

Shenandoah Valley Industrial Park South Campus



Cecil Wampler Road
Mount Crawford, VA 22841

Availability			
Total Site Area:	245 ac / 98 ha	Available Land:	175
Largest Contiguous:	100 ac / 40 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	5-100 acres
Specifications			
Topography:	Gently Rolling, 50% cleared	Zoning:	M-1
Industrial Park:	Yes	Outside Storage Allowed:	Yes
Pad Ready:	No		
Utilities			
Electric Provider:	Dominion Energy		
Natural Gas Provider:	Columbia Gas of Virginia		
Water Provider:	Rockingham County		
Sewer Provider:	Rockingham County		
Fiber/Broadband Provider:	Verizon		
Other Fiber/Broadband Provider:			
Transportation			
Interstate/Distance:	Interstate 81 /3.3 miles		
4-Lane Highway/Distance:	U.S. Highway 11 /1.2 miles		
International Airport:	Washington-Dulles International Airport /123.8 miles /110 minutes		
Commercial Airport:	Shenandoah Valley Regional Airport /11.5 miles /14 minutes		
General Aviation Airport:	Winchester Regional Airport /76.0 miles /67 minutes		
Port of Virginia:	205.3 miles /175 min		
Port of Virginia (Inland Port):	69.5 miles / 62 min		
Rail Served :	No		



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Contact

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Comments

Property has frontage along interstate 81. Interchange Group has begun construction of a 160,000 SF cold storage facility that will be completed in early 2019. The facility will be expandable to 600,000 SF with rail access. T