



# B E D F O R D C O U N T Y, V A

## MONTVALE CENTER FOR COMMERCE



*This park offers the amenities sought by today's growing companies — located on a major divided highway, all in a beautiful setting that appeals to the most discriminating taste.*

### LOCATION:

On U.S. Route 460 in Western Bedford County, midway between Bedford & Roanoke. Distance to retail: Town of Bedford 10 miles, Blue Ridge 9 miles, and Roanoke 18 miles. Traffic count is 18,000 cars per day.

### UTILITIES:

- Served by 6" water line and 8" sewer lines
- Electricity and fiber available
- Propane available.

### TAXES:

- \$0.50 per \$100 assessed value
- Machinery & Tools: \$1.20 per \$100 original purchase price
- Personal Property: \$1.70 per \$100 original purchase price

### COMMERCIAL PROPERTY:

The 16+/- acre commercial shopping center can be laid out to suit a developer's plans. This prime location offers an excellent site for a potential retail development in an area that has been under-served as the county's growth has developed over the past two decades.

### INDUSTRIAL PROPERTY:

The 45+/- acre business park has two remaining lots that vary in size from 8 acres to a potential 17+/- acres. Lot lines represented on the design layout can be revised to accommodate ultimate users.

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

Office of Economic Development  
122 East Main Street, Suite 202  
Bedford, VA 24523

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