



# BEDFORD COUNTY, VA

## BEDFORD CENTER FOR BUSINESS FOR BUSINESS



Site	Usable Acres	Total Acres
A1	5.3	6.2
A2	10.8	13.0
A3	10.3	18.1
B	4.5	8.4
C	1.5	3.1
D	6.0	15.8

*This 100-acre business park is conveniently located midway between the population centers of Roanoke and Lynchburg.*

### LOCATION:

State Route 122 between Route 221 and Route 460 in the Town of Bedford, Virginia

### SIZE:

- 64± acres with available lots ranging in size from 3 to 18 acres
- 9.5 acres graded on A1/A2

### TRANSPORTATION:

- 20 miles to regional airport
- 27 miles to Interstate 81
- 20 miles to Lynchburg

### DATA:

- Central Virginia Community College Bedford Campus on site
- Virginia Enterprise Zone benefits
- Opportunity Zone benefits
- EDA owned, with County incentives

### UTILITIES:

- 12" on-site water line served by the Bedford Regional Water Authority
- 15" on-site sewer line served by the Bedford Regional Water Authority
- Three phase 12.47kV line electricity served by the Town of Bedford
- Propane available
- Telecom fiber in place

### TAXES:

- \$0.81 per \$100 assessed value
- Machinery & Tools: \$1.20 per \$100 original purchase price
- Personal Property: \$1.70 per \$100 original purchase price

### ZONING:

Workplace Campus District (WPC)

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