

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.

DEVELOPMENT 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
- Individual parcels have not been recorded and can be divided or combined.

PARCEL DETAILS

- Lot 2 (12 +/- acres), Ready for development, accommodates up to 200,000 SF building
- [Lot 4](#) (24+ acres), 10 acres cleared and graded, accommodates a 200,000 SF building (Tier 5 site)
- [Lot 10A](#) (10 acres), 1.95 acres pad ready, to accommodate a 15,000 SF building (Tier 5 site)
- [Lot 12A](#) (7.52 acres), 1.70 acres pad ready to accommodate a 10,000 SF building (Tier 5 site)
- [Lot 15](#) (35.5 acres), partially cleared and grubbed to accommodate a 170,000 SF building (Tier 5 site)
- [Lot 16](#) (77.40 acres), partially cleared and grubbed to accommodate a 300,000 SF building (Tier 4 site)

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**





Parcels Available

NEW LONDON BUSINESS & TECHNOLOGY CENTER

LOT DEVELOPMENTS

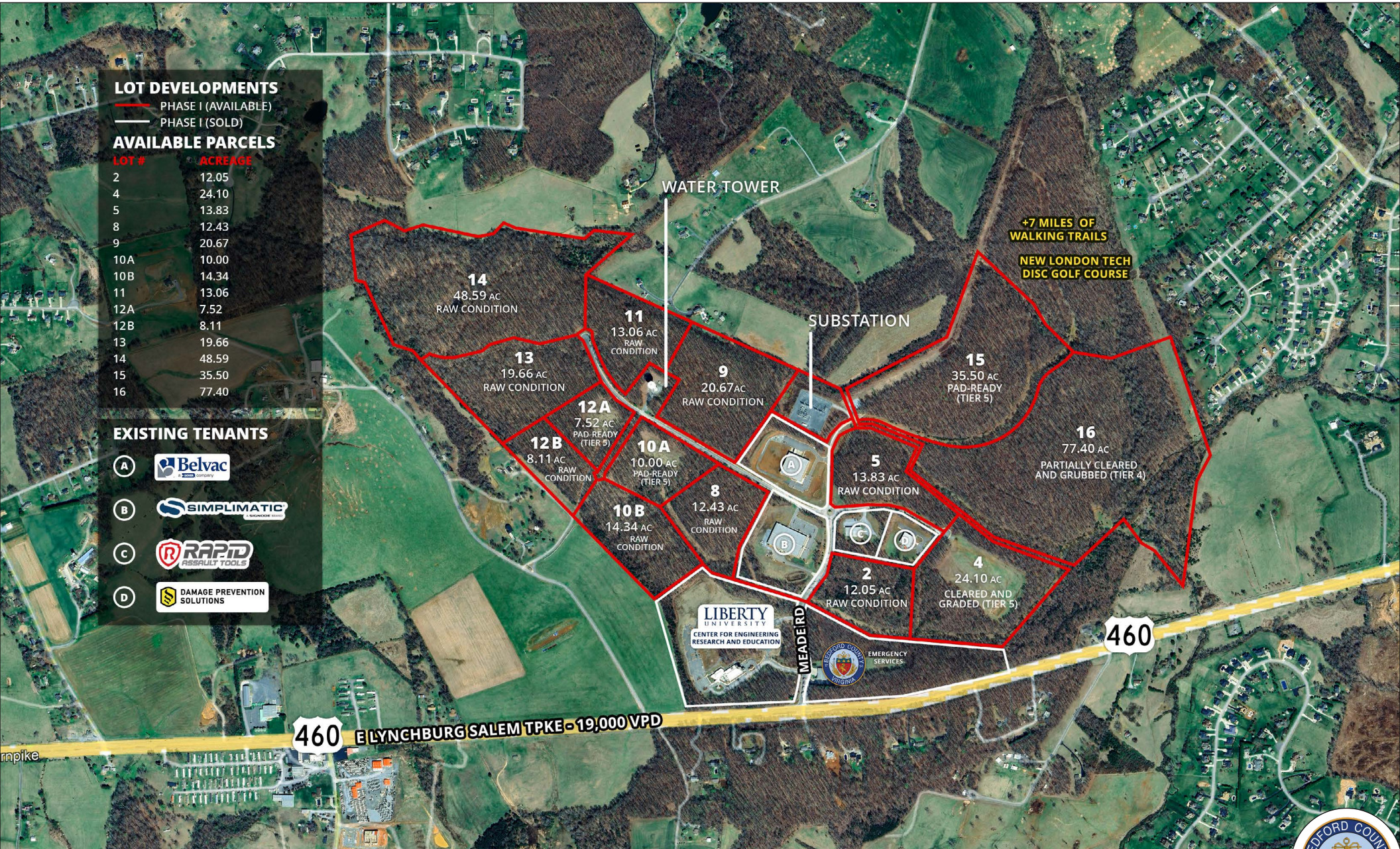
PHASE I (AVAILABLE)
PHASE I (SOLD)

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
15	35.50
16	77.40

EXISTING TENANTS

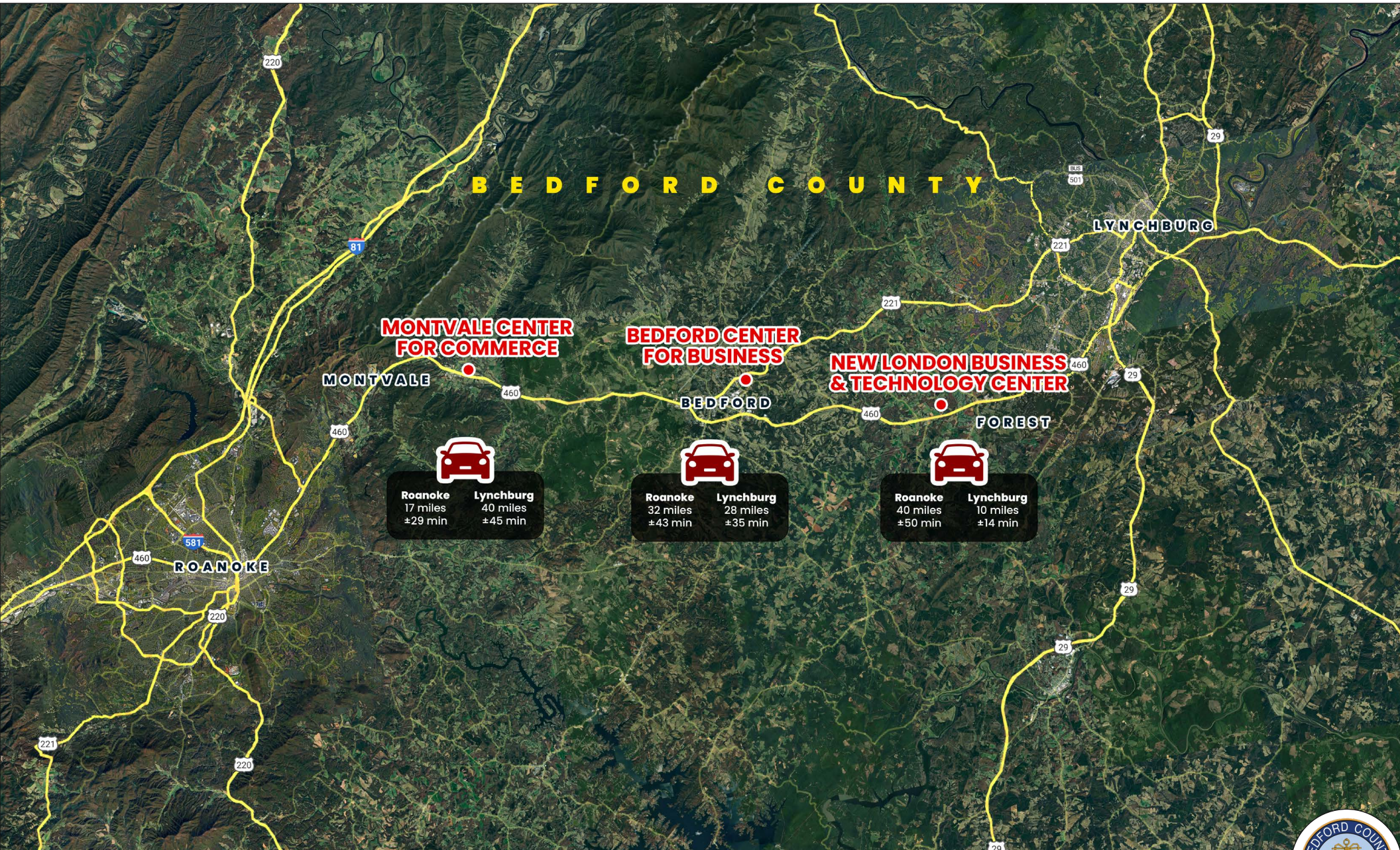
- (A) Belvac
- (B) SIMPLIMATIC
- (C) RAPID
- (D) DAMAGE PREVENTION SOLUTIONS



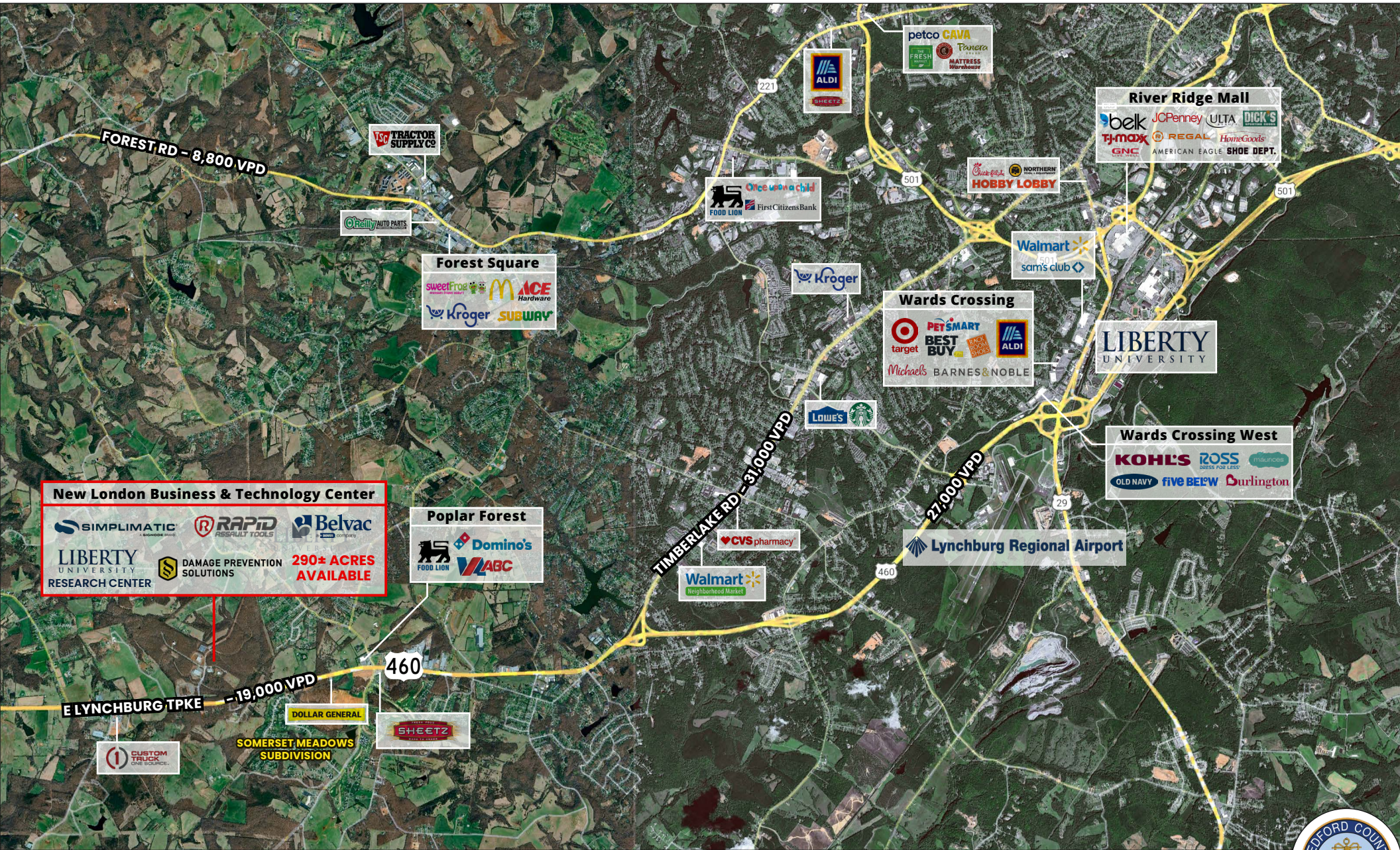


Bedford EDA Portfolio

NEW LONDON BUSINESS & TECHNOLOGY CENTER



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Demographics

NEW LONDON BUSINESS & TECHNOLOGY CENTER

INCOME



\$75,414

Median Household Income



\$41,899

Per Capita Income



\$322,277

Median Net Worth



\$59,358

2024 Median Disposable Income

BUSINESS



2,231

Total Businesses



22,472

Total Employees

COMMUTERS



13.4%

Spend 7+ hours commuting to and from work per week



81.9%

Drive Alone to Work

EDUCATION



6.5%

No High School Diploma



26.4%

High School Diploma



28.4%

Some College/Associate's Degree



34.3%

Bachelor's/Grad/Prof Degree

KEY FACTS



81,256

Population



47.1

Median Age



33,511

Households



\$435,977

Average Home Value

EMPLOYMENT



64.7%

White Collar



23.1%

Blue Collar



12.2%

Services



2.5%

Unemployment Rate

Source: ESRI (2025)



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