

BEDFORD CENTER FOR BUSINESS

64± ACRES OF NEW LAND DEVELOPMENT AVAILABLE IN BEDFORD COUNTY, VIRGINIA



Loretta Cataldi
PRINCIPAL
loretta.cataldi@divaris.com
804.335.0232

Dawn Calabrese
SENIOR VICE PRESIDENT
dawn.calabrese@divaris.com
804.977.2091

Sam McCoy
SENIOR VICE PRESIDENT
smccoy@divaris.com
540.520.1518

Property Overview

BEDFORD CENTER FOR BUSINESS

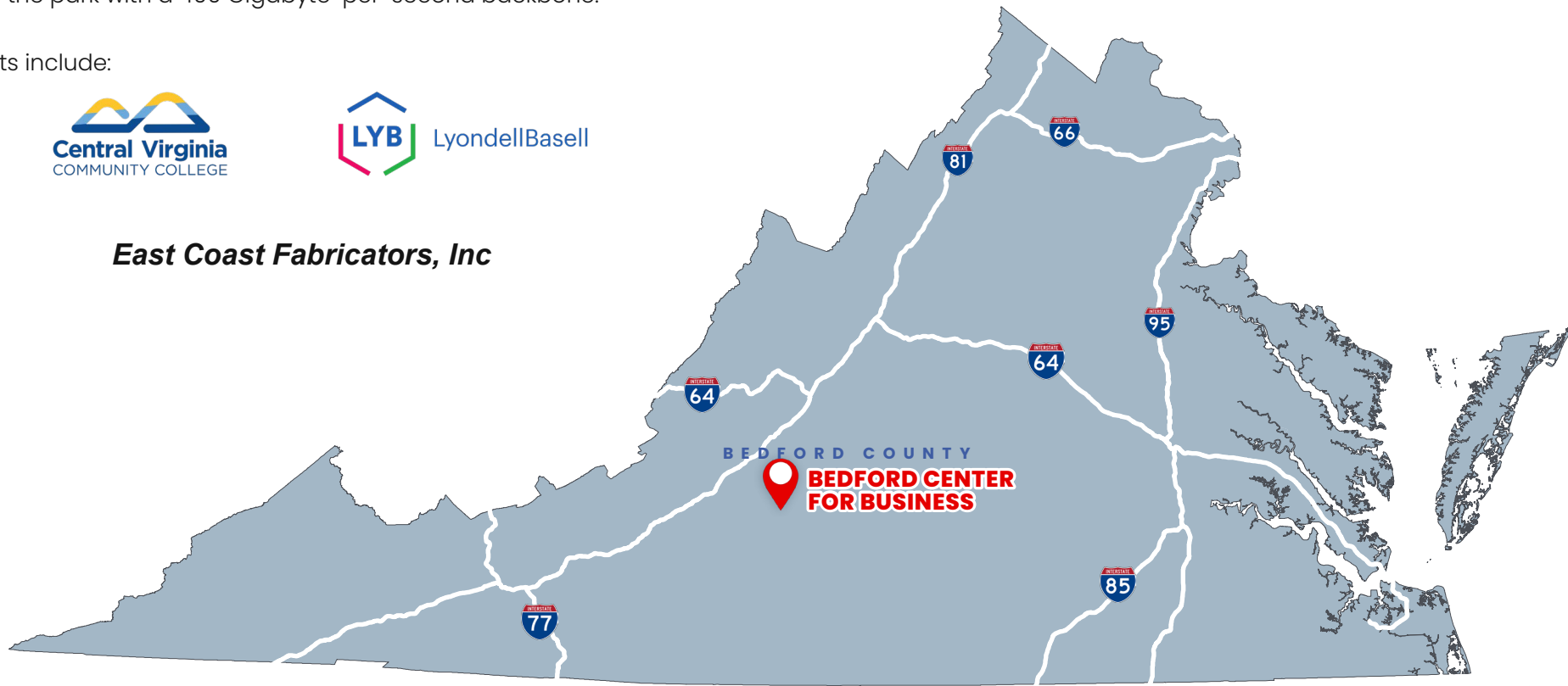
The Bedford Center for Business is a premier Gigapark conveniently located between the population centers of Roanoke and Lynchburg in the Town of Bedford, VA.

The park is 64+ acres with available lots ranging from 3 to 37 acres. The property is owned by the Bedford County Economic Development Authority and is fully served with public water, sewer, streetlights and underground utilities. High speed broadband serves the park with a 400 Gigabyte-per-second backbone.

Tenants include:



East Coast Fabricators, Inc



Property Summary

BEDFORD CENTER FOR BUSINESS

LOCATION

State Route 122 between Route 221 and Route 460 in the Town of Bedford, Virginia. 20 miles to Lynchburg Regional Airport and Lynchburg, VA. 27 miles to interstate 81 just north of Roanoke.

SITE FEATURES

- 64± acres with available lots ranging from 3 to 37 acres
- Central Virginia Community College Bedford Campus on site
- Virginia Enterprise and Opportunity Zone benefits
- County Economic Development Authority owned with incentives

ZONING

Commercial and Light Industrial – allows a variety of businesses, including retail, technology, and research.

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

Incentives available

UTILITIES

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



Parcels Available

BEDFORD CENTER FOR BUSINESS

LOT DEVELOPMENTS

- LOT LINES (AVAILABLE)
- - - USABLE AREA
- LOT LINE (SOLD)
- WATERS OF THE U.S.

AVAILABLE PARCELS

LOT #	USABLE AC	TOTAL AC
A	24.4	37.3
B	4.5	8.4
C	1.5	3.1
D	6.0	15.8

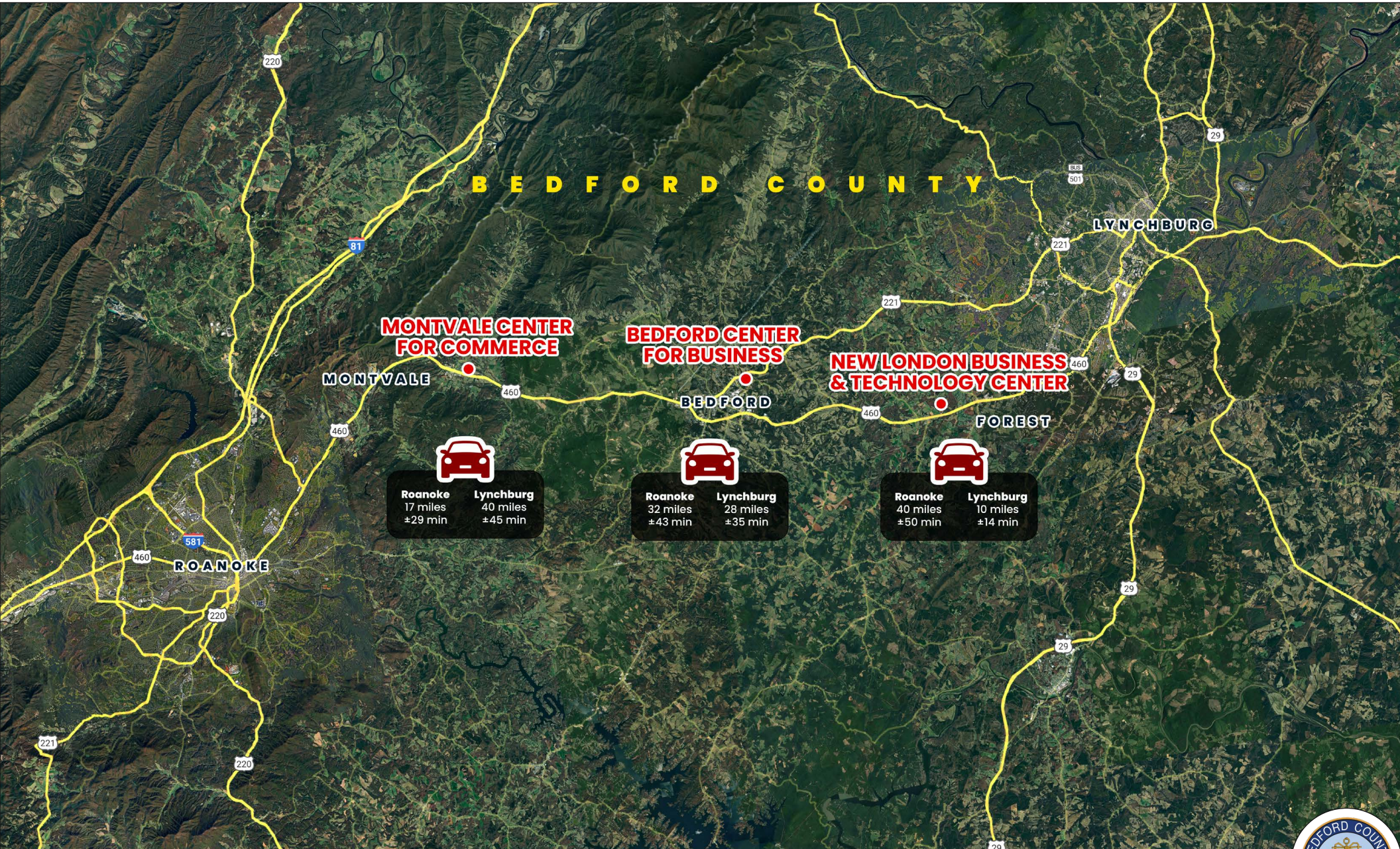
EXISTING TENANTS

- 1  LyondellBasell
- 2  Central Virginia Community College
BEDFORD CAMPUS
- 3  East Coast Fabricators, Inc



Bedford EDA Portfolio

BEDFORD CENTER FOR BUSINESS



Market Aerial

BEDFORD CENTER FOR BUSINESS



Bedford Center for Business

Central Virginia
COMMUNITY COLLEGE

LYB LyondellBasell

East Coast Fabricators, Inc

64+ ACRES AVAILABLE

Westgate Shopping Center

DOLLAR GENERAL

schewels home

Davita
Kidney Care

FOOD LION

CVS pharmacy

SUBWAY

FOREST RD

7,200 VPD

AutoZone

ROYAL FARMS

McDonald's

Huddle House

Wendy's

DMV

Tractor Supply Co

Walmart

CVS pharmacy

LOWE'S

DR. MLK JR. BYP

21,000 VPD

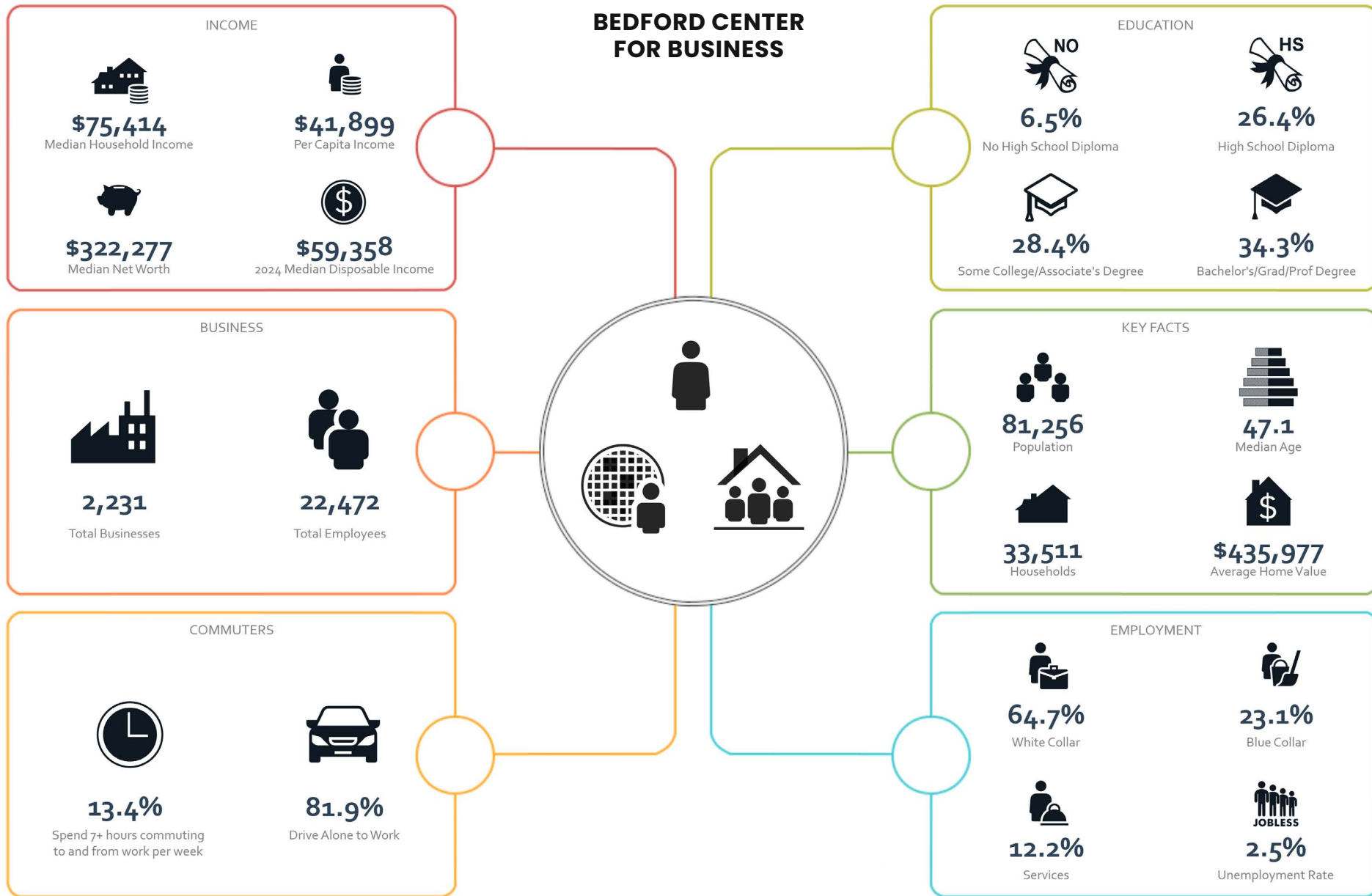
SHELL

DUNKIN'



Demographics

BEDFORD CENTER FOR BUSINESS



Source: ESRI (2025)



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