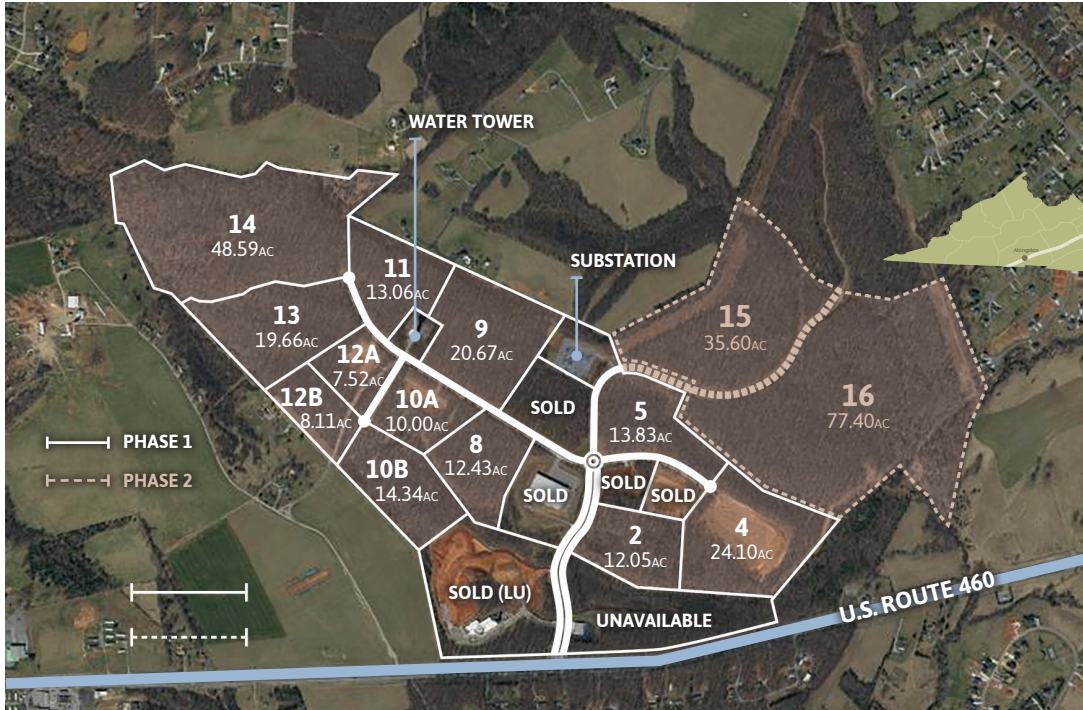




BEDFORD COUNTY, VA

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.

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.

LOCATION:

- U.S. 460 and Meade Road in Eastern Bedford County
- 10 miles from Lynchburg

SITE:

- 500+ acres with buffer
- 200+ acres designated Virginia Technology Zone
- Parcels ranging from 8 to 50+ acres
- Pad-ready, cleared, and graded sites available for 200,000 - 500,000 sq. ft. building

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 Lynchburg regional airport
- 35 miles from Interstate 81

ZONING:

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

TAXES:

- Real Estate: \$0.41 per \$100 assessed value
- Machinery & Tools: \$1.20 per \$100 assessed value
- Personal Property: \$1.70 per \$100 assessed value
- Tech Zone incentives available

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

Office of Economic Development
122 East Main Street, Suite 202
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