



Brockman Business & Industrial Park (AEPVA)

Available Acres: 199.82

Address:

173 Brockman Park Drive
Amherst, VA 24521 (Amherst)

Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review is available upon request. This 199.82-acre site is located in Amherst, Amherst County, Virginia. Property is zoned as Industrial, and the topography of the site is level. All utilities are in place. Located close to US 29 and I-81. Dual electric, three-phase power with two 12,000-volt primary distribution stations nearby.



Site Details:

Available Acres: 199.82	Adjacent Avail. Acres: 0
Topography: Level	Setting: Industrial Park
Zoning: Industrial	Within City Limits: No

Transportation:

Nearest Interstate: I-81	Distance (miles): 30
Nearest 4-Lane Highway: US 29	Distance (miles): 0.5
Nearest Commercial Airport: Lynchburg Regional Airport	Distance (miles): 25
Rail Served: No	

Utilities:

Electric Distribution: AEP - Appalachian Power Company
Natural Gas Distribution: Columbus Gas of Virginia
Water: Town of Amherst
Sewer: Town of Amherst
Local Telecommunications Service: Verizon, Sprint, and AT&T

Contact:

John J. Smolak
AEP - Appalachian Power Company
40 Franklin Road SW
Roanoke, VA 24011
Phone: 540-985-2605
Fax: 540-985-2426
E-Mail: jjsmolak@aep.com
Web site: <http://www.aeped.com>

Victoria Hanson, Executive Director
County of Amherst, Virginia
Phone: 434-946-5200
E-Mail: Victoria.aeda@gmail.com

Offering:

Sale Price: \$15,000 - \$60,000/acre; negotiable w/job creation
Lease Rate (Sq. Ft./Per Year): Not for Lease