

# Acorn LC Industrial Park

Acorn Dr & N Liberty St & Mt. Clinton Pike  
Harrisonburg, VA 22802



Availability			
Total Site Area:	84 ac / 33.6 ha	Available Land:	84
Largest Contiguous:	84 ac / 33.6 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	1.5-84 acres
Specifications			
Topography:	level to gently rolling	Zoning:	M-1
Industrial Park:	No	Outside Storage Allowed:	No
Pad Ready:	No		
Utilities			
Electric Provider:	Harrisonburg Electric Commission		
Natural Gas Provider:	Columbia Gas of Virginia		
Water Provider:	City of Harrisonburg		
Sewer Provider:	City of Harrisonburg		
Fiber/Broadband Provider:	Verizon South		
Other Fiber/Broadband Provider:			
Transportation			
Interstate/Distance:	Interstate 81 /3.5 miles		
4-Lane Highway/Distance:	Virginia Highway 42 (Virginia Ave) /1.1 miles		
International Airport:	Washington-Dulles International Airport /115.9 miles /103 minutes		
Commercial Airport:	Shenandoah Valley Regional Airport /18.6 miles /23 minutes		
General Aviation Airport:	Winchester Regional Airport /68.1 miles /60 minutes		
Port of Virginia:	212.4 miles /184 min		
Port of Virginia (Inland Port):	61.6 miles / 55 min		
Rail Served :	No		

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## Contact

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## Comments

Property adjacent to Rockingham Center for Research and Technology which is a 365 acre, Class 'A', high tech, high volume center that is home to SRI International's new 43,000 SF Center for Advanced Drug & Research. Site has 63 acres located in the City of Harrisonburg and 31 acres located in the County of Rockingham. This property has 3,500 feet of street frontage. This 94 acre site lays great for development with few out cropping of rock and has been a corn field for years. Attached are brochures showing three ways the 94 acres can be divided. Owner is flexible in how site can be subdivided. Price negotiable.