



# MONTVALE CENTER FOR COMMERCE

25± ACRES OF NEW LAND DEVELOPMENT AVAILABLE IN BEDFORD COUNTY, VIRGINIA



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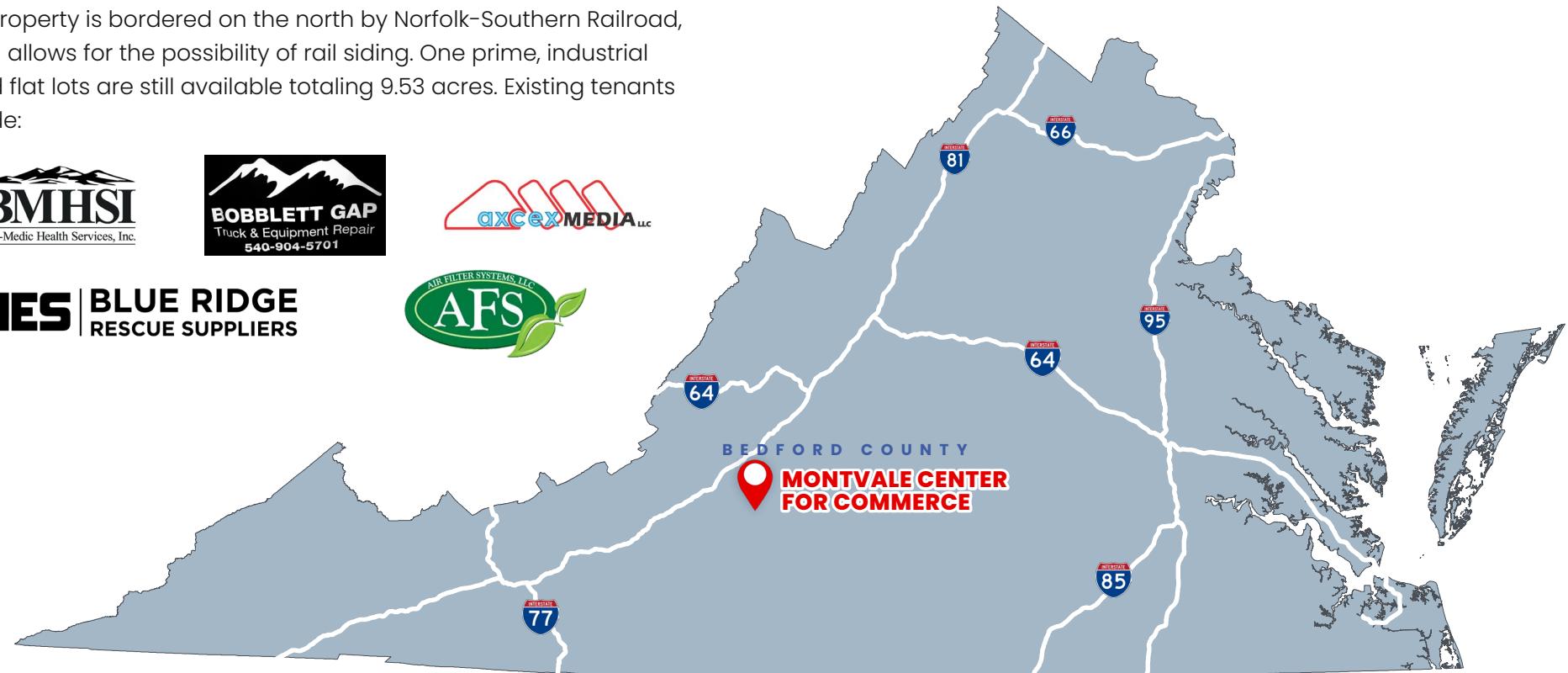
# Property Overview

## MONTVALE CENTER FOR COMMERCE

**The Montvale Center for Commerce** is made up of two distinct business parks in close proximity to one another. The commerce center is an 25± acre site that is commercially zoned.

It is positioned on U.S. 460 in front of a county recreation park and next to the Montvale Elementary School. Across from the commercially zoned property is a 45-acre park designed for non-commercial business and industry.

This property is bordered on the north by Norfolk-Southern Railroad, which allows for the possibility of rail siding. One prime, industrial zoned flat lots are still available totaling 9.53 acres. Existing tenants include:



# Property Summary

## MONTVALE CENTER FOR COMMERCE

### LOCATION

On U.S. Route 460 in Western Bedford County, midway between Bedford and Roanoke. 21 miles from interstate 81. Distance to retail: Town of Bedford 10 miles. Blue Ridge 9 miles & Roanoke 18 miles

### MONTVALE SOUTH:

- 16± acre commercial shopping center
- Prime location for retail development

### MONTVALE NORTH:

- 45± acre business park
- (1) remaining 9.53 acre lot
- Potential building size of 17,500 SF

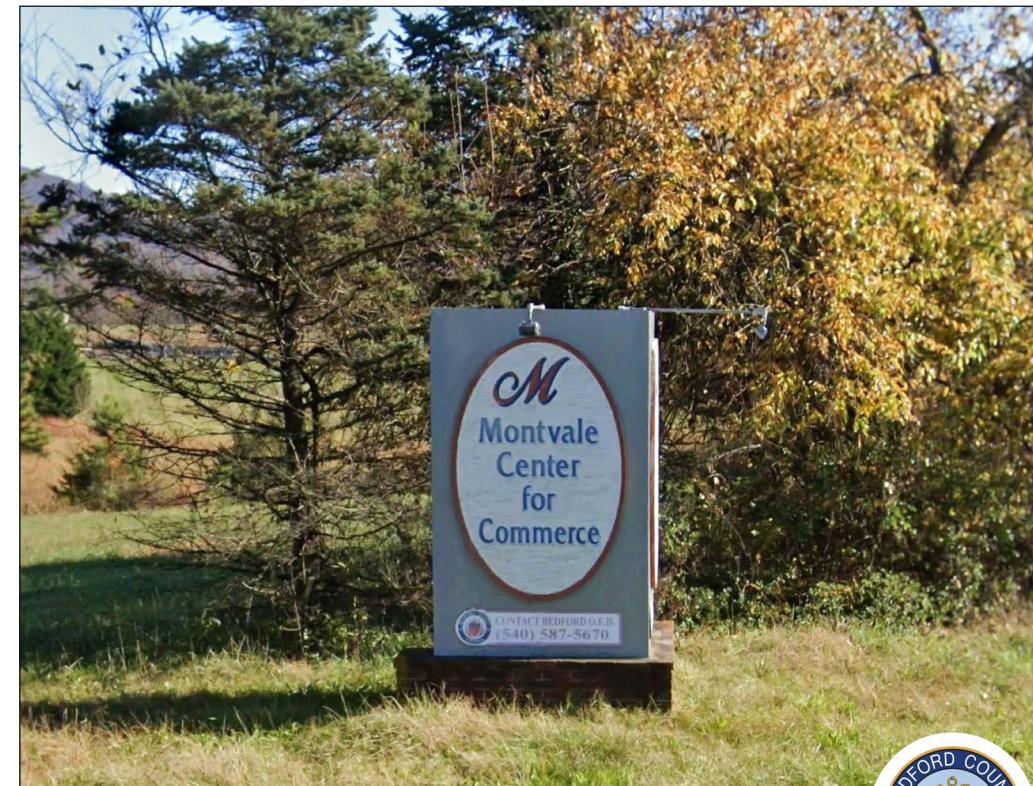
### TAXES

Real Estate	\$0.41 per \$100 Assessed Value
Machinery & Tools	\$1.20 per \$100 Assessed Value
Personal Property	\$1.70 per \$100 Assessed Value

***Incentives available***

### UTILITIES

- 6" Water line | **Montvale Water**
- 8" Sewer lines | **Bedford Regional Water Authority**
- Electricity and fiber available | **Appalachian Power**
- Propane available



# Parcels Available

MONTVALE CENTER FOR COMMERCE

## LOT DEVELOPMENTS

- PHASE I (AVAILABLE)
- PHASE I (SOLD)

## AVAILABLE PARCELS

### MONTVALE NORTH

LOT #      ACREAGE

I-1      9.53

### MONTVALE SOUTH

LOT #      ACREAGE

C-1      2.06

C-2      4.67

C-3      3.72

C-4      5.64

## EXISTING TENANTS



BMHSI  
Bio-Med Health Services, Inc.



ACCESS MEDIA, LLC



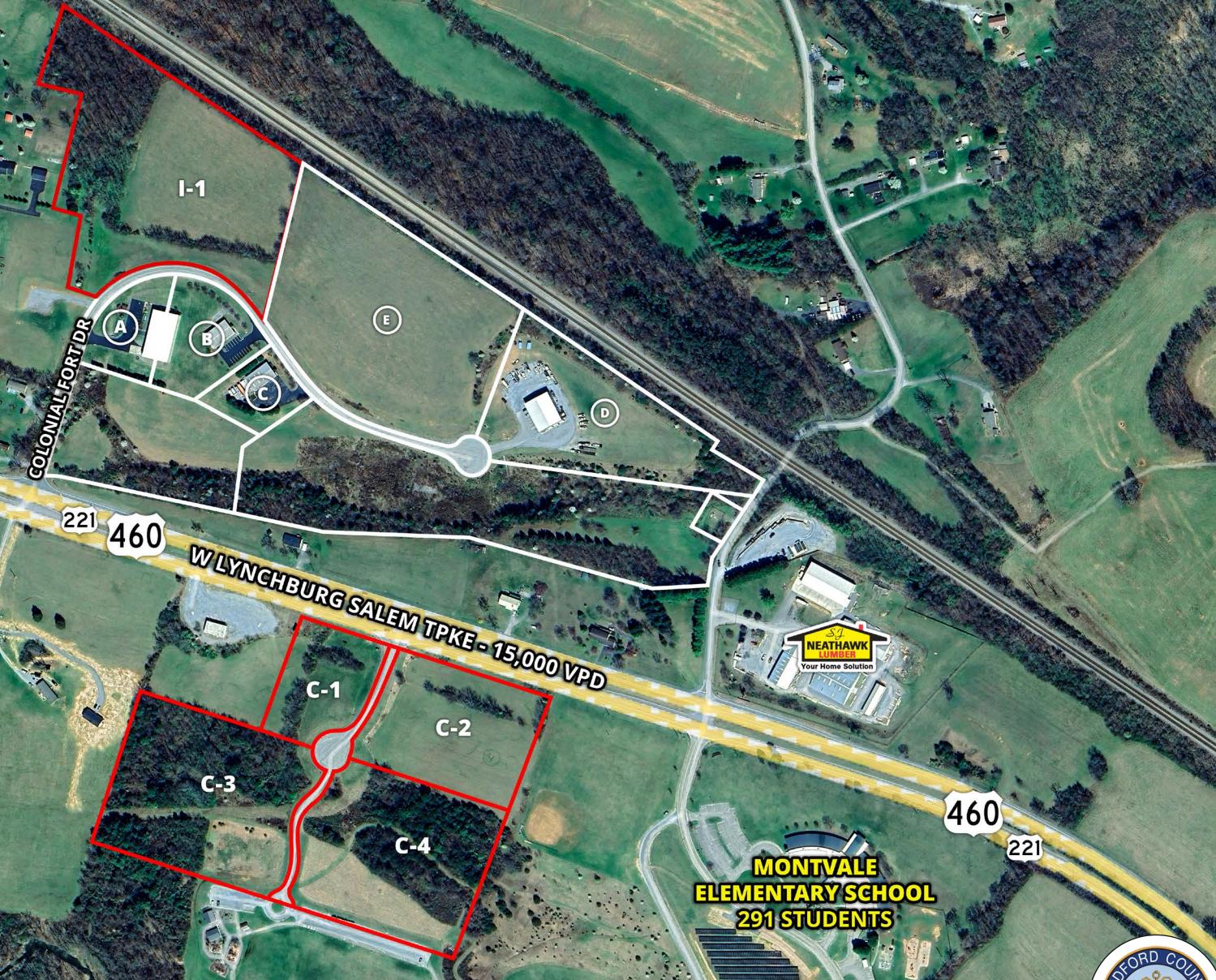
MES | BLUE RIDGE  
RESCUE SUPPLIERS



BOBBLETT GAP  
Truck & Equipment Repair  
540-804-2701

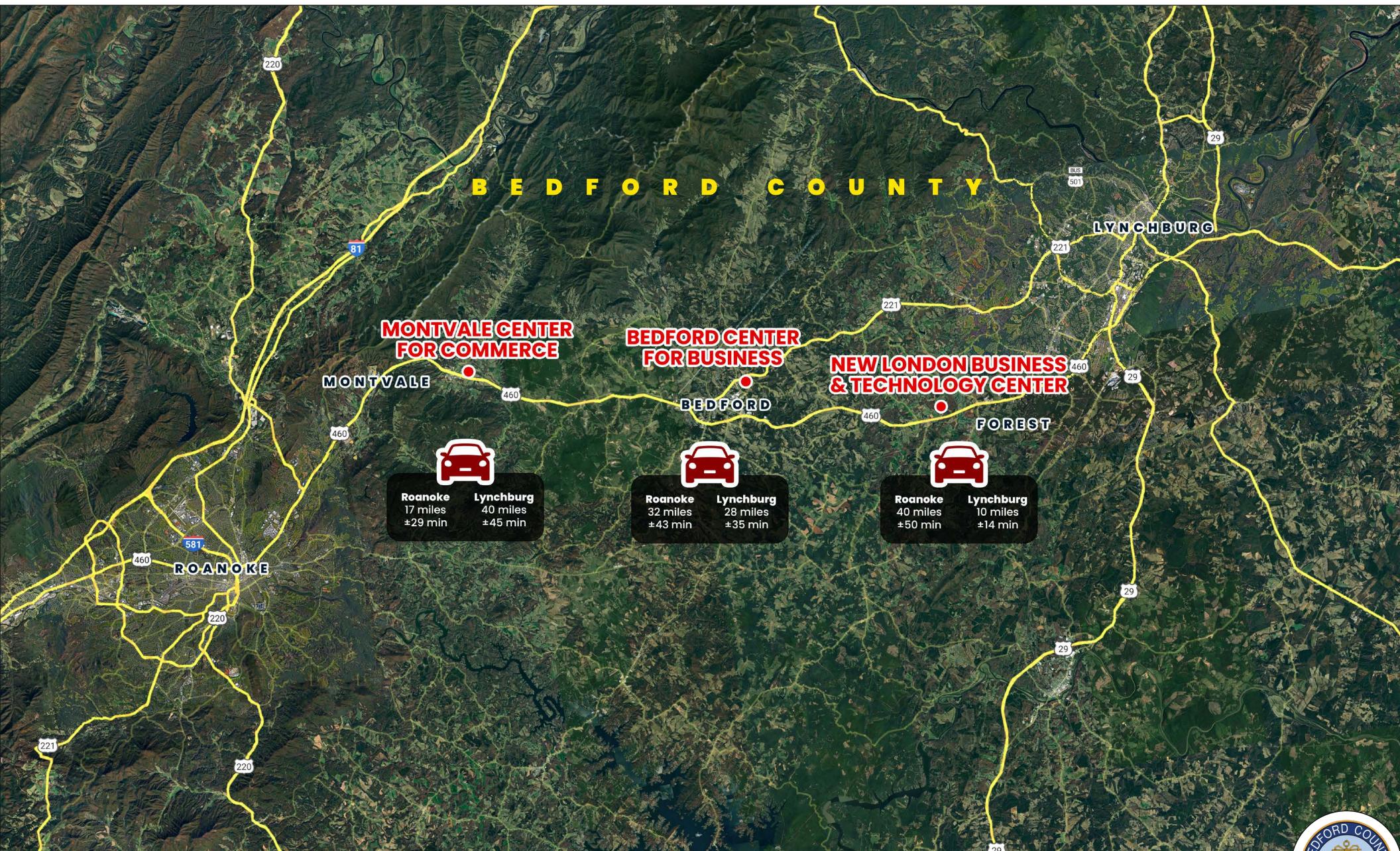


AFS  
AIR FILTER SYSTEMS, INC.



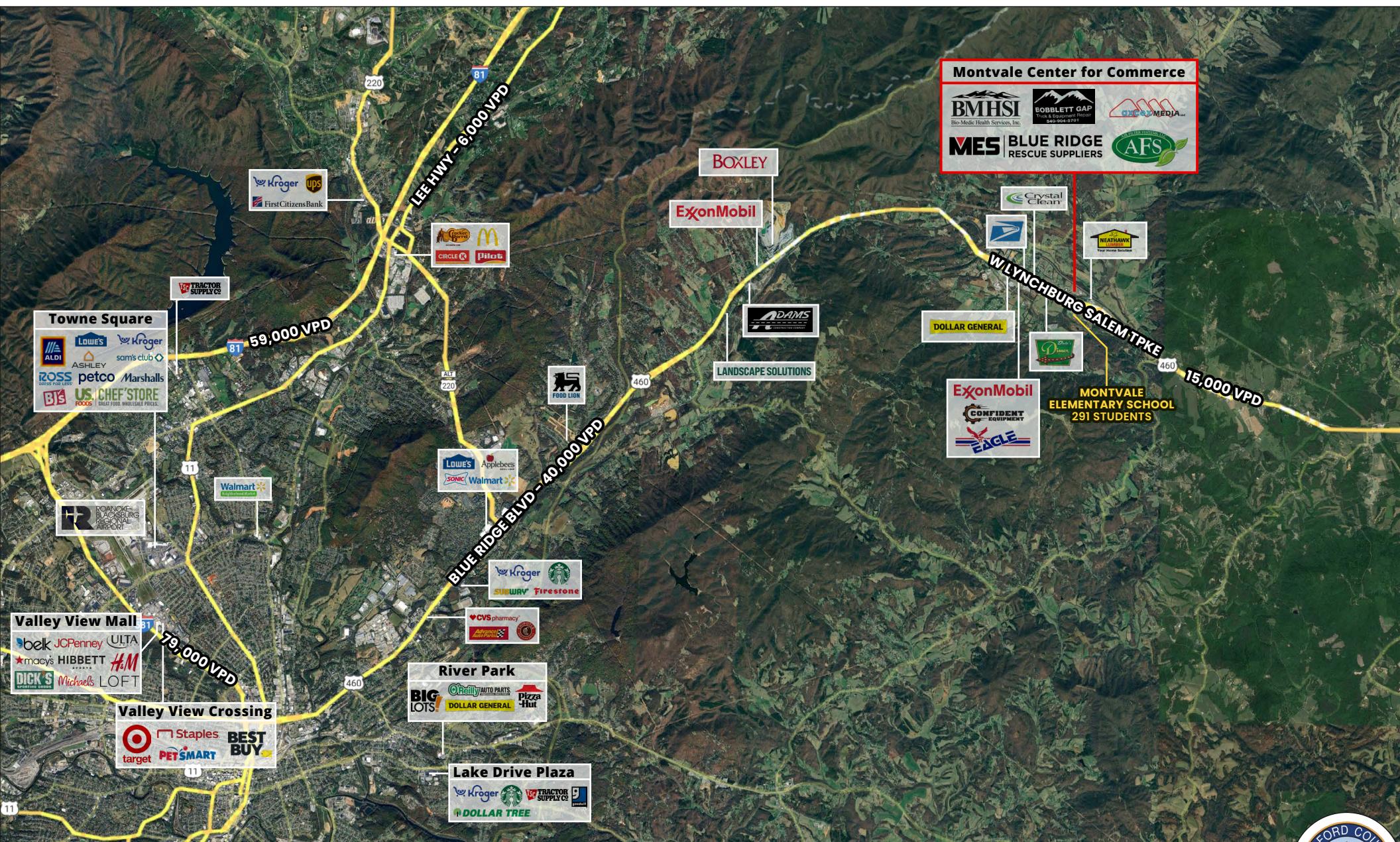
# Bedford EDA Portfolio

MONTVALE CENTER FOR COMMERCE



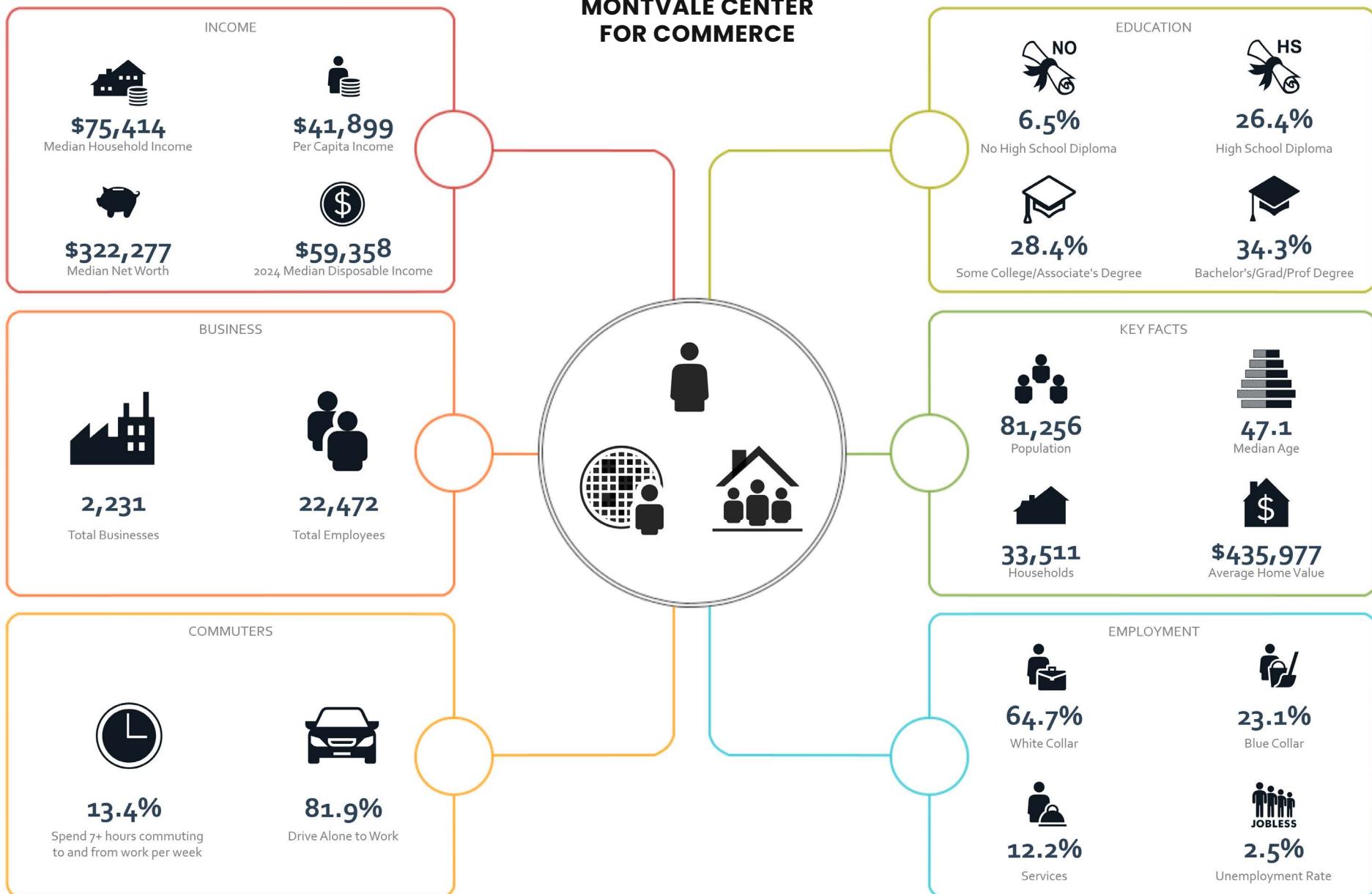
# Market Aerial

MONTVALE CENTER FOR COMMERCE



# Demographics

## MONTVALE CENTER FOR COMMERCE



Source: ESRI (2025)



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