

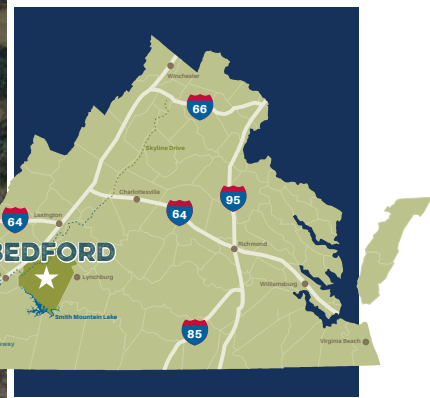


B E D F O R D C O U N T Y , V A

BEDFORD CENTER FOR BUSINESS



| Site | Usable Acres | Total Acres |
|------|--------------|-------------|
| A | 24.4 | 37.3 |
| B | 4.5 | 8.4 |
| C | 1.5 | 3.1 |
| D | 6.0 | 15.8 |



This 100-acre business park is conveniently located midway between the population centers of Roanoke and Lynchburg.

UTILITIES:

- 12" on-site water line served by the Bedford Regional Water Authority
- 15" on-site sewer line served by the Bedford Regional Water Authority
- Three phase 12.47kV line electricity served by the Town of Bedford
- Propane available
- Telecom fiber in place

SIZE:

- 64± acres with available lots ranging in size from 3 to 18 acres
- 9.5 acres graded on lot A

TRANSPORTATION:

- 20 miles to regional airport
- 27 miles to Interstate 81
- 20 miles to Lynchburg

LOCATION:

State Route 122 between Route 221 and Route 460 in the Town of Bedford, Virginia

DATA:

- Central Virginia Community College Bedford Campus on site
- Virginia Enterprise Zone benefits
- Opportunity Zone benefits
- County EDA owned, with incentives

TAXES:

- Real Estate: \$0.69 per \$100 assessed value
- Machinery & Tools: \$1.20 per \$100 assessed value
- Personal Property: \$1.70 per \$100 assessed value

ZONING:

Commercial/Light Industrial

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

Office of Economic Development
122 East Main Street, Suite 202
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