VIRGINIA Is For Business

To be included on VirginiaScan, the site must have at least 5 contiguous acres available. Site boundaries must be provided and a sale price or price range must be included..

VIRGINIA Is For Business

VIRGINIASCAN SITE DATA SHEET

GENERAL

County/City Washington Town/Community Abingdon

Site name Stone Mill Business &Technology Park Within corporate limits: Yes [X] No [ ]

Street address/location 851 French Moore, Jr. Blvd Industrial park? Yes [X] No [ ]

Virginia Enterprise Zone? Yes [ ] No [X] Foreign Trade Zone? Yes [ ] No [X] Technology Zone? Yes [ ] No [X]

SITE SPECIFICATIONS

Total acreage 74.02 Acreage suitable for construction 26.54 Largest contiguous acreage 8.93 avail.

Is site subdividable? Yes [X] No [ ] Range of site sizes 1.43 - 8.93 acres (Available sites only)

Zoning classification Planned Technology District Comprehensive plan designation Office & Commercial

Zoning restrictions: Parcel & site development guidelines Is outside storage permitted? Yes [ ] No [X]

Existing structures on site? Yes [ ] No [X] Type of structure None

ENVIRONMENTAL FEATURES

Terrain: Ground cover: Cleared 95 % Wooded 5 % Crop 0 %

Slope: Level [ ] Gently rolling [X] Hilly [ ] Rock outcroppings [ ]

Percentage of site in 100 year flood plain 9.44 % Soil borings available: Yes [ ] No [X]

U.S. Army Corps Certified Wetlands study available: Yes [ ] No [X] Date certified: _____

Phase 1 Environmental audit available: Yes [ ] No [ ] Brownfield: Yes [ ] No [X]

Archaeological assessment (treatment plan if needed): Yes [X] No [ ]

Storm water management plan: Yes [ ] No [ ] Rare & endangered species management plan: Yes [ ] No [X]

UTILITIES

Electric Power

Name of supplier Appalachian Power Co.(Division of AEP) On site: Yes [X] No [ ]

Distance to distribution line Along east side of site ft. Voltage 34.5kv Phase 3

Natural Gas

Name of supplier Atmos Energy On Site: Yes [X] No [ ]

Distance from site on site ft. Line size 2' & 4" in. Pressure 50-85 psi

Water

Name of public service provider Washington County Service Authority

Served by public water? Yes [X] No [ ] Distance from site on site ft. Line size _____ in.

Are wells on site? Yes [ ] No [X] Name of treatment facility _____

Surface Water

Name of source N/A Capacity _____ gpd

Waste Water Treatment

Name of public service provider Town of Abingdon

Served by public sewer? Yes [X] No [ ] Distance from site on site ft. Line size 15 in.

Septic systems practical? Yes [ ] No [X] Receiving stream on or adjacent to site? Yes [X] No [ ]

Telecommunications

Name of supplier ____Century Link & BVU_____ Digital switching: Yes ☒ No ☐

ISDN: Yes ☐ No ☐ Fiber optic lines on site? Yes ☒ No ☐ Distance to fiber optic lines _on site___ ft.

Other (e.g., POPs, SMDS, Centrex) __PODS, SMDS, CENTREX_____

SUPPORTING/MARKETING INFORMATION

Plat/Survey: Yes ☒ No ☐ Site/Master Plan: Yes ☒ No ☐ Signage: Yes ☒ No ☐

RIGHT NOW SITES INDUSTRIES

Light Manufacturing: Yes ☐ No ☐ General Manufacturing: Yes ☐ No ☐ Heavy Manufacturing: Yes ☐ No ☐

Mega Site: Yes ☐ No ☐ Business/Industrial Park: Yes ☐ No ☐ Office Park: Yes ☐ No ☐

Research & Development: Yes ☐ No ☐ Warehouse/Distribution: Yes ☐ No ☐

TRANSPORTATION

Railroad

Rail access? Yes ☐ No ☒ Name of railroad _____

Type of line _____ Can rail siding be installed? Yes ☐ No ☐ Distance from site _____ ft.

Highway

Distance to nearest interstate interchange __Adjacent____ mi. Interstate name ____I-81_____

Interchange name ___Virginia Highlands/Abingdon_____ Exit number _____14_____

Distance to nearest 4-lane arterial _Adjacent____ mi. Name and route number ___Rt. 11 – Lee Hwy.___

Name and route number of highway or street serving site ____French Moore, Jr. Blvd_____

Industrial access road needed? Yes ☐ No ☒ Will owner dedicate right-of-way? Yes ☐ No ☒

Public Transportation

Name of service provider _____Abingdon Transit_____

Air_____

Distance to nearest commercial airport ___25____ mi. Name ___Tri-Cities Regional Airport_____

Distance to nearest general aviation airport __2__ mi. Name ____Virginia Highlands Airport___

Runway length of general aviation airport ____4,470 X 75_____ ft.

Water

Name of navigable waterway ____N/A_____ Depth of channel_____ ft.

OWNERSHIP

Ownership: Private ☐ Public (or under option by public body) ☒ Sale price per acre _Negotiable___

Owner ___Town of Abingdon_____ Phone _276-628-3167_

Principal contact James Cowart, Economic Development Director Town of Abingdon_ Fax _276-698-3328__

Address 133 W. Main St. 24210 -- P O Box 789 Abingdon, VA 24212-0789 E-mail __jcowart@abingdonva.com_

Information submitted by Carol Barrett, Washington Co. Economic Development (276) 525-1305 Date _04-10_

To be included in our computerized database, a vicinity map or topographic map showing the boundaries of the site ***must*** be included with this form. A tax map may be substituted if a tax map index is included. A certified survey and site plan, including size and location of water, sewer, gas, and electrical lines, and a color photograph of the site should also be included. Digital photos are welcome and may be e-mailed to mmende@yesvirginia.org. This form should be returned to:

VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP
RESEARCH DIVISION
P. O. Box 798
Richmond, Virginia 23218-0798
Phone: (804) 545-5785
Fax: (804) 545-5771
E-mail: mmende@yesvirginia.org

Light Manufacturing Sites

- 5 developable acres minimum
- 20,000 gallons/day water supply with fire protection
- 6 in. water line
- 20,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity – 5,500kW
- Within 20 miles of an interstate or four-lane divided highway
- Direct access from two-lane highway with capacity to handle truck traffic
- Zoned for light manufacturing

General Manufacturing Sites

- 10 developable acres minimum
- 60,000 sq. ft. building pad
- 100,000 gallons/day water supply with fire protection
- 8 in. water line
- 100,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity – 10,000kW
- T-1 line
- Within 5 miles of an interstate or four-lane divided highway
- Direct access from four-lane highway with capacity to handle truck traffic
- Zoned for manufacturing allowing outside storage

Heavy Manufacturing Sites

- 25 developable contiguous acres minimum
- 600,000 gallons/day water supply with fire protection within 180 days
- 12 in. water line
- 450,000 gallons/day sewer treatment capacity within 180 days
- 12 in. sewer line
- Electricity – 25,000kW
- Natural Gas
- T-1 Line
- Within 1 mile of an interstate or four-lane U.S. highway
- Direct access to a four-lane highway via a truck route
- Zoned for heavy manufacturing allowing outside storage

Mega~~G~~ Sites

- 500 acres with 200 acres developable minimum
- 200-acre buildable area
- 250,000 gallons/day water supply within 3 miles of the site
- 250,000 gallons/day sewer treatment capacity within 3 miles of the site
- Electricity – 3 miles from a main transmission line
- Natural Gas – 3 miles from a major transmission line
- T-1 line or fiber optic cable at the access road
- Within 5 miles of an interstate or four-lane divided highway
- Direct access from four-lane highway with capacity to handle truck traffic
- Within 1 mile of a rail line with a rail spur possible
- Zoned agricultural or rural

Business/Industrial Parks

- 50 developable acres minimum within the park
- 5-acre site available in the park
- 200,000 gallons/day water supply with fire protection
- 8 in. water line
- 200,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity – 14,000 kW
- T-1 line
- Within 10 miles of an interstate or four-lane highway
- Direct access from four-lane highway via a truck route
- Within 90 miles of a commercial airport
- Zoned for manufacturing and other business uses

Office Sites

- 5 developable acres minimum
- 15,000 gallons/day water supply with fire protection
- 6 in. water line
- 15,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity – 1,500 kW dual service
- Served by multiple T-1 lines or sonet ring (fiber on site)
- Zoned for office park usage

Research and Development

- 5 developable acres
- 2,500 gallons/day water supply with fire protection
- 6 in. water line
- 2,500 gallons/day sewer treatment capacity
- 8 in sewer line
- Electricity – 600 kW dual service
- Served by T-1 line or fiber optic cable
- Within 60 miles of a university research center
- Zoned for research and development

Warehouse/Distribution Sites

- 25 developable acres minimum
- 6,000 gallons/day water supply with fire protection
- 6 in. water line
- 6,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity – 2,500kW
- Within 5 miles of an interstate or four-lane divided highway
- Within 1 mile of a four-lane highway with capacity to handle heavy volume truck traffic
- Zoned for warehouse/distribution

Motorsports Sites

- 5 developable acres minimum
- 20,000 gallons/day water supply with fire protection
- 6 in. water line
- 20,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity – 5,500kW
- Within 20 miles of an interstate or four-lane divided highway
- Direct access from two-lane highway with capacity to handle truck traffic
- Zoned for light manufacturing
- Direct connection to a motorsports asset (race track, research facility, specialized training program or facility, ties to a motorsports organization, etc.)