

Martin Site

**229 Patton Farm Rd
Stuarts Draft, VA 24477**

Specifications

Site Area	347 ac / 140.42 ha
Available Land	347
Largest Contiguous Parcel	113 ac / 45.2 ha
Pad Ready	No
Subdividable	Yes
Zoning	GA (Planned General Industrial)
Topography	Gently rolling; cleared
Outside Storage Allowed	Yes

Utilities

Electric	Shenandoah Valley Electric Cooperative, Dominion Energy
Natural Gas	Columbia Gas of Virginia
Water	Augusta Water
Sewer	Augusta Water
Fiber/Broadband	Segra



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, 154.1 miles
Commercial Airport	Shenandoah Valley Regional Airport, 29.2 miles
General Aviation Airport	Shenandoah Valley Regional Airport, 29.2 miles
Rail Served	Yes; part of site

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Laborshed Statistics

	30 min	45 min	60 min
Total Population	172,300	419,849	573,496
Total Workforce	83,064	222,293	273,627
Manufacturing Workers	6,170	13,857	17,932
Hourly Avg. Wage	\$20.21	\$18.97	\$18.72
Logistics Workers	6,388	14,662	19,286
Hourly Avg. Wage	\$16.05	\$16.23	\$16.38
Office Workers	19,690	55,508	67,209
Hourly Avg. Wage	\$24.22	\$24.46	\$24.20
IT Workers	1,824	5,752	6,634
Hourly Avg. Wage	\$42.20	\$41.64	\$41.68
Unemployment Rate	3.40%	3.50%	3.40%

Sources: Total Population: ESRI, 2021; Total Workforce, Workers, and Average Wages: EMSI, 2021; Unemployment Rate: Bureau of Labor Statistics, 2021 Annual

Supporting Information

Interstate 81, Exit 222 is approximately 10 miles from the site and Interstate 64, Exit 94 is approximately 5 miles from site. 75 ft. height limitations with some manufacturing process exceptions. 84.5 acres are rail served.

Contact

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