



Economic Development Contact

Shenandoah Valley Partnership
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Location

- **Property Name:** 450 Mount Clinton Pike - City Owned
- **Property Type:** Site
- **Property SubType:** Vacant Land
- **Property Address:** 450 Mount Clinton Pike
- **Property City:** Harrisonburg
- **Property Zip Code:** 22802
- **Latitude:** 38.46968128
- **Longitude:** -78.86742243

General

- **Featured:** Featured
- **Details Region:** Harrisonburg
- **Within Corporate Limits:** Yes
- **Publicly Owned:** Yes
- **Outside Storage:** No

Sale / Lease

- **For Lease:** No
- **For Sale:** Yes
- **Lease Purchase:** No
- **Sublease:** No
- **Sale Price:** \$1,523,000

Site

- **Available (acres):** 13.23
- **Total (acres):** 13.23
- **Largest Contiguous Acreage:** 13.23
- **Acreage Suitable For Construction:** 13.23
- **Subdividable:** Yes
- **Minimum Site Acreage:** 5
- **Archaeological Assessment:** No
- **Phase I Environmental Audit Done:** No
- **Phase II Environmental Audit Available:** No
- **Rare Endangered Species Mgmt Plan:** No
- **Stormwater Management Plan:** No
- **Topography:** mostly flat
- **US Army Corps Cert Wetland Study:** No
- **Structures:** None
- **Certified Site:** No
- **Business Ready Site Certified:** No
- **Comprehensive Plan Designation:** Business/Industrial
- **Pad Ready:** No
- **TVA Data Center Site:** No

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Site Zoning:** M1
- **Foreign Trade Zone:** No
- **New Market Tax Credit:** Yes
- **Hubzone:** No
- **Zoning Description and Restrictions:** Heavy Industrial
- **Incentive Zones:** New Market Tax Credit Zone
- **Technology Zone:** No

Electric

- **Electric Provider:** Harrisonburg Electric Commission
- **Voltage:** 114

Sewer

- **Sewer Provider:** City of Harrisonburg
- **Sewer Distance to Provider:** On-site
- **Sewer Line Size (inches):** 10
- **Sewer OnSite Treatment Plant:** No
- **Sewer Treatment Plant Total Capacity:** 12,800,000

Water

- **Water Provider:** City of Harrisonburg
- **Water Distance:** On-site
- **Water Line Size (inches):** 12
- **Water Treatment Plant Total Capacity:** 5,300,000
- **Water OnSite Treatment Plant:** No

Gas

- **Natural Gas Provider:** Columbia Gas of Virginia
- **Natural Gas Distance to Provider:** On-site
- **Natural Gas Line Size (inches):** 4

Telecommunication

- **Fiber Broadband Distance:** On-site
- **Fiber Broadband Other Providers:** Comcast Business Communications, Verizon
- **Fiber Broadband Provider:** Glo Fiber

Airport

- **Nearest International Airport:** Charlottesville-Albemarle
- **Distance to Nearest International Airport:** 48 Miles
- **International Airport:** Washington Dulles International Airport
- **Distance to International Airport:** 116.3 Miles
- **International Airport Minutes:** 101
- **International Airport #2:** Baltimore/Washington International Thurgood Marshall Airport
- **Distance to International Airport #2:** 164.4 Miles
- **International Airport #2 Minutes:** 147
- **Nearest Regional Airport:** Shenandoah Valley Regional Airport
- **Distance to Regional Airport:** 18.8
- **Regional Airport Minutes:** 23
- **Regional Airport Runway Length:** 6,002
- **Nearest Commercial Airport:** Shenandoah Valley Regional Airport
- **Distance to Nearest Commercial Airport:** 18.8
- **Commercial Airport Minutes:** 23
- **Commercial Airport Runway Length:** 6,002

Interstate / Highway

- **Nearest Interstate Exit:** US HWY 33
- **Distance to Nearest Interstate Exit:** 3.2 Miles
- **Interstate #1:** Interstate 81
- **Distance to Interstate #1:** 4.1 Miles
- **Four Lane Arterial:** Virginia Highway 42 (Virginia Ave)
- **Four Lane Arterial Distance:** 0.2
- **Property Street:** Mount Clinton Pike

Rail

- **Railroad Siding:** No
- **Railroad Siding Can Be Installed:** No
- **Verified by VEDP:** No

Port

- **Nearest Port:** Port of Virginia (Inland Port Front Royal)
- **Distance to Nearest Port:** 61.5 Miles
- **Port Minutes:** 55
- **Port #2:** Port of Virginia (Hampton Roads Terminals)
- **Distance to Port #2:** 212.4 Miles
- **Port #2 Minutes:** 185

Attachments

- [Id_206975](#)
- [Id_206973](#)
- [Id_206972](#)
- [Id_206974](#)
- [Id_206977](#)

Property Detail Link: [View Details](#)

Property Detail QR Code





Shenandoah Valley Partnership

Rooted in Community. Built for Business.



SHENANDOAH VALLEY PARTNERSHIP

The Shenandoah Valley Partnership (SVP)

The Shenandoah Valley Partnership is a regional economic development organization based in Harrisonburg, VA. SVP works with public and private sector partners at the local, regional and state level to develop an economic climate for business success throughout the Shenandoah Valley. Working with 12 localities across the region, SVP brings together business, government and education leaders to attract new business to the area, help existing businesses expand and guide strategic workforce development to grow and sustain a healthy economic future for our region.



The Shenandoah Valley Advantage

Global Connectivity

- Daily flights from Shenandoah Valley Airport (SHD) to Charlotte-Douglas International Airport and Chicago's O'Hare International Airport
- Within a 2 hour drive time of Washington, D.C. & multiple international airports
- Within one-day drive time of $\frac{2}{3}$ of U.S. population

International Presence

- The Valley is home to more than 20 international companies representing over 15 countries

Established Infrastructure & Support

- Longstanding utility providers and 3PL logistics partners
- Virginia Certified Business-Ready Sites
- VEDP International Soft Landing Program

Education/Talent Pipeline

- 10 Regional Colleges and Universities including 7 four-year institutions and 3 two-year colleges
- More than 11,000 graduates annually
- 65% of Harrisonburg-based James Madison University (JMU) graduates stay in Virginia for work

Cost of Living

- The Shenandoah Valley offers a favorable cost of living that is lower than the national average and that of other Virginia metros



Cadence, Inc.



InterChange Group

Core Sector: Agriculture

The Shenandoah Valley has deep roots in agriculture and is a powerhouse when it comes to agricultural production – generating more than **\$2 billion** in annual commodity sales.

Rockingham County is at the heart of the Valley's agribusiness economy, generating **\$1.2 billion annually** alone. As a whole, the region supports more than **13,000** agriculture related jobs and employment in agriculture and forestry is **71%** above the national average.

The Shenandoah Valley's strong agricultural logistics and supply chain network support every stage of production and create an efficient, vertically integrated agricultural ecosystem that keeps the Valley's farm economy thriving.

Core Sector: Food & Beverage Manufacturing

Central to the Shenandoah Valley's manufacturing sector is Food & Beverage manufacturing. Some of the top national brands, like Little Debbie and Bonne Maman, are being produced in state-of-the-art manufacturing facilities throughout the Shenandoah Valley.

Of the top 100 food and beverage companies in the United States and Canada as determined by Food Processing Media Group, 11 companies (**4 of the top 10**) have operations in the Shenandoah Valley: Anheuser Busch InBev, Cargill, Coca-Cola Bottling Co., DanoneWave, Dr. Pepper, The Hershey Company, McKee Foods Corporation, Molson Coors Beverage Company, PepsiCo Inc., Perdue Farms and Pilgrims Pride.

Regional turned national brands can be found here, too. Route 11 Potato Chips started production in the Valley in 1992, growing from a presence in local restaurants and at their production facility to an international market.



Core Sector: Advanced Manufacturing

In addition to strong food & beverage manufacturing, our region is home to a host of manufacturing operations including plastics, metal and automotive, and HVAC.

Manufacturing has a heavier concentration in the Shenandoah Valley than in most regions of Virginia with more than **24,000** manufacturing jobs, **double the national average** of talent for regions of similar size.

Target Sector: Transformative Technologies

The Shenandoah Valley is a growing hub for innovation, driven by strong university partnerships, a highly educated workforce, and a business-friendly environment. With **10 colleges and universities** offering programs in computer science, engineering, data analytics, and cybersecurity, the region provides a robust talent pipeline supported by tech-transfer programs, co-working spaces, and start-up resources.

As part of Virginia's Rural and Small Metro Tech Centers Initiative, the Valley offers tech-based companies a strategic East Coast location, low cost of doing business, and exceptional quality of life.

Target Sector: Bio-Innovation

The Shenandoah Valley is an emerging hub for bio-innovation, offering companies a combination of skilled talent, strategic location, and supportive infrastructure.

Our region benefits from collaborative partnerships with higher education like James Madison University (JMU), recognized by the Carnegie Classification as R2 High Research University and from a workforce skilled in services supporting bio-innovation like manufacturing, logistics and quality-assurance. In late 2025, long-time Shenandoah Valley company, Merck announced plans to build a **Center of Excellence for Pharmaceutical Manufacturing** in Elkton, estimating the creation of 500 new jobs.

With proximity to Washington, D.C. and Richmond, VA, companies have access to federal agencies and bio-tech partners while benefitting from the rich quality of life the Shenandoah Valley offers.

 [linkedin.com/company/shenvalleypartnership](https://www.linkedin.com/company/shenvalleypartnership)

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