

BEDFORD CENTER FOR BUSINESS

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



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Property Overview

BEDFORD CENTER FOR BUSINESS

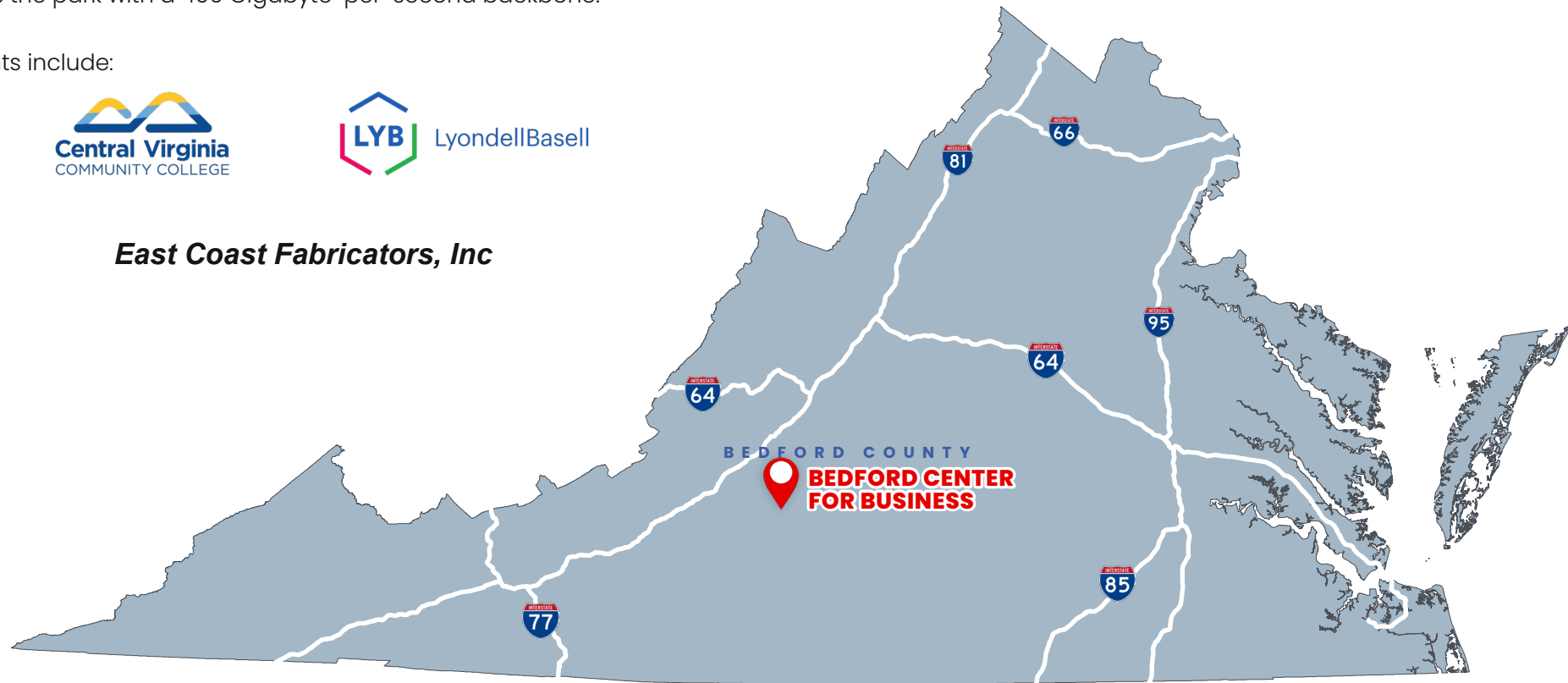
The Bedford Center for Business is a premier Gigapark conveniently located between the population centers of Roanoke and Lynchburg in the Town of Bedford, VA.

The park is 64± acres with available lots ranging from 3 to 37 acres. The property is owned by the Bedford County Economic Development Authority and is fully served with public water, sewer, streetlights and underground utilities. High speed broadband serves the park with a 400 Gigabyte-per-second backbone.

Tenants include:



East Coast Fabricators, Inc



Property Summary

BEDFORD CENTER FOR BUSINESS

LOCATION

State Route 122 between Route 221 and Route 460 in the Town of Bedford, Virginia. 20 miles to Lynchburg Regional Airport and Lynchburg, VA. 27 miles to interstate 81 just north of Roanoke.

SITE FEATURES

- 64± acres with available lots ranging from 3 to 37 acres
- Central Virginia Community College Bedford Campus on site
- Virginia Enterprise and Opportunity Zone benefits
- County Economic Development Authority owned with incentives

ZONING

Workplace Campus District - allows for the location of environmentally clean light and medium manufacturing activities, warehousing, wholesale distribution, research and development, and office complexes.

TAXES

Real Estate	\$0.69 per \$100 Assessed Value
Machinery & Tools	\$1.20 per \$100 Assessed Value
Personal Property	\$1.70 per \$100 Assessed Value

Incentives available

UTILITIES

- 12" on-site water | **Bedford Regional Water Authority**
- 15" on-site sewer | **Bedford Regional Water Authority**
- Three phase 12.47kV line electricity | **Town of Bedford**
- Propane available
- Telecom fiber in place



Parcels Available

BEDFORD CENTER FOR BUSINESS

LOT DEVELOPMENTS

- LOT LINES (AVAILABLE)
- USABLE AREA
- LOT LINE (SOLD)
- WATERS OF THE U.S.

AVAILABLE PARCELS

LOT #	USABLE AC	TOTAL AC
A	24.4	37.3
B	4.5	8.4
C	1.5	3.1
D	6.0	15.8

EXISTING TENANTS

-  LyondellBasell
-  Central Virginia Community College
-  East Coast Fabricators, Inc

BEDFORD CAMPUS

SUBSTATION

221 FOREST RD - 7,200 VPD

VENTURE BLVD

INDEPENDENCE BLVD - 9,600 VPD

Orange St

Orange St

Belltown Rd

221

McGhee St

Dean Dr

Dawn Dr

Dawn Dr

A
24.4 UAC
37.3 TAC

B
4.5 UAC
8.4 TAC

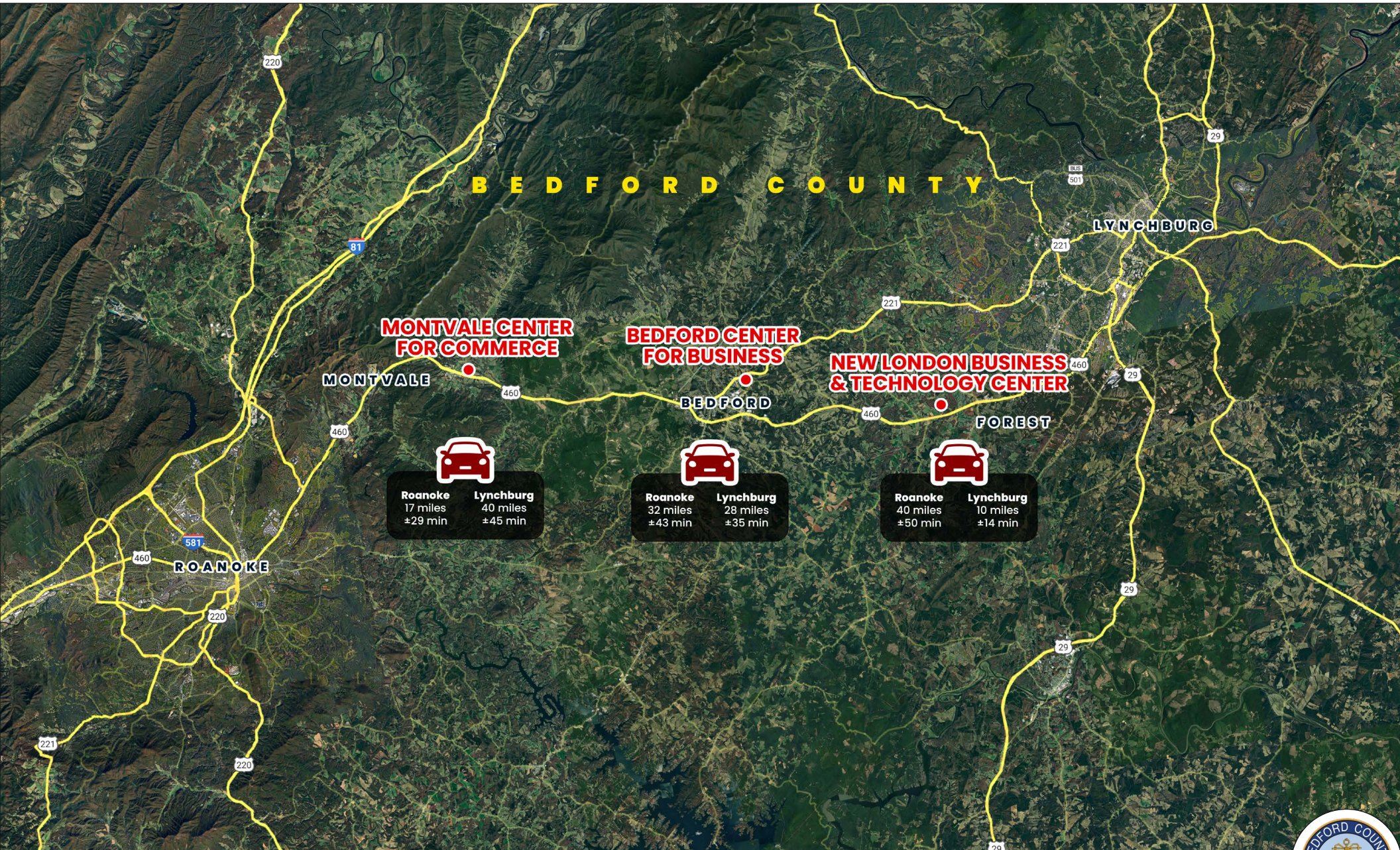
C
1.5 UAC
3.1 TAC

D
6.0 UAC
15.8 TAC



Bedford EDA Portfolio

BEDFORD CENTER FOR BUSINESS



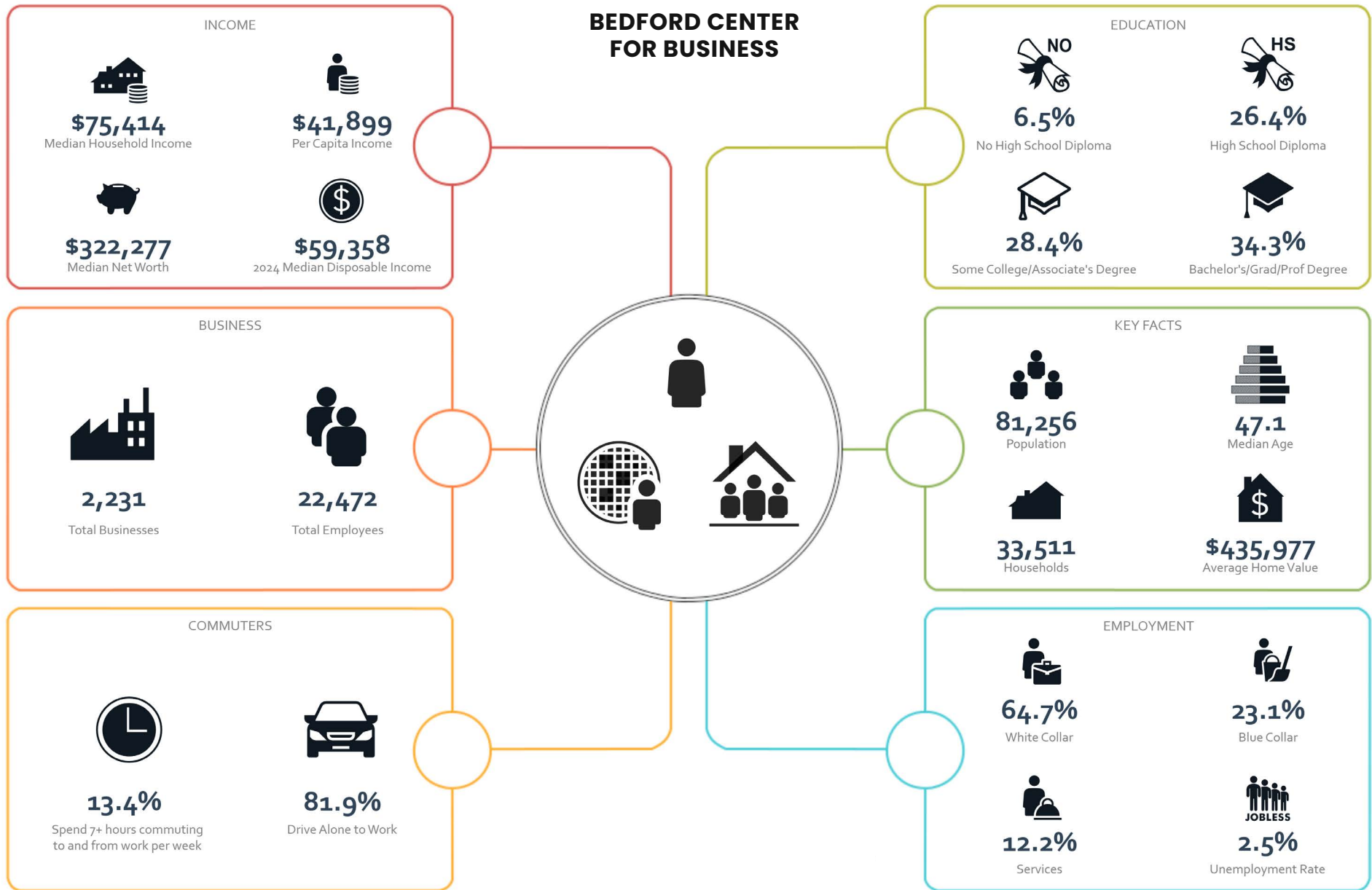


Market Aerial

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Demographics



Source: ESRI (2025)



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