

Martin Site

Mount Vernon Rd and Wayne Ave
Stuarts Draft, VA 24477



Availability			
Total Site Area:	185 ac / 74 ha	Available Land:	185
Largest Contiguous:	85 ac / 34 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	acres
Specifications			
Topography:	Gently rolling; cleared	Zoning:	I-Industrial/A-Agricultural
Industrial Park:	No	Outside Storage Allowed:	Yes
Pad Ready:	No		
Utilities			
Electric Provider:	Shenandoah Valley Electric Cooperative		
Natural Gas Provider:	Columbia Gas of Virginia		
Water Provider:	Augusta County Public Service Authority		
Sewer Provider:	Augusta County Service Authority		
Fiber/Broadband Provider:	Lumos Networks		
Other Fiber/Broadband Provider:			
Transportation			
Interstate/Distance:	Interstate 64 /5.2 miles		
4-Lane Highway/Distance:	U.S. Highway 340 /1.6 miles		
International Airport:	Washington-Dulles International Airport /154.2 miles /137 minutes		
Commercial Airport:	Shenandoah Valley Regional Airport /29.2 miles /31 minutes		
General Aviation Airport:	Louisa County Airport/Freeman Field /64.5 miles /62 minutes		
Port of Virginia:	181.6 miles /158 min		
Port of Virginia (Inland Port):	99.9 miles / 88 min		
Rail Served :	No		



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Contact

Jay Langston

Shenandoah Valley Partnership

(540) 568-3259

jlangston@theshenandoahvalley.com

Comments

Verizon Communications also provides local service. All ag. zoning is in comp pan for industrial. Potential of 3 water sources can provide large capacity. Interstate 81, Exit 222 is 10 miles from site, Interstate 64, Exit 94 is 4 miles from site. Height restriction of 50 feet, some exclusions apply. 60 acre rail served site.