

North Shenandoah Industrial & Business Park



State Route 55 at I-81 Interchange
Strasburg, VA 22657

Availability			
Total Site Area:	292 ac / 116.8 ha	Available Land:	84.28
Largest Contiguous:	31.8 ac / 12.72 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	8 to 31.8 acres
Specifications			
Topography:	Gently rolling	Zoning:	M-1, Industrial
Industrial Park:	Yes	Outside Storage Allowed:	No
Pad Ready:	No		
Utilities			
Electric Provider:	Shenandoah Valley Electric Cooperative		
Natural Gas Provider:	Washington Gas (Shenandoah Station)		
Water Provider:	Town of Strasburg		
Sewer Provider:	Town of Strasburg		
Fiber/Broadband Provider:	Verizon		
Other Fiber/Broadband Provider:			
Transportation			
Interstate/Distance:	Interstate 81 /0.9 miles		
4-Lane Highway/Distance:	U.S. Highway 340 /11.7 miles		
International Airport:	Washington-Dulles International Airport /67.9 miles /63 minutes		
Commercial Airport:	Shenandoah Valley Regional Airport /65.6 miles /58 minutes		
General Aviation Airport:	Winchester Regional Airport /20.2 miles /19 minutes		
Port of Virginia:	211.9 miles /195 min		
Port of Virginia (Inland Port):	13.7 miles / 15 min		
Rail Served :	No		

North Shenandoah Industrial & Business Park

State Route 55 at I-81 Interchange
Strasburg, VA 22657

Contact

Jay Langston

Shenandoah Valley Partnership

(540) 568-3259

jlangston@theshenandoahvalley.com

Comments

The park is bounded by I-81, U.S. Route 11, and Route 55. Site has direct access to two interchanges for I-81 and is one mile from interchange to I-66. Interstate 66 provides direct access to Washington DC (60 miles). Also known as Shenandoah Business & Industrial Center, North Shenandoah Industrial Park & Strasburg Industrial Park. County has plans to extend the industrial access road from Route 55 through the park to connect to Route 11. Two million gallon storage tank located in park.