

NEW LONDON BUSINESS & TECHNOLOGY CENTER

290+ ACRES OF NEW LAND DEVELOPMENT AVAILABLE IN BEDFORD COUNTY, VIRGINIA



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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:



Several cleared and graded lots are available for development. Options for locating in the New London Business and Technology Center include land leases or outright lot purchases. Special Tax Incentives are available for qualifying technology companies.



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
- 200± acres designated Virginia Technology Zone
- Parcels ranging from 8-50± acres
- Pad-ready, cleared & graded sites available for 12,000-300,000 sf buildings
- Economic Development Authority owned with incentives

ZONING

Planned Industrial – allows for 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

Technology Zone incentives available

UTILITIES

- Water & Sewer throughout | **Bedford Regional Water Authority**
- 12-kV, 3-Phase electric power | **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
- Robust, dark fiber infrastructure in place – secure and scalable enough to support a datacenter



Parcels Available

NEW LONDON BUSINESS & TECHNOLOGY CENTER

LOT DEVELOPMENTS

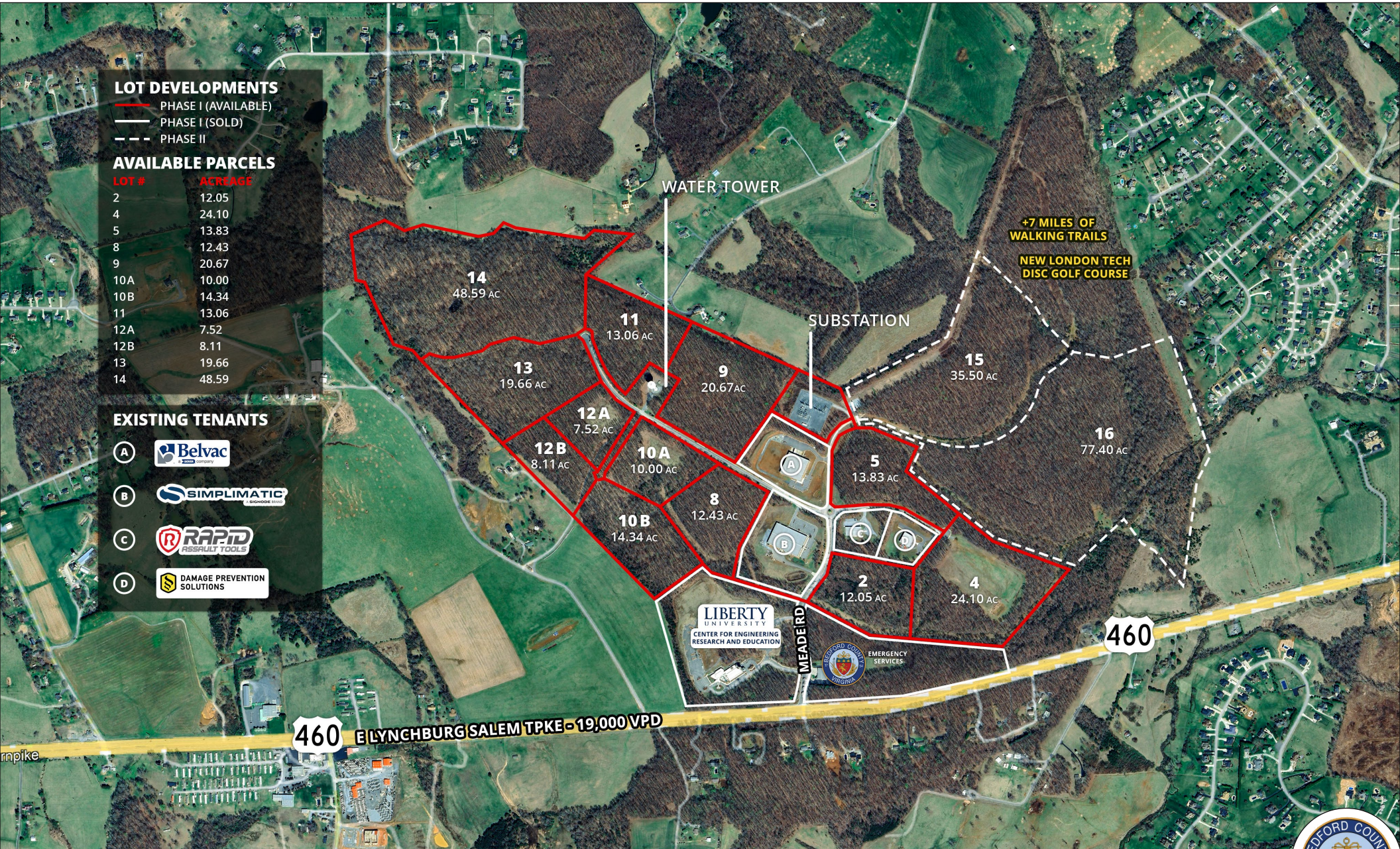
- PHASE I (AVAILABLE)
- PHASE I (SOLD)
- - - PHASE II

AVAILABLE PARCELS

LOT #	ACREAGE
2	12.05
4	24.10
5	13.83
8	12.43
9	20.67
10A	10.00
10B	14.34
11	13.06
12A	7.52
12B	8.11
13	19.66
14	48.59

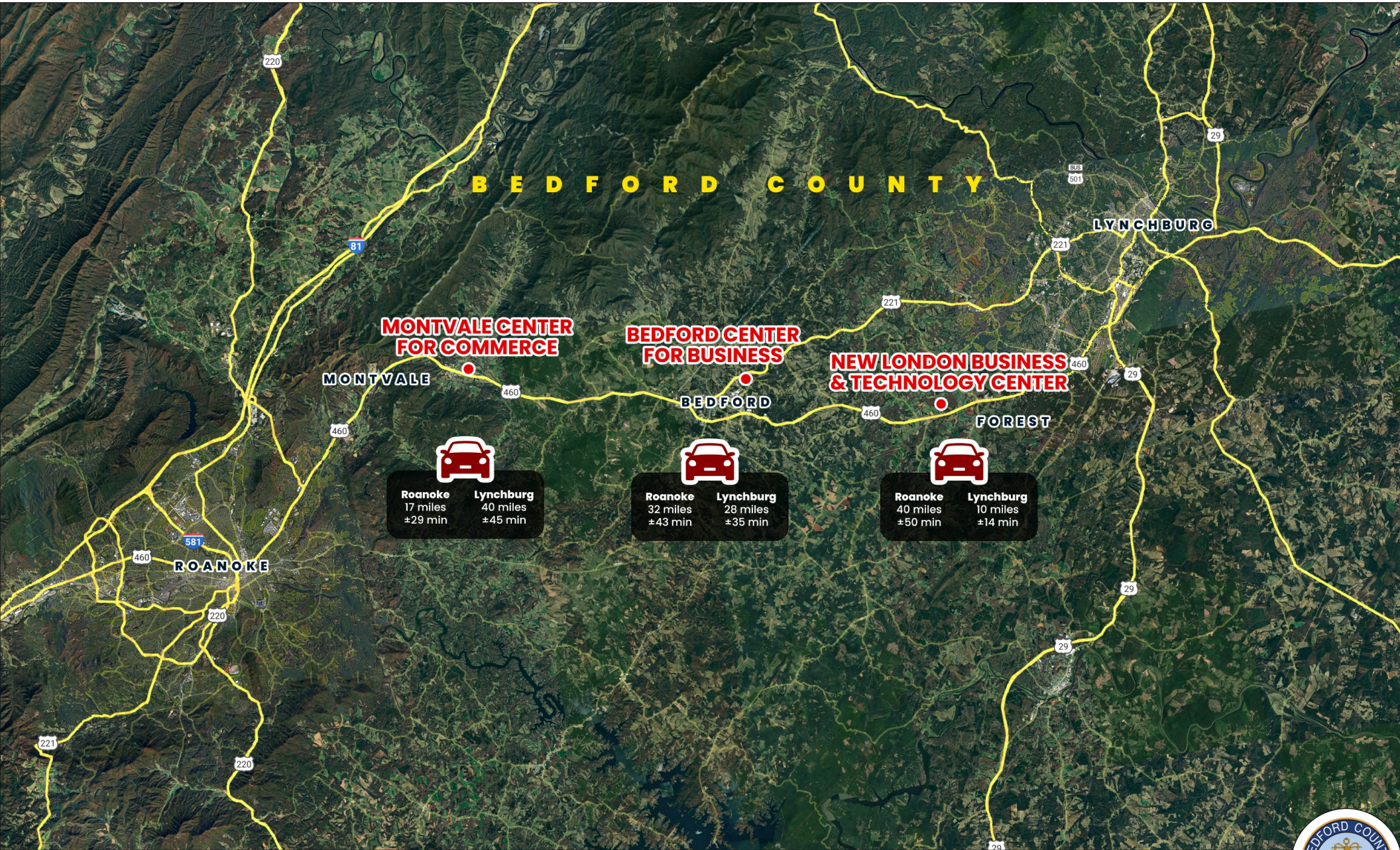
EXISTING TENANTS

- (A)** Belvac
- (B)** SIMPLIMATIC
- (C)** RAPD
- (D)** DAMAGE PREVENTION SOLUTIONS



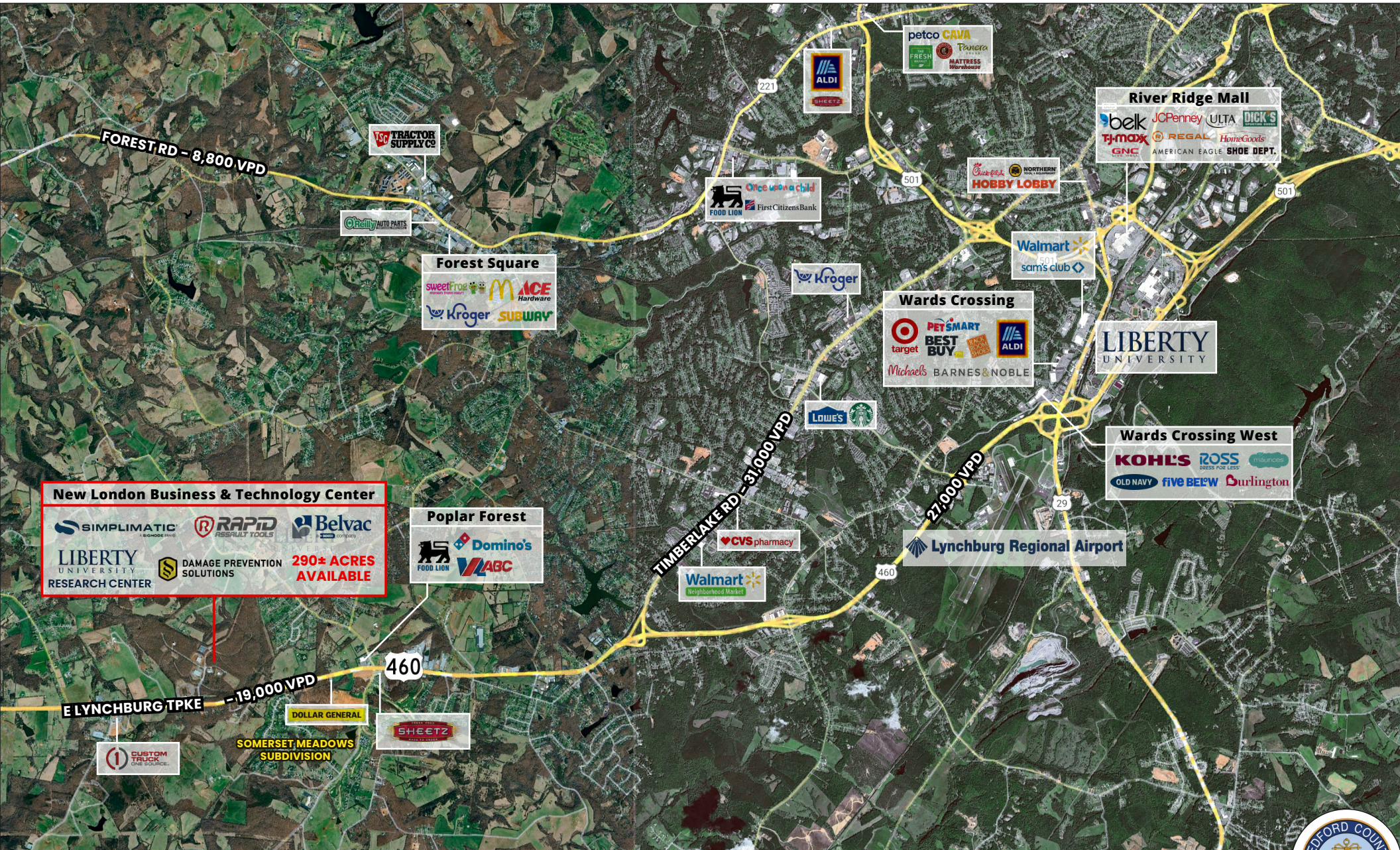
Bedford EDA Portfolio

NEW LONDON BUSINESS & TECHNOLOGY CENTER



Market Aerial

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New London Business & Technology Center

290+ ACRES AVAILABLE

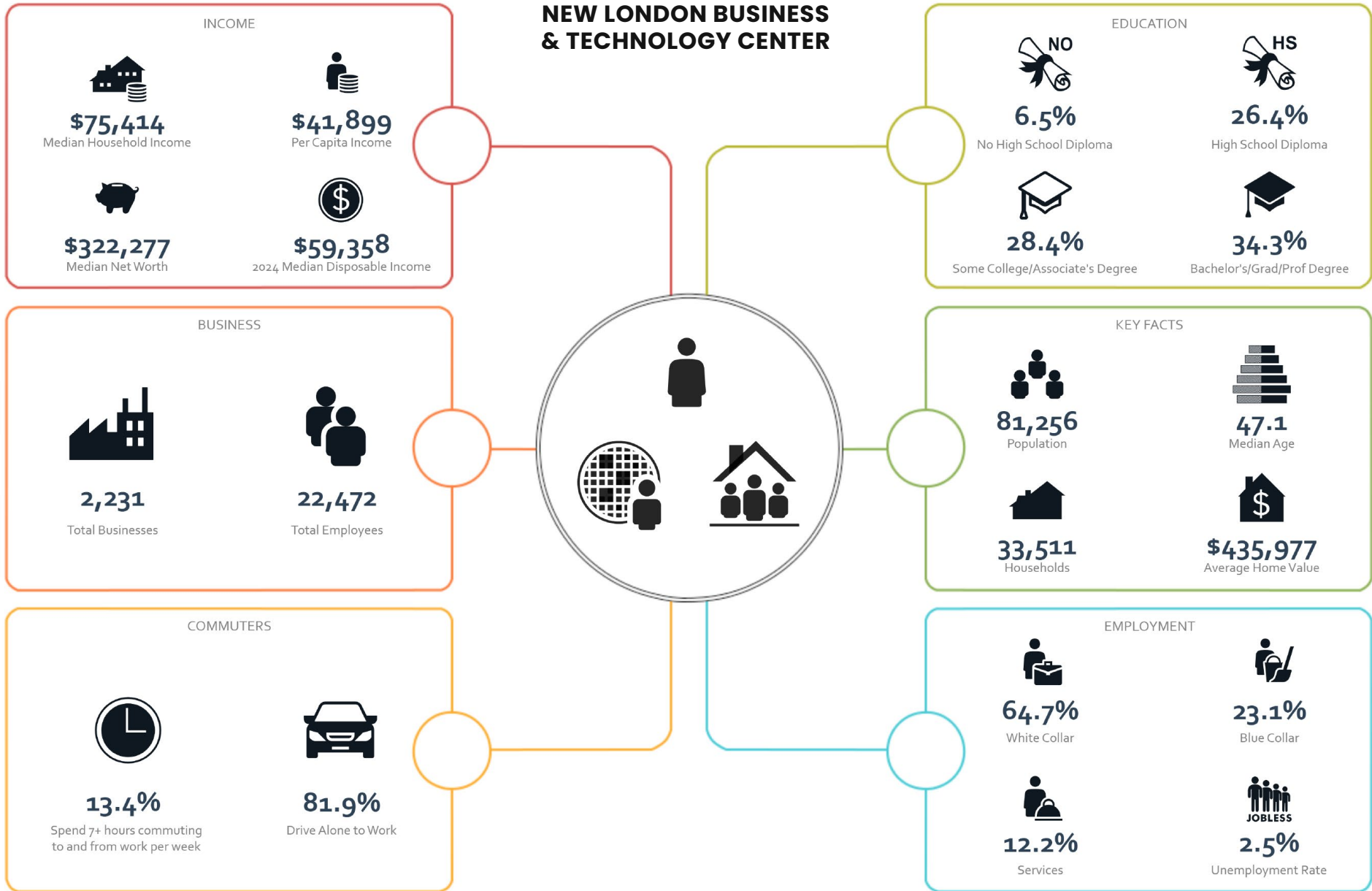
E LYNCHBURG TPKE - 19,000 VPD

SOMERSET MEADOWS SUBDIVISION



Demographics

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Source: ESRI (2025)



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