



# MONTVALE CENTER FOR COMMERCE

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



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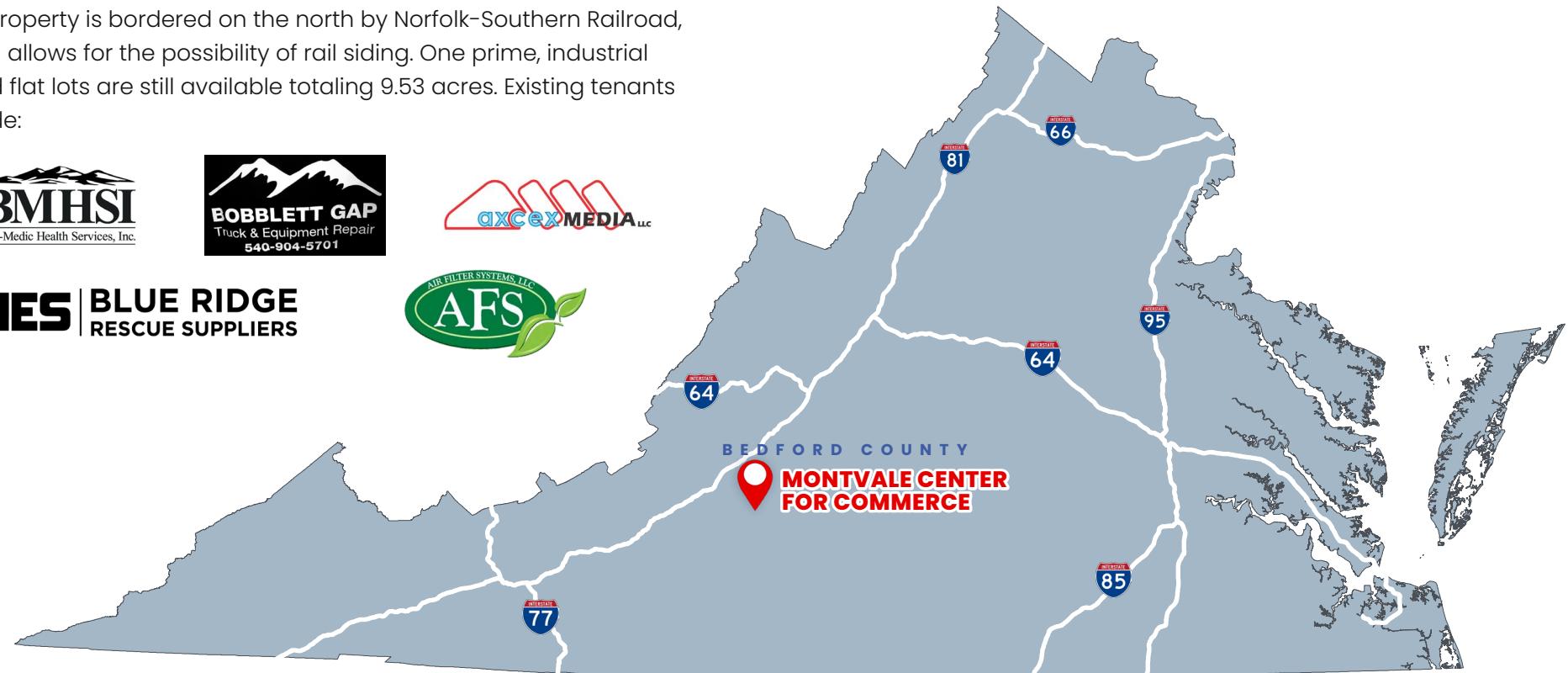
# Property Overview

## MONTVALE CENTER FOR COMMERCE

**The Montvale Center for Commerce** is made up of two distinct business parks in close proximity to one another. The commerce center is an 25± acre site that is commercially zoned.

It is positioned on U.S. 460 in front of a county recreation park and next to the Montvale Elementary School. Across from the commercially zoned property is a 45-acre park designed for non-commercial business and industry.

This property is bordered on the north by Norfolk-Southern Railroad, which allows for the possibility of rail siding. One prime, industrial zoned flat lots are still available totaling 9.53 acres. Existing tenants include:



# Property Summary

## MONTVALE CENTER FOR COMMERCE

### LOCATION

On U.S. Route 460 in Western Bedford County, midway between Bedford and Roanoke. 21 miles from interstate 81. Distance to retail: Town of Bedford 10 miles. Blue Ridge 9 miles & Roanoke 18 miles

### MONTVALE NORTH:

- 45± acre business park
- (1) remaining 9.53 acre lot
- Potential building size of 17,500 SF

### MONTVALE SOUTH:

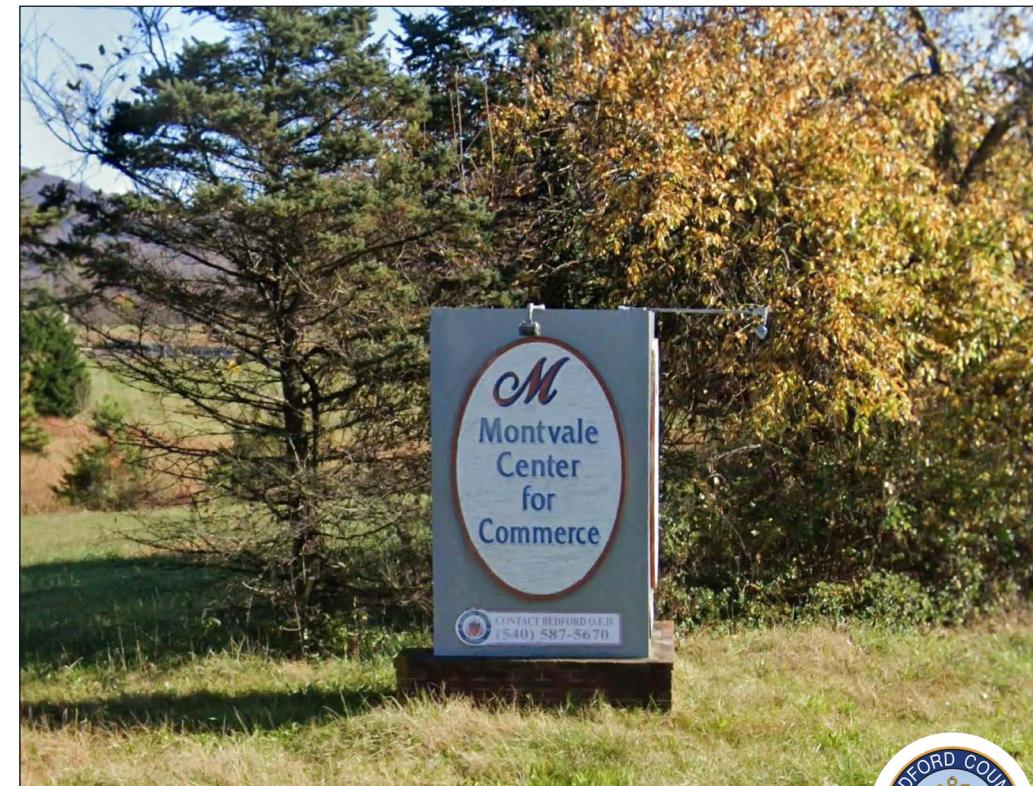
- 16± acre commercial retail opportunities (can be subdivided)
  - C-1 2.06 AC
  - C-2 4.67 AC
  - C-3 3.72 AC
  - C-4 5.64 AC
- Prime location for retail development

### TAXES

<b>Real Estate</b>	\$0.41 per \$100 Assessed Value
<b>Machinery &amp; Tools</b>	\$1.20 per \$100 Assessed Value
<b>Personal Property</b>	\$1.70 per \$100 Assessed Value
<b><i>Incentives available</i></b>	

### UTILITIES

- 6" Water line | **Montvale Water**
- 8" Sewer lines | **Bedford Regional Water Authority**
- Electricity and fiber available | **Appalachian Power**
- Propane available



# Parcels Available

MONTVALE CENTER FOR COMMERCE

## LOT DEVELOPMENTS

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

## AVAILABLE PARCELS

### MONTVALE SOUTH

LOT #	ACREAGE
C-1	2.06
C-2	4.67
C-3	3.72
C-4	5.64

## EXISTING TENANTS

- (A) **BMHSI**  
Bio-Med Health Services, Inc.
- (B) **excessMEDIA, LLC**
- (C) **MES** **BLUE RIDGE**  
RESCUE SUPPLIERS
- (D) **BOBBLETT GAP**  
Truck & Equipment Repair  
540-804-2701
- (E) **AFS**  
AQUA FILTER SYSTEMS, LLC



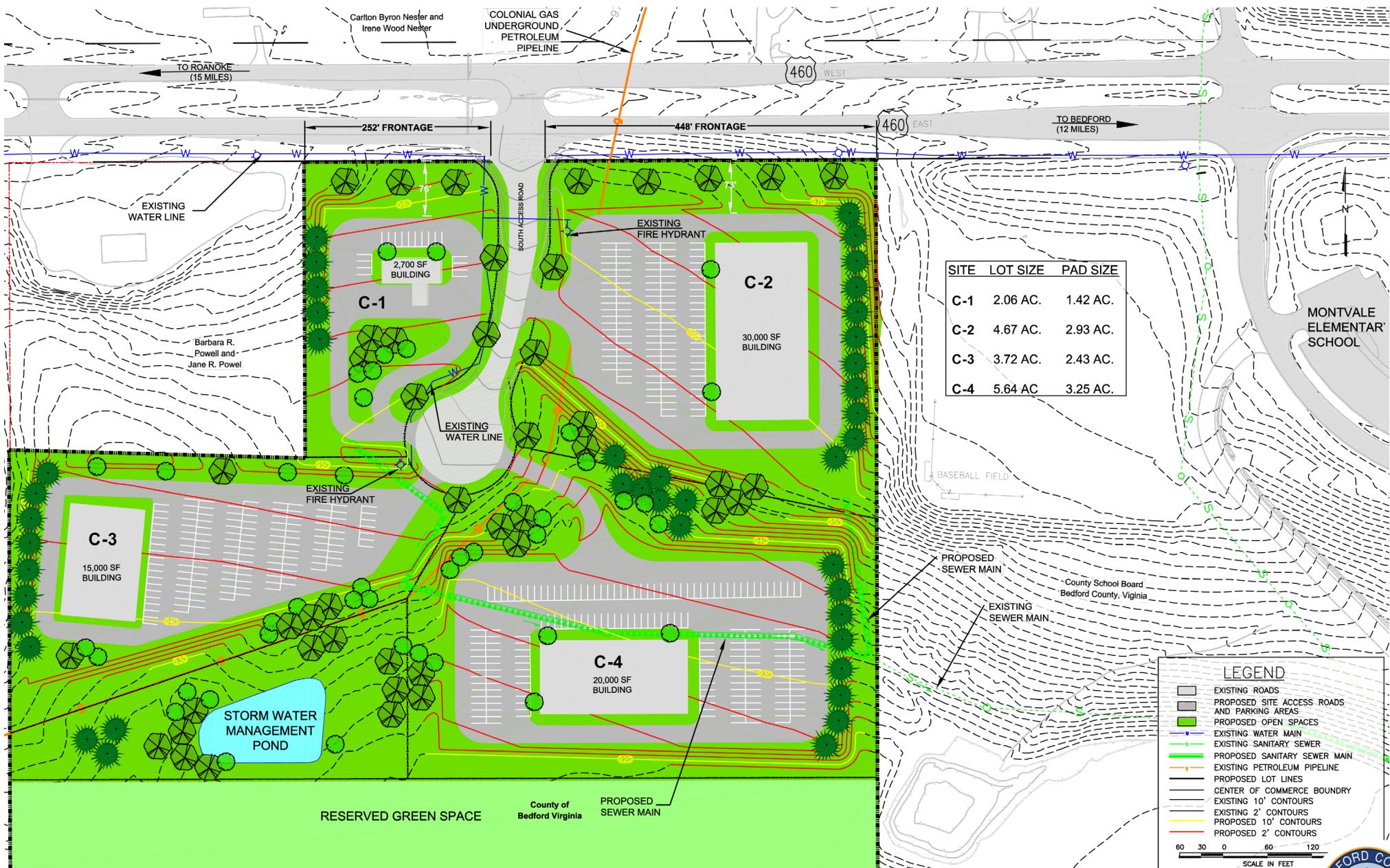
# Preliminary Layout (North)

MONTVALE CENTER FOR COMMERCE



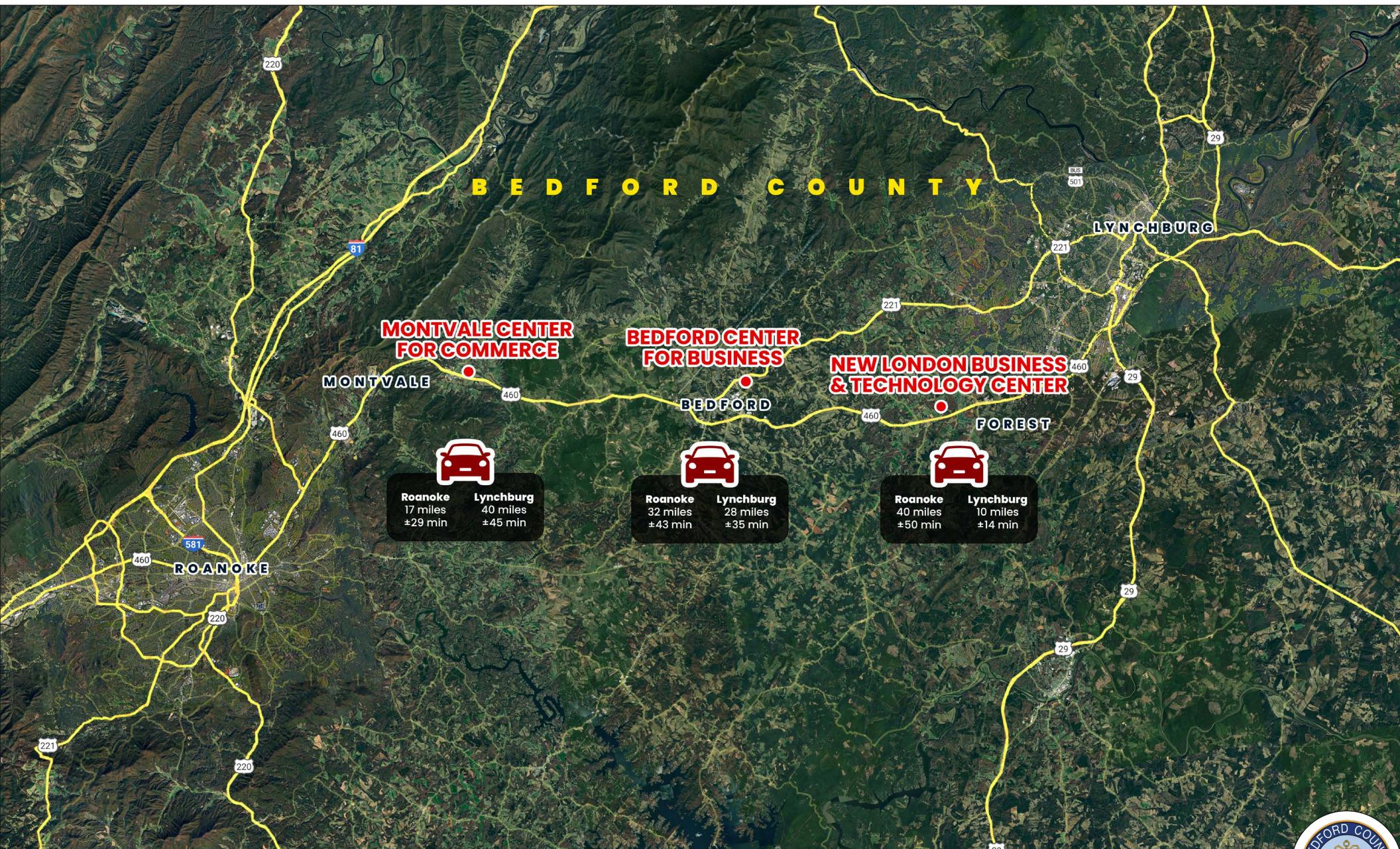
# Preliminary Layout (South)

MONTVALE CENTER FOR COMMERCE



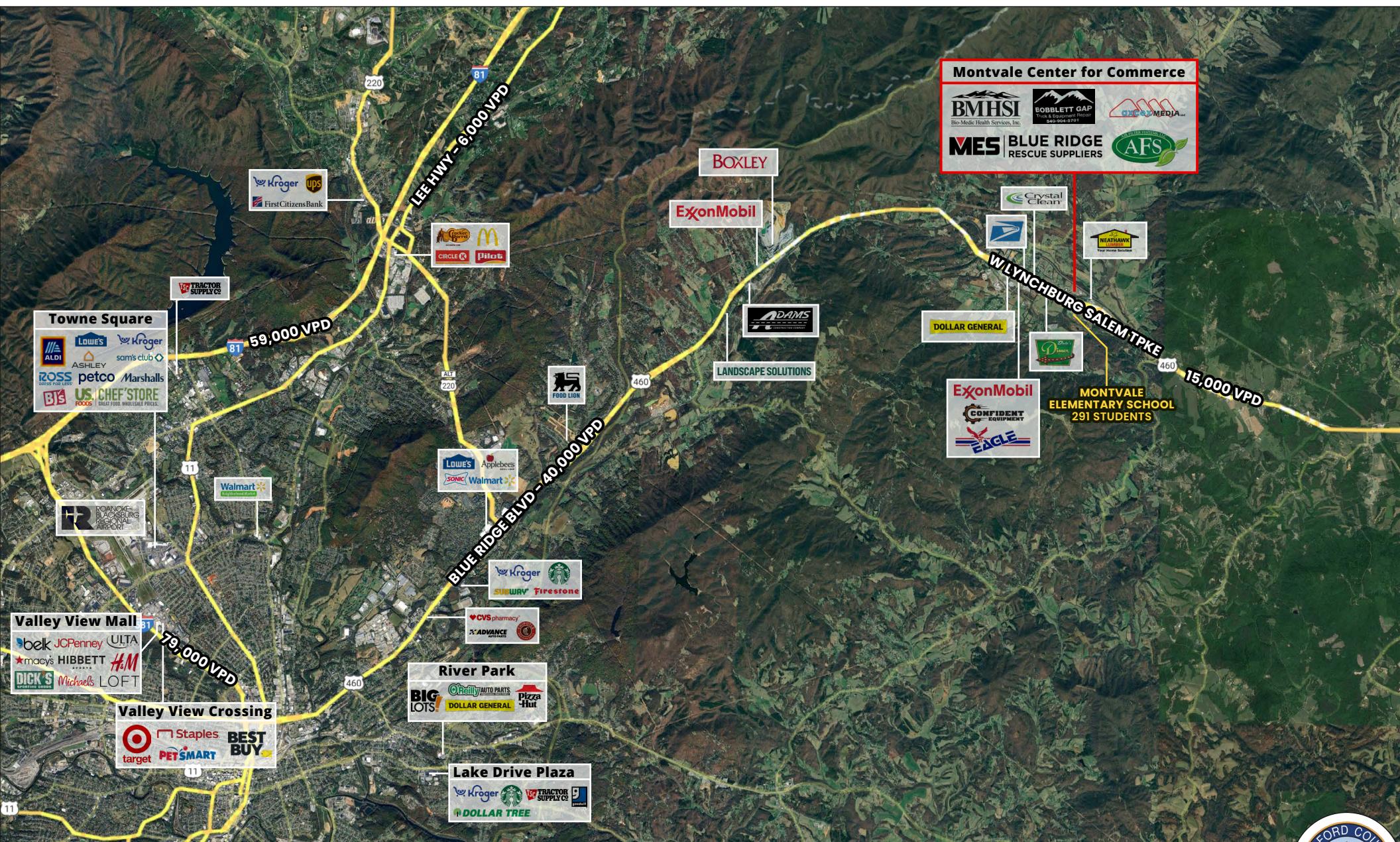
# Bedford EDA Portfolio

MONTVALE CENTER FOR COMMERCE



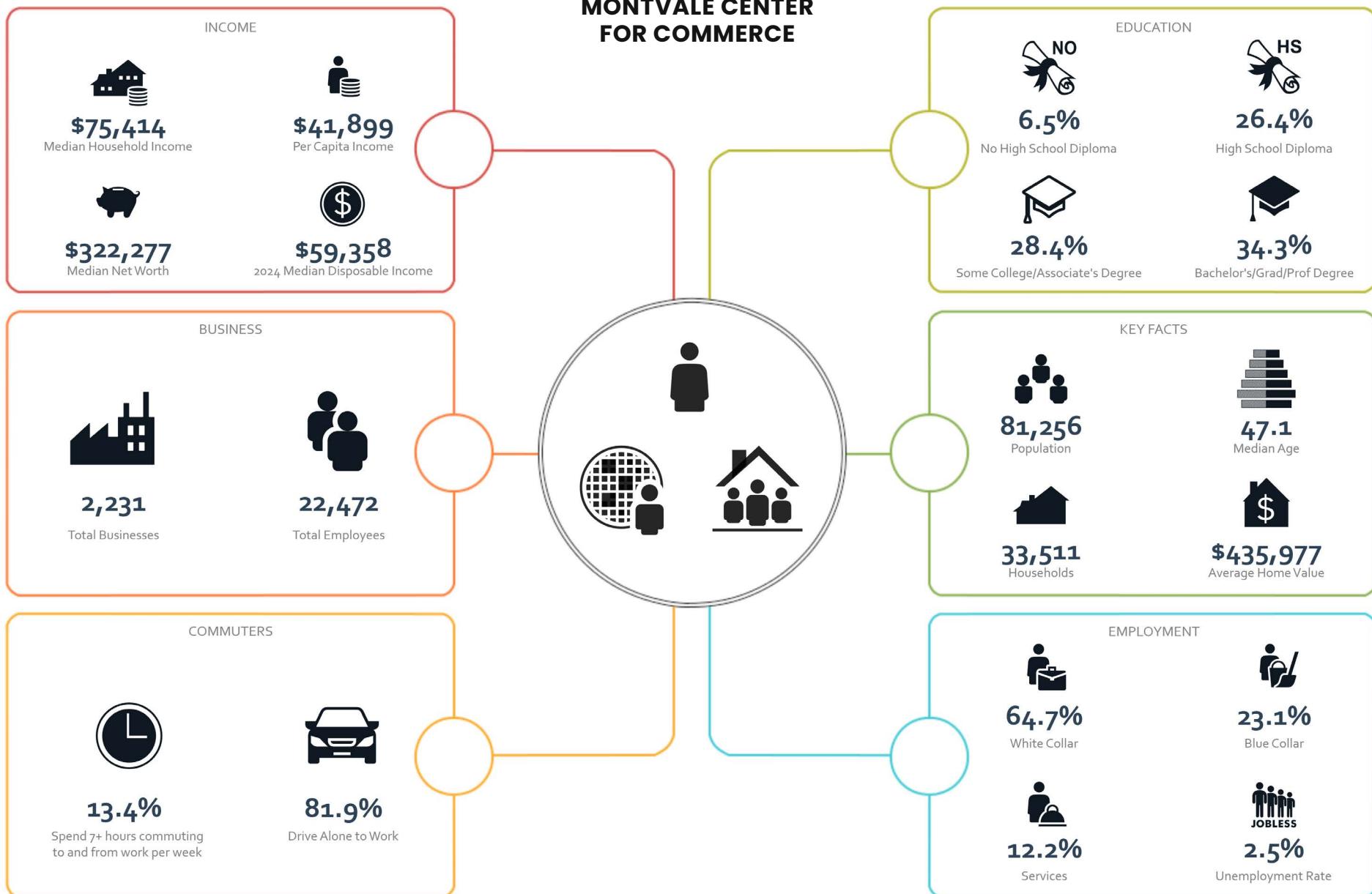
# Market Aerial

MONTVALE CENTER FOR COMMERCE

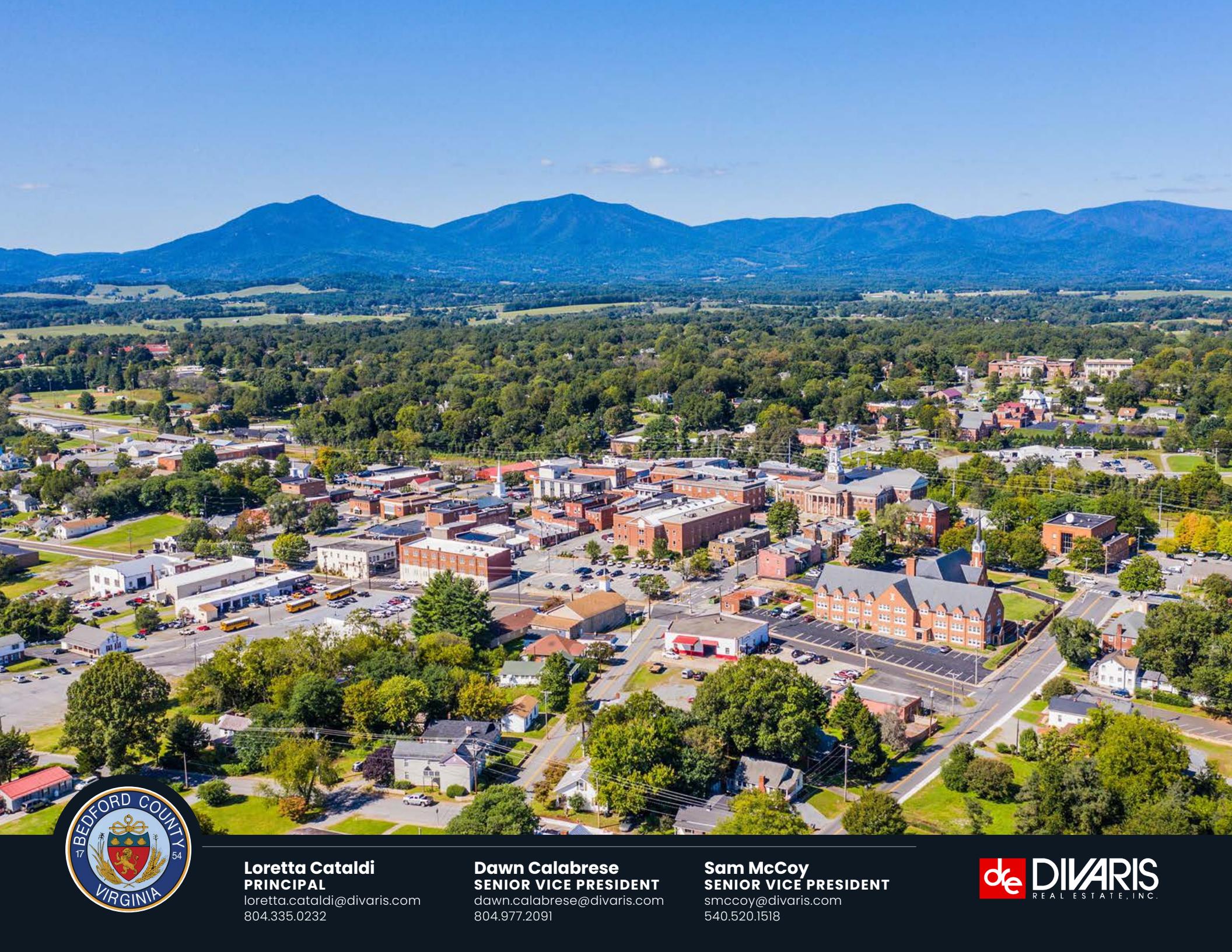


# Demographics

## MONTVALE CENTER FOR COMMERCE



Source: ESRI (2025)



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