

CHRISTIANSBURG INDUSTRIAL PARK

BASIC SPECIFICATIONS

DESCRIPTION:

TOTAL ACREAGE: 109
AVAILABLE ACREAGE: 55

LOCATION:

MONTGOMERY COUNTY, VA

TOPOGRAPHY:

LEVEL AND ROLLING SITES

ZONING CLASSIFICATION:

INDUSTRIAL, I-2

GEOTECHNICAL/ENVIRONMENTAL REPORTS:

PERFORMED AS NEEDED

UTILITIES:

POWER:

AMERICAN ELECTRIC POWER
12 KV/3 PHASE
(UTILITY WORK TO MEET INDIVIDUAL
NEEDS)

GAS:

ATMOS ENERGY - 4" LINE
(UTILITY WORK TO MEET INDIVIDUAL
NEEDS)

WATER:

TOWN OF CHRISTIANSBURG
8" LINE, 250,000 GALLON WATER
TANK ON-SITE

SEWER:

TOWN OF CHRISTIANSBURG
8" LINE ON-SITE

TELECOMMUNICATIONS:

100% DIGITAL SWITCHING, FIBER
OPTIC CABLE AT RT. 460, &
CABLE BROADBAND AVAILABLE

SOLID WASTE:

COUNTY LANDFILL – 5 MILES
ACCEPTS INDUSTRIAL WASTE
PICK-UP AVAILABLE

TRANSPORTATION:

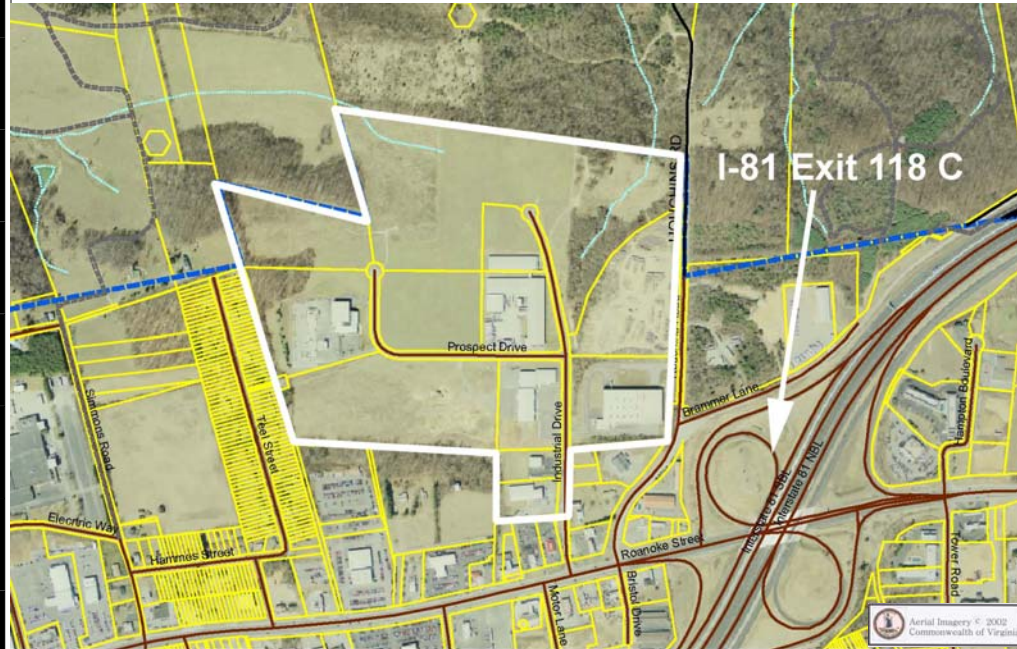
INTERSTATE ACCESS:

DIRECT INTERSTATE ACCESS VIA
INTERSTATE-81 – EXIT 118 C

RAIL: NOT AVAILABLE

AIR: ROANOKE REGIONAL AIRPORT
(30 MILES)

VIRGINIA TECH AIRPORT (10 MILES)

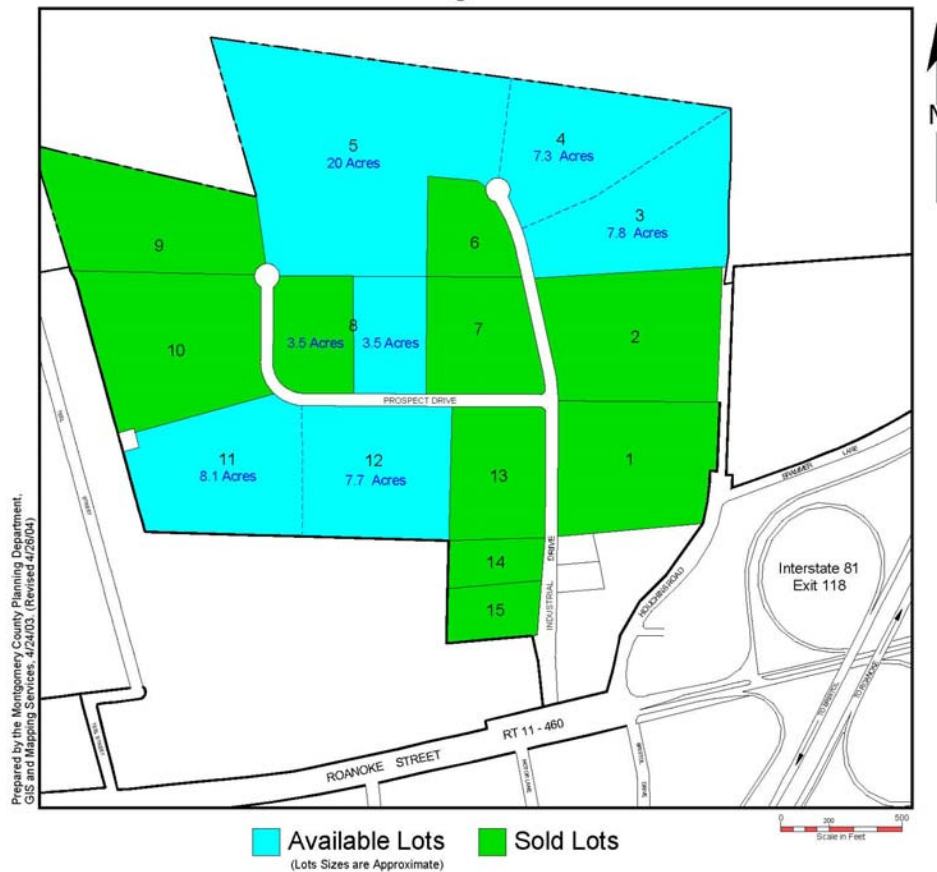


CHRISTIANSBURG INDUSTRIAL PARK– OBLIQUE AERIAL VIEW



CHRISTIANSBURG INDUSTRIAL PARK– NORTHWEST AERIAL VIEW

CHRISTIANSBURG INDUSTRIAL PARK



- ◆ LOCATED DIRECTLY ON INTERSTATE 81 EXIT 118 C.
- ◆ EASY ACCESS TO INTERSTATE 77 AND INTERSTATE 64.
- ◆ MINUTES FROM THE VIRGINIA TECH CAMPUS, NATIONALLY RECOGNIZED VIRGINIA TECH CORPORATE RESEARCH CENTER, AND THE "SMART ROAD".
- ◆ ONE DAY'S DRIVE TO TWO-THIRDS OF THE NATIONS POPULATION.

FOR MORE INFORMATION CONTACT:



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