



New River Valley Commerce Park (AEPVA)

Available Acres: 420

Address:

SR 100 and Laboratory Drive
Dublin, VA 24084 (Pulaski)

Property and Area Description:

This site has completed McCallum Sweeney Site Certification. This park is located 3.5 miles from I-81 with access via SR 100, a four-lane highway. The park has a variety of site sizes ranging from 15.9 acres to 121.6 acres. All utilities are present in the park. There is an existing tenant, Red Sun Farms, in the park. For sale or lease and suitable for dev., with existing buffer in place. This site is adjacent to New River Valley Intl. Airport (6,200-ft. runway) and to VA TradePort (Port of Entry #1412 and FTZ #238). The adjacent NRV Airpark provides aviation-related industrial access to the airport. A 40-acre graded pad is completed. The park is zoned PID (Planned Industrial District).



Site Details:

Available Acres: 420	Adjacent Avail. Acres: 0
Topography: Gently Rolling	Setting: Industrial Park
Zoning: Industrial	Within City Limits: No

Contact:

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Roanoke, VA 24011
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Web site: <http://www.aeped.com>

Transportation:

Nearest Interstate: I-81	Distance (miles): 3.5
Nearest 4-Lane Highway: SR 100	Distance (miles): 0.5
Nearest Commercial Airport: Roanoke Regional Airport	Distance (miles): 50
Rail Served: No	

Offering:

Sale Price: \$40,000 per acre
Lease Rate (Sq. Ft./Per Year): Available

Utilities:

Electric Distribution: AEP - Appalachian Power Company
Natural Gas Distribution: Atmos Energy
Water: Pulaski County Public Service Authority
Sewer: Pulaski County Public Service Authority
Local Telecommunications Service: Verizon and Citizens Telephone Cooperative