



# 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.*

### ⊕ UTILITIES:

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

### ⊕ 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.

### ⊕ 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

### ⊕ 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, Roanoke 18 miles, and 12 miles East of I-81.

### ⊕ INDUSTRIAL PROPERTY:

The 45+/- acre business park has two remaining lots that vary in size from 8 acres to a potential 17+/- acres. Potential building size of 200,000+/- sq. ft. Lot lines represented on the design layout can be revised to accommodate ultimate users.

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

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