100 value
- Machinery & Tools: \$1.20 per \$100 value
- Personal Property: \$1.70 per \$100 value
- Tech Zone incentives available

Call 540-587-5670 to learn more!
BedfordEconomicDevelopment.com

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