

NEW LONDON BUSINESS & TECHNOLOGY CENTER

290+ ACRES OF NEW LAND DEVELOPMENT AVAILABLE IN BEDFORD COUNTY, VIRGINIA



Loretta Cataldi
PRINCIPAL

loretta.cataldi@divaris.com
804.335.0232

Dawn Calabrese
SENIOR VICE PRESIDENT

dawn.calabrese@divaris.com
804.977.2091

Sam McCoy
SENIOR VICE PRESIDENT

smccoy@divaris.com
540.520.1518

Property Overview

NEW LONDON BUSINESS & TECHNOLOGY CENTER

Conveniently located at Meade Road in Forest, VA on Route 460, the **New London Business and Technology Center** spans 500± acres, offering walking trails, a disc golf course and aesthetically pleasing lots in the Blue Ridge Mountains for large and small enterprises.

While the center specializes in technology it welcomes a diverse range of businesses. The center is home to:



Several cleared and graded lots are available for development. Options for locating in the New London Business and Technology Center include land leases or outright lot purchases. Special Tax Incentives are available for qualifying technology companies.



Property Summary

NEW LONDON BUSINESS & TECHNOLOGY CENTER

LOCATION

US Route 460 and Meade Road in Eastern Bedford County. 10 miles from Lynchburg and Lynchburg Regional Airport. 35 miles from interstate 81.

SITE FEATURES

- 500+ acres with buffer and walking/running/biking trails and a professional-level disc golf course.
- 200+ acres designated a Virginia Technology Zone
- Lots ranging in size from 7.5 to 48+ acres
- Lot 2 – 12 +/- acres. Accommodates up to 200,000 sf building
- Lot 4 flier – 10 acres cleared and graded on 24+ acre lot. Accommodates a 200,000 sf. building
- 10A – 1.95 acres is pad ready to accommodate a 15,000 SF building on 10 acres.
- 12A – 1.70 acres is pad ready to accommodate a 10,000 SF building on 7.52 acres.
- Lot 15 – 35.5 acres. Partially cleared and grubbed to accommodate a 170,000 SF building
- Lot 16 – 77.40 acres. Partially cleared and grubbed to accommodate a 300,000 SF building.
- Individual parcels have not been recorded and can be divided as needed.

ZONING

- **Planned Industrial** – allows for a variety of business, research, and manufacturing uses.
- Technology zone with special incentives for qualifying companies

TAXES

Real Estate \$0.41 per \$100 Assessed Value

Machinery & Tools \$1.20 per \$100 Assessed Value

Personal Property \$1.70 per \$100 Assessed Value

Technology Zone incentives available

UTILITIES

- Water & Sewer throughout | **Bedford Regional Water Authority**
- 25 Megawatt, 3-Phase electric power (expandable up to 100 megawatts) | **Southside Electric Cooperative (SEC)**
- Telecom fiber in place at entrance | **Mid-Atlantic Broadband**
- Other providers with fiber in place | **Verizon & Shentel**
- Million-gallon water storage tank in service | **Bedford Regional Water Authority**
- Robust, dark fiber infrastructure in place – secure and scalable enough to support a datacenter



Parcels Available

NEW LONDON BUSINESS & TECHNOLOGY CENTER

LOT DEVELOPMENTS

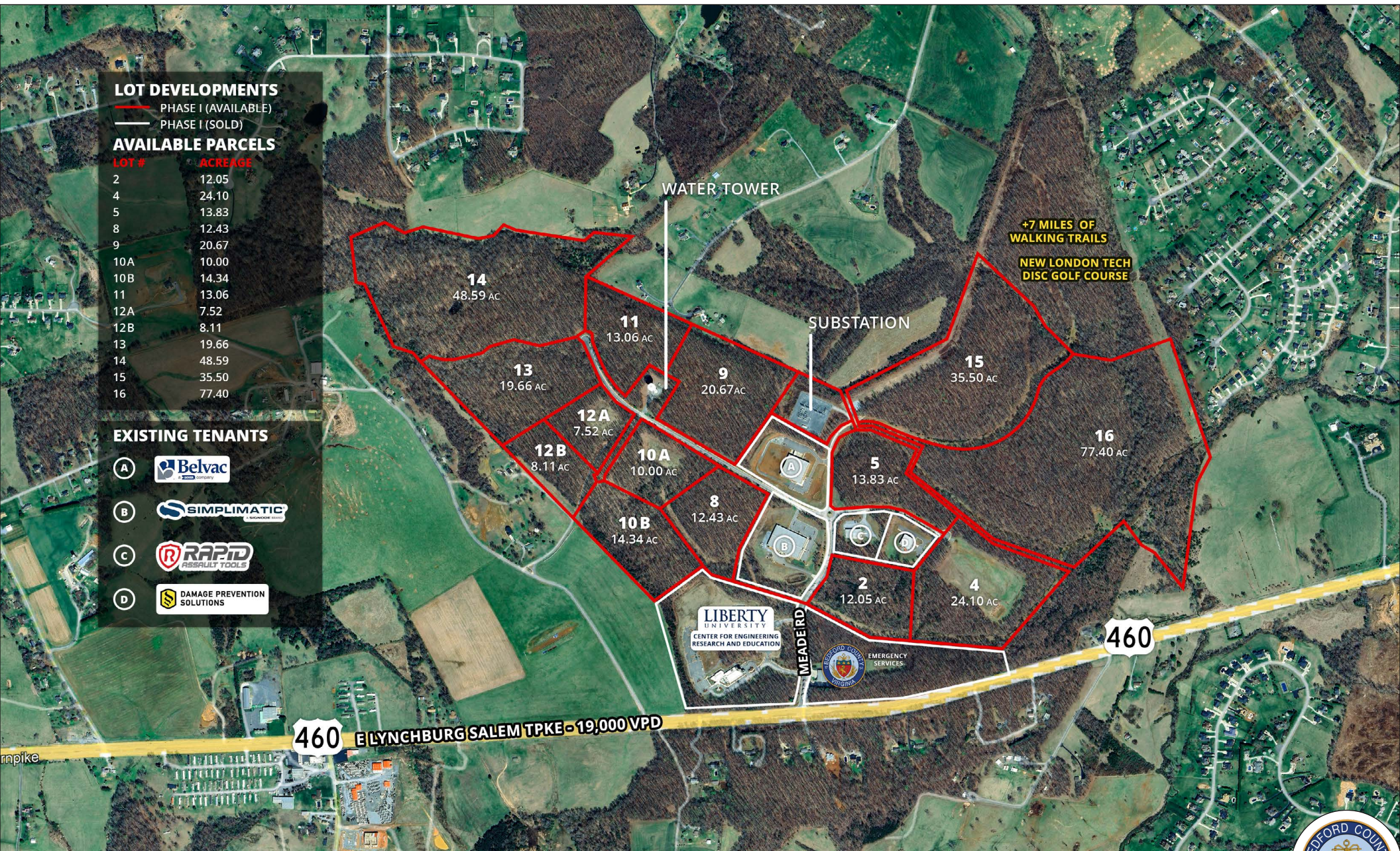
— PHASE I (AVAILABLE)
— PHASE I (SOLD)

AVAILABLE PARCELS

LOT #	ACREAGE
2	12.05
4	24.10
5	13.83
8	12.43
9	20.67
10A	10.00
10B	14.34
11	13.06
12A	7.52
12B	8.11
13	19.66
14	48.59
15	35.50
16	77.40

EXISTING TENANTS

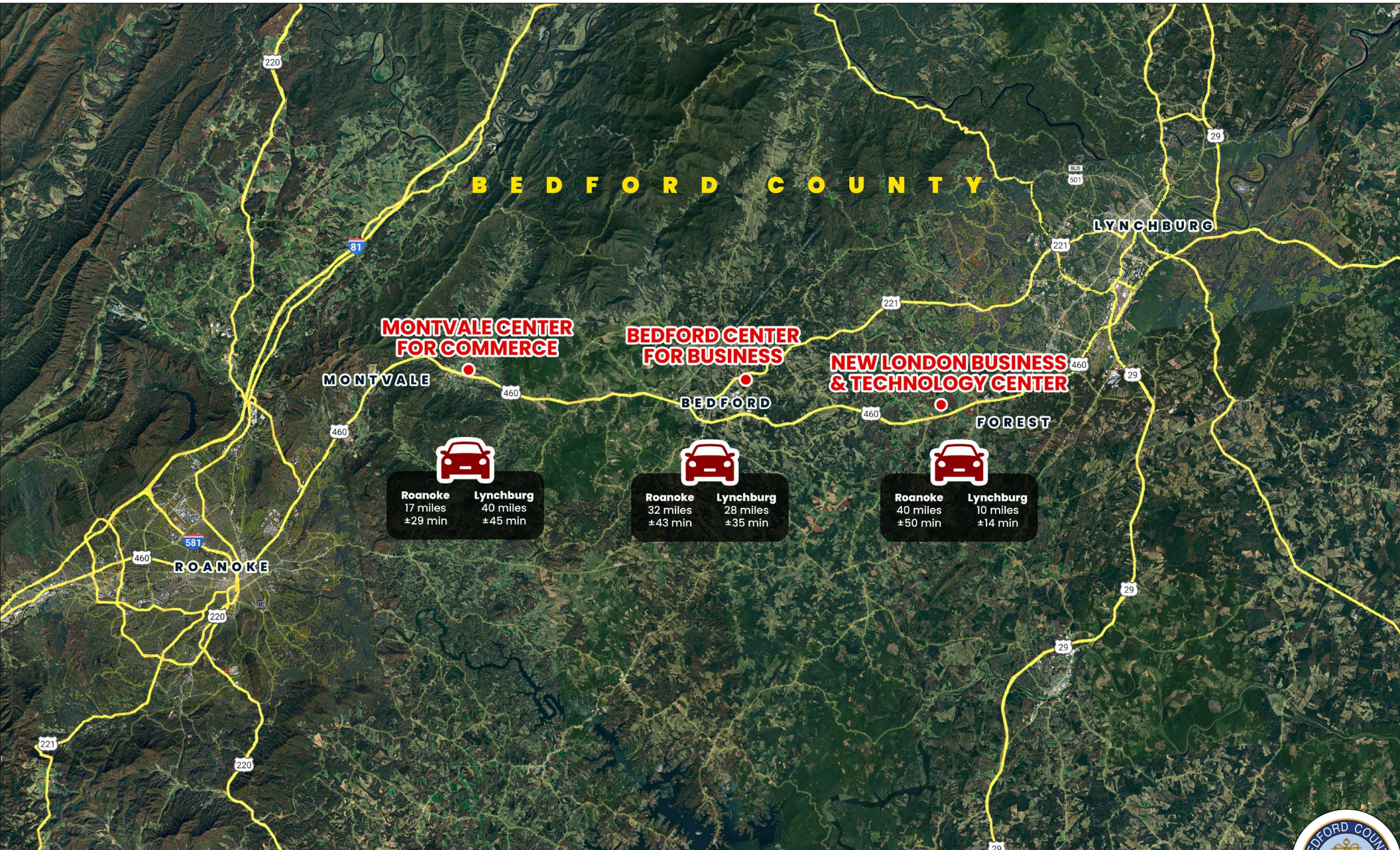
- (A)  Belvac
- (B)  SIMPLIMATIC
- (C)  RAPID
- (D)  DAMAGE PREVENTION SOLUTIONS



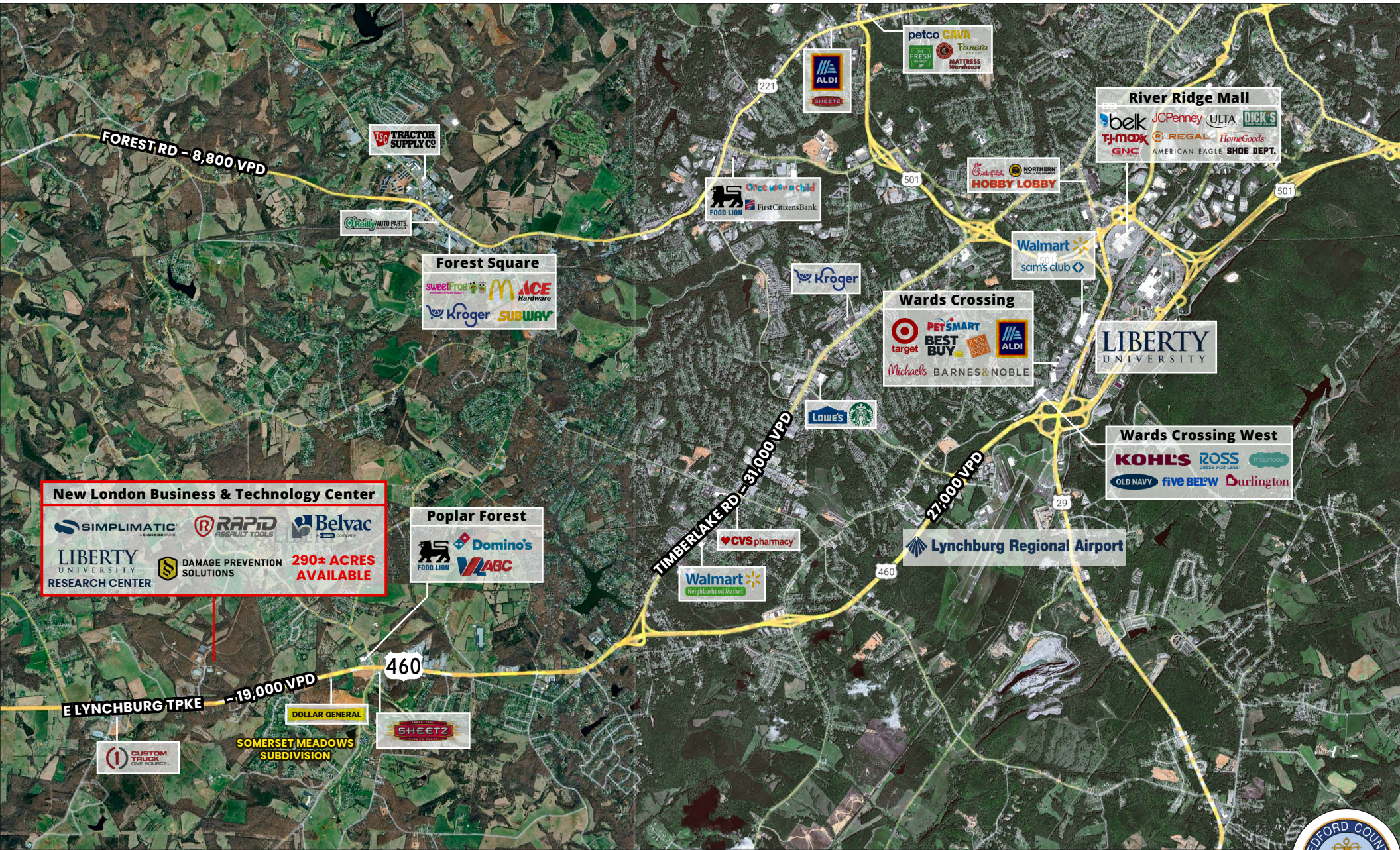


Bedford EDA Portfolio

NEW LONDON BUSINESS & TECHNOLOGY CENTER



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Demographics

NEW LONDON BUSINESS & TECHNOLOGY CENTER

INCOME



\$75,414

Median Household Income



\$41,899

Per Capita Income



\$322,277

Median Net Worth



\$59,358

2024 Median Disposable Income

BUSINESS



2,231

Total Businesses



22,472

Total Employees

COMMUTERS



13.4%

Spend 7+ hours commuting to and from work per week



81.9%

Drive Alone to Work

EDUCATION



6.5%

No High School Diploma



26.4%

High School Diploma



28.4%

Some College/Associate's Degree



34.3%

Bachelor's/Grad/Prof Degree

KEY FACTS



81,256

Population



47.1

Median Age



33,511

Households



\$435,977

Average Home Value

EMPLOYMENT



64.7%

White Collar



23.1%

Blue Collar



12.2%

Services



2.5%

Unemployment Rate

Source: ESRI (2025)



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