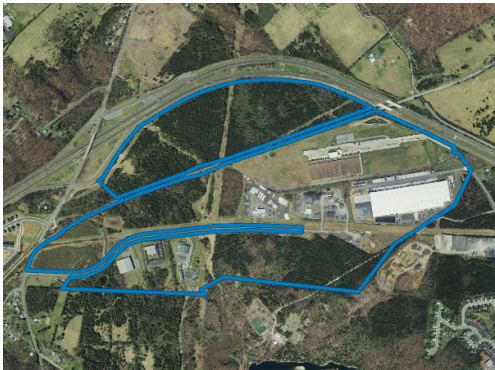


North Shenandoah Industrial & Business Park

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

Specifications

Site Area	291.8 ac / 116.72 ha
Available Land	291.8
Largest Contiguous Parcel	47.15 ac / 18.86 ha
Pad Ready	No
Subdividable	Yes
Zoning	BPLI, Business Park Light Industrial
Topography	Gently rolling
Outside Storage Allowed	No



Transportation

Interstate/Distance	Interstate 81, 0.9 miles
4-Lane Highway/Distance	U.S. Highway 340, 11.5 miles
International Airport	Washington-Dulles International Airport, 67.5 miles
Commercial Airport	Shenandoah Valley Regional Airport, 65.6 miles
General Aviation Airport	Winchester Regional Airport, 20.2 miles
Rail Served	No

Utilities

Electric	Shenandoah Valley Electric
Natural Gas	Washington Gas Company
Water	Town of Strasburg
Sewer	Town of Strasburg
Fiber/Broadband	Shentel

North Shenandoah Industrial & Business Park

Laborshed Statistics

	30 min	45 min	60 min
Total Population	221,597	590,933	1,622,887
Total Workforce	97,508	229,160	692,828
Manufacturing Workers	8,148	15,888	33,611
Hourly Avg. Wage	\$23.30	\$23.04	\$23.98
Logistics Workers	10,695	21,400	52,549
Hourly Avg. Wage	\$20.76	\$20.73	\$21.79
Office Workers	27,058	61,193	220,421
Hourly Avg. Wage	\$32.28	\$33.02	\$40.70
IT Workers	2,334	6,018	37,375
Hourly Avg. Wage	\$47.98	\$49.03	\$58.35
Unemployment Rate	2.60%	2.70%	2.70%

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

Supporting Information

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. I-66 provides direct access to Washington DC (60 miles).

Contact

Jay, Langston
Shenandoah Valley Partnership
(540) 568-3259
jlangston@theshenandoahvalley.com