



Botetourt Center at Greenfield Tract 4 (AEPVA)

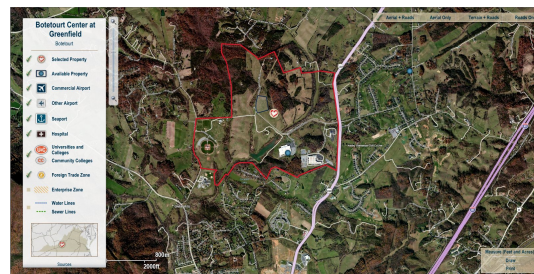
Available Acres: 100

Address:

International Parkway and South Center Drive
Daleville, VA 24083 (Botetourt)

Property and Area Description:

This site has completed McCallum Sweeney Site Certification. The site is 100 total acres with 34 acres eligible for certification - contiguous and developable. The site is located within an existing ind. park (Botetourt Center at Greenfield) with existing tenants. The property is owned by the county. US 220 is adjacent to the E boundary of the industrial park. All utilities are on-site or within Botetourt Center at Greenfield. The site is zoned Research and Advanced Mfg. (RAM) and will not need to be rezoned. International Parkway provides access to the site. Botetourt Center at Greenfield has active protective covenants. A training center is located within Botetourt Center at Greenfield.



Site Details:

Available Acres: 100	Adjacent Avail. Acres: 0
Topography: Rolling	Setting: Industrial Park
Zoning: Other	Within City Limits: No

Transportation:

Nearest Interstate: I-81	Distance (miles): 4.5
Nearest 4-Lane Highway: US 220	Distance (miles): 9.2
Nearest Commercial Airport: Roanoke Regional Airport	Distance (miles): 13
Rail Served: No	

Utilities:

Electric Distribution: AEP - Appalachian Power Company
Natural Gas Distribution: Roanoke Gas Company
Water: Western Virginia Water Authority
Sewer: Western Virginia Water Authority
Local Telecommunications Service: Lumos Networks

Contact:

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Offering:

Sale Price: Negotiable
Lease Rate (Sq. Ft./Per Year): Negotiable