

# 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  |                          |                 |

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## Contact

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## 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.