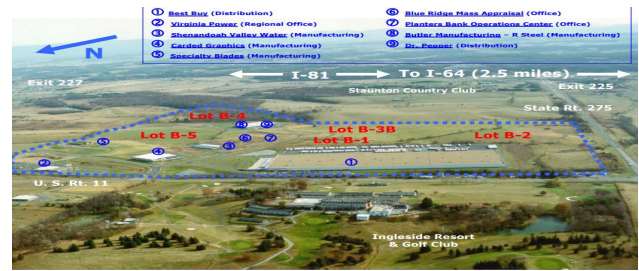


# Green Hills Industry and Technology Center

Commerce Road and Technology Drive  
Staunton, VA 24401

This property is located in a Enterprise Zone



Availability			
Total Site Area:	210 ac / 84 ha	Available Land:	94
Largest Contiguous:	32 ac / 12.8 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	5 to 32acres acres
Specifications			
Topography:	Gently rolling; cleared	Zoning:	I-2, Heavy Industrial
Industrial Park:	Yes	Outside Storage Allowed:	No
Pad Ready:	No		
Utilities			
Electric Provider:	Dominion Energy		
Natural Gas Provider:	Columbia Gas of Virginia		
Water Provider:	City of Staunton		
Sewer Provider:	City of Staunton		
Fiber/Broadband Provider:	Verizon		
Other Fiber/Broadband Provider:	Dual fiber is available.		
Transportation			
Interstate/Distance:	Interstate 81 /2.5 miles		
4-Lane Highway/Distance:	U.S. Highway 11 /0.3 miles		
International Airport:	Washington-Dulles International Airport /140.5 miles /123 minutes		
Commercial Airport:	Shenandoah Valley Regional Airport /10.6 miles /16 minutes		
General Aviation Airport:	Louisa County Airport/Freeman Field /72.9 miles /66 minutes		
Port of Virginia:	189.9 miles /162 min		
Port of Virginia (Inland Port):	86.2 miles / 75 min		
Rail Served :	No		



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## Contact

### Jay Langston

Shenandoah Valley Partnership

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## Comments

4 parcels are available totaling 94 acres. Parcel B-1 can accommodate approximately 400,000 sq. ft. Available water capacity - 1 mgd, sewer - 500,000 gpd. Dual fiber is available. Ntelos currently serves the park. Verizon fiber runs along Route 11, adjacent to park. Dominion Energy provides electric power to the site with three 23 KV distribution lines near or adjacent to the parcels. Columbia Gas provides natural gas with a 6 inch providing 7Mcf of capacity in the area. Site B-3b (8 acres) is under new ownership and new owner is interested in build-to-suit flex space or Class A office space.