

With a variety of lot options, ample infrastructure, and expedited timelines, the NRV Commerce Park is the best option for your company's expansion or relocation. The Park is owned by a regional public authority whose sole purpose is large-scale industrial development. Home to a growing number of international businesses, the Park, Pulaski County, and the whole New River Valley are unique, diverse communities ready to welcome new business to the region.

SITE DETAILS

- Acres:** 1,000 Acres Total
- Topography:** Gently Rolling
- Zoning:** Industrial
- Setting:** Industrial Park
- Building Options:** flexible up to 2 million+ sq.ft.
- Site Options:** 5 to 120 acres (can split or combine)

CERTIFICATIONS

- AEP Quality Site - Large Park
- VEDP Business Ready Site - Tier 4
- Phase 1 Environmental Study
- Geo-Technical Studies
- Wetlands Delineation
- Outside 100 yr. Flood Plain
- Cultural Resources Survey





'THE NRV'

For those searching for an inspiring place to live and do business, **VIRGINIA'S NEW RIVER VALLEY** provides both an eclectic small town atmosphere and an innovative, collaborative business community. The extended workforce provides almost 700,000 loyal, highly skilled, and educated employees. The population of the region is over 180,000 and the award-winning colleges and universities produce approximately 9,300 graduates each year. The NRV offers the best: magnificent mountains, cutting-edge research, outdoor recreation, arts, and more.

www.NewRiverValleyVA.org



CONTACT

Virginia's First Regional Industrial Facility Authority

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TRANSPORTATION

- 3.5 miles to I-81
- 30 miles to I-77
- *New River Valley Airport* - 6,201' Runway, Port of Entry 1412 (adjacent)
- *Roanoke Blacksburg Regional Airport* (45 min.)
- Foreign Trade Zone 238



UTILITIES

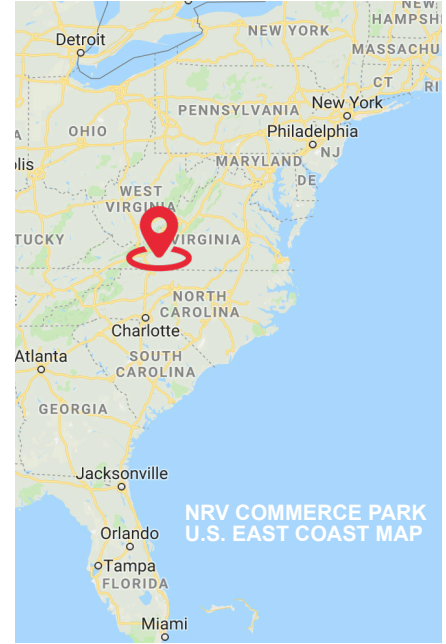
Electric: 138 kV lines onsite (Appalachian Power Company); 140 acre permitted solar farm

Natural Gas: 6" line, 250 Mcf/hour - 180,000 Mcf/month (Atmos Engery)

Water: 8" line, 1 MGD (Pulaski County PSA)

Sewer: 8" & 12" force main 1MGD (Pulaski County PSA)

Telecommunications: An open access fiber optic ring with 240 strands with a core network of 100 gigabytes, with not less than 10 megabytes of symmetrical speed is offered within the park.



HIGHER ED

Virginia Tech (30 min): VT is the no. 1 research institution in the state and the 39th in the U.S. VT has 250+ degree programs and 50+ engineering degrees.

Radford University (15 min): RU provides affordable access to an exceptional education. Their award-winning IT and MBA programs make RU a top southern university.

New River Community College (5 min): NRCC has a wide range of workforce training and development programs from credentialing to advanced technology training that are customized to meet specific needs of area employers.