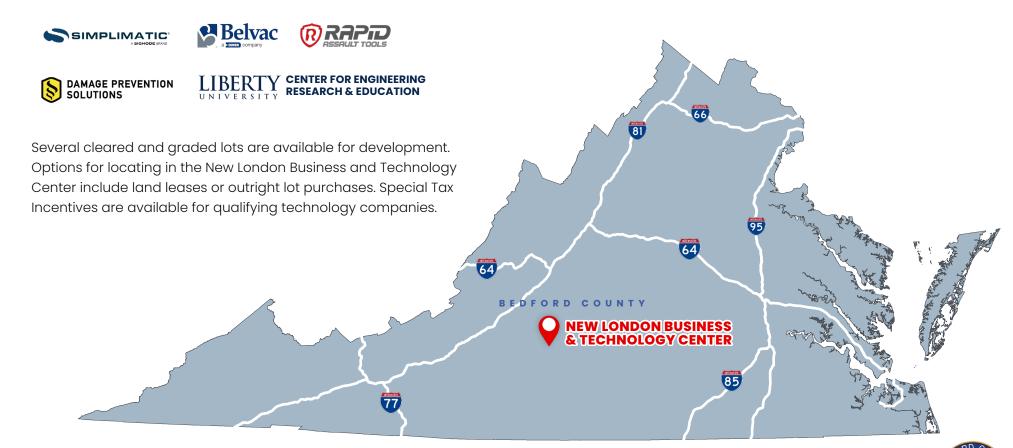


# **Property Overview**

### **NEW LONDON BUSINESS & TECHNOLOGY CENTER**

Conveniently located at Meade Road in Forest, VA on Route 460, the **New London Business and Technology Center** spans 500± acres, offering walking trails, a disc golf course and aesthetically pleasing lots in the Blue Ridge Mountains for large and small enterprises.

While the center specializes in technology it welcomes a diverse range of businesses. The center is home to:





## **Property Summary**

#### **NEW LONDON BUSINESS & TECHNOLOGY CENTER**

### LOCATION

US Route 460 and Meade Road in Eastern Bedford County. 10 miles from Lynchburg and Lynchburg Regional Airport. 35 miles from interstate 81.

### SITE FEATURES

- 500+ acres with buffer and walking/running/biking trails and a professional-level disc golf course.
- 200+ acres designated a Virginia Technology Zone
- Lots ranging in size from 7.5 to 48+ acres
- Lot 2 12 +/- acres. Accommodates up to 200,000 sf building
- Lot 4 flier 10 acres cleared and graded on 24+ acre lot. Accommodates a 200,000 sf. building
- 10A 1.95 acres is pad ready to accommodate a 15,000 SF building on 10 acres.
- 12A 1.70 acres is pad ready to accommodate a 10,000 SF building on 7.52 acres.
- Individual parcels have not been recorded and can be divided as needed.

### ZONING

- Planned Industrial allows for a variety of business, research, and manufacturing uses.
- Technology zone with special incentives for qualifying companies

## **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

**Technology Zone incentives available** 

## UTILITIES

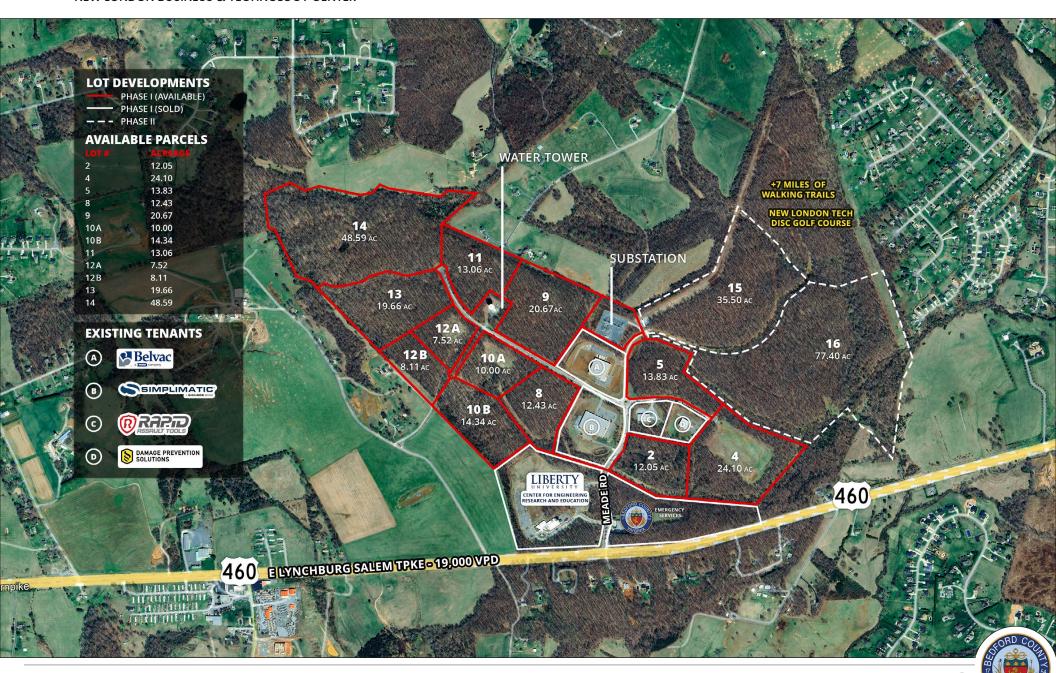
- Water & Sewer throughout | Bedford Regional Water Authority
- 25 Megawatt, 3-Phase electric power (expandable up to 100 megawatts |
  Southside Electric Cooperative (SEC)
- Telecom fiber in place at entrance | Mid-Atlantic Broadband
- Other providers with fiber in place | Verizon & Shentel
- Million-gallon water storage tank in service | Bedford Regional Water Authority
- Robust, dark fiber infrastructure in place secure and scalable enough to support a datacenter





## **Parcels Available**

**NEW LONDON BUSINESS & TECHNOLOGY CENTER** 





## **Bedford EDA Portfolio**

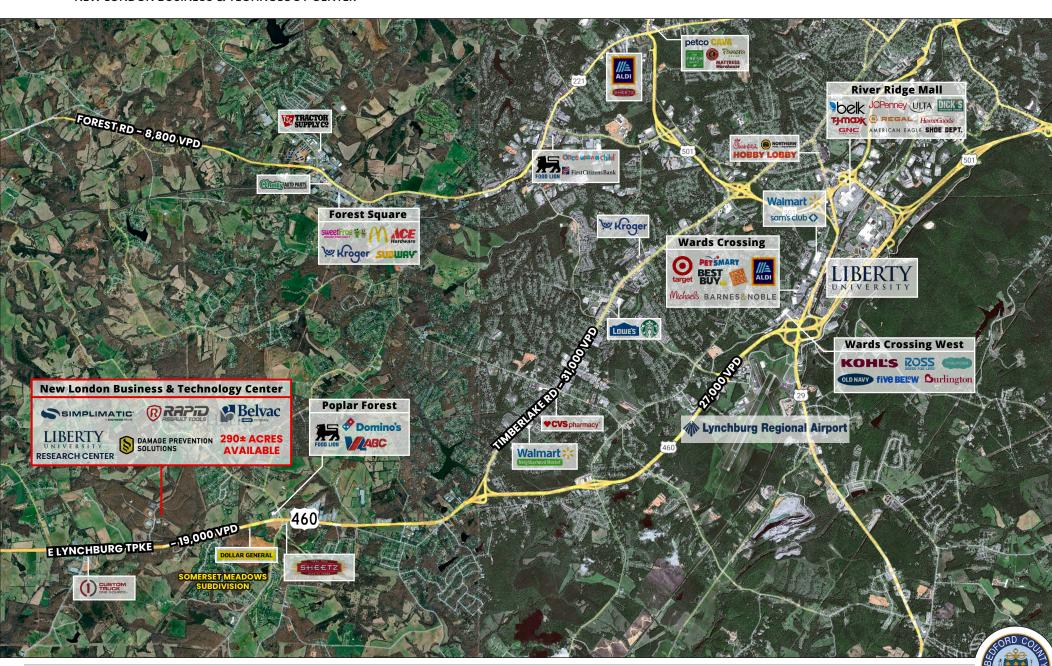
**NEW LONDON BUSINESS & TECHNOLOGY CENTER** 





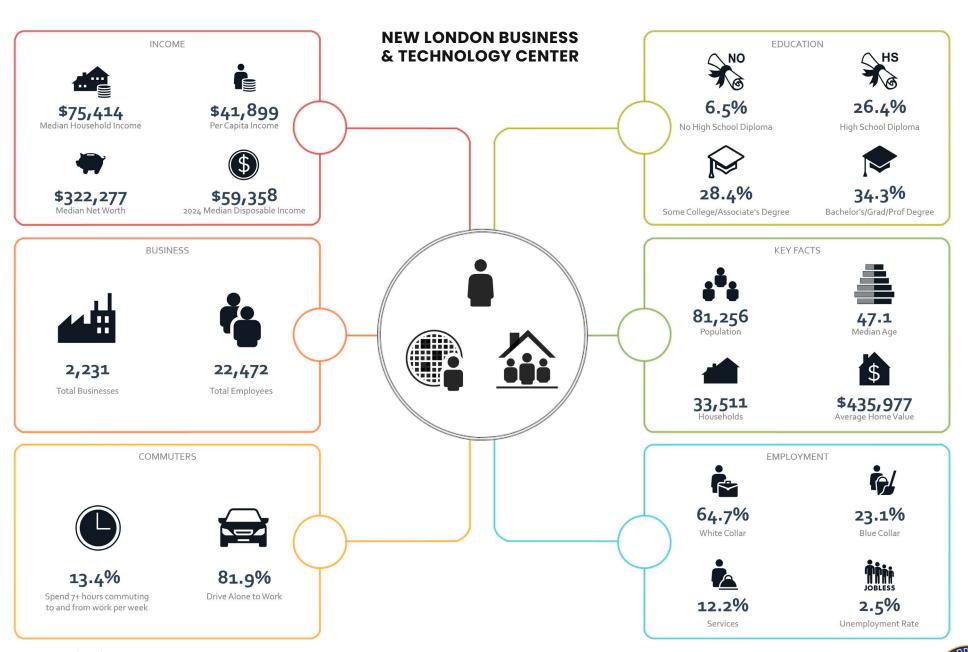
## **Market Aerial**

**NEW LONDON BUSINESS & TECHNOLOGY CENTER** 





# **Demographics**



**Source:** ESRI (2025)





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