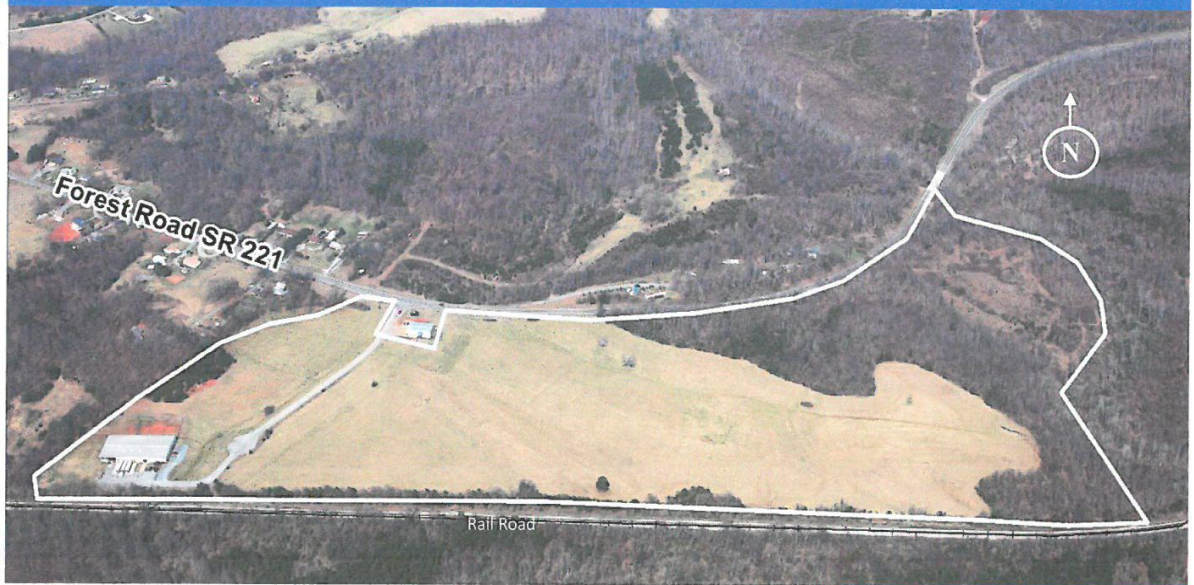


Little Otter Business Park



Location

U.S. Route 221 near Town of Bedford

Size

69 acres

Highways

Located on U.S. Route 221 within 30 miles of I-81

Air Service:

Lynchburg Regional Airport

Zoning

I-2 Industrial

Utilities

- Served by 10" water line
- Electricity available
- Telecommunications available
- Sewer in the future

Taxes

- Real Estate tax - \$0.52 per \$100 assessed value
- Business personal property - \$1.70 per \$100 original purchase price
- Machinery and Tool - 1.20 per \$100 original purchase price
- Merchants Capital - NONE (eliminated in 2011)

This excellent Greenfield site is the perfect location for manufacturing or warehouse distribution projects that need rail. The rolling topography and open land offers the opportunity for good size pad sites in a variety of configurations. Convenient location just minutes from the Town of Bedford.

Call us today

Bedford County Office of
Economic Development

122 East Main Street
Suite 202
Bedford, VA 24523
540-587-5670



A member of Virginia's Region 2000 Partnership

www.bedfordeconomicdevelopment.com