

Nature's Crossing Technology Center

South Delphine Avenue at I-64
Waynesboro, VA 22980

Specifications

Site Area	170 ac / 68 ha
Available Land	115
Largest Contiguous Parcel	105 ac / 42 ha
Pad Ready	No
Subdividable	Yes
Zoning	M-1, Light Ind. & M-2, Heavy Ind
Topography	Gently rolling 50%cleared
Outside Storage Allowed	Yes

Utilities

Electric	Dominion Energy
Natural Gas	Columbia Gas of Virginia
Water	City of Waynesboro
Sewer	City of Waynesboro
Fiber/Broadband	Shentel



Transportation

Interstate/Distance	Interstate 64, 2.9 miles
4-Lane Highway/Distance	S Delphine Ave, 2.3 miles
International Airport	Washington-Dulles International Airport, 152.4 miles
Commercial Airport	Shenandoah Valley Regional Airport, 27.5 miles
General Aviation Airport	Shenandoah Valley Regional Airport, 27.5 miles
Rail Served	No

Certifications & Zones

Enterprise Zone
Opportunity Zone

Nature's Crossing Technology Center

Laborshed Statistics

	30 min	45 min	60 min
Total Population	243,987	457,753	593,692
Total Workforce	133,912	235,180	280,546
Manufacturing Workers	7,648	14,552	18,389
Hourly Avg. Wage	\$19.90	\$18.95	\$18.72
Logistics Workers	8,342	15,799	19,831
Hourly Avg. Wage	\$15.97	\$16.29	\$16.38
Office Workers	34,558	58,545	69,393
Hourly Avg. Wage	\$25.42	\$24.43	\$24.29
IT Workers	3,837	6,015	6,863
Hourly Avg. Wage	\$43.20	\$41.64	\$41.92
Unemployment Rate	3.40%	3.40%	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

City-owned land within 3 miles of exit 96 off I64. Ideal for two 40 acre rail served sites.

Contact

Nathan Garrison
Shenandoah Valley Partnership
540-568-3166
ngarrison@theshenandoahvalley.com