

FOR LEASE

100,000sf BAY – 3,000sf OFFICE



Seneca Commerce Park

EWING DRIVE INDUSTRIAL BLDG 1
RUSTBURG VA 24588



DARK SHELL
WILL FINISH TO SUIT

BUILDING 1 SPECIFICATIONS

Manufacturing Bay	100,000sf 500' x 200'
Office Space	3,000sf 100' x 30'
Min Clear Ht	34'
Max Clear Ht	36'
Dock Height Doors	1 - expandable to 9
Grade Level Doors	2
Employee Parking	83
Roof	Standing Seam Metal
Sprinkler System	TBD
Floor	Phase 1-Gravel fill Poured to suit tenant

UTILITIES ON-SITE



APPALACHIAN
POWER



CAMPBELL COUNTY
UTILITIES & SERVICE
AUTHORITY (CCUSA)



T-FIBER (LUMOS),
XFINITY, VERIZON

SPEED TO OPERATION

PHASED APPROACH SHORTENS TIMELINE

- County-owned and developed building
- Project Funding includes Phase 2
- Phase 1 construction will continue while Phase 2 tenant-specific design and specifications are completed



Seneca Commerce Park

SITE DETAILS

Offers an affordable and practical central Virginia location with multiple connectivity options for flexible supply chain and finished product transport needs.



Interstate >>> 1 hr

US 81-Exit 150 (Daleville,VA) - **51 miles**



4-Lane Arterial Highways >>> 0-10 min

US Rt 29 (N/S)- At Park Entrance

US Rt 460 (E/W)- 8 Miles



Commercial Airport >>> 10 min

Lynchburg Regional Airport (LYH)- 8 miles

International Airports >>> 2 hr 30min

Richmond Intl. Airport (RIC) - 124 miles

Raleigh-Durham Intl. Airport (RDH) - 124 miles



Norfolk Southern Exchanges >>> 15 min

Montview Yard - Westbound 12 miles

Altavista District - Eastbound 12 miles



Port of Virginia Access Point >>>2h 17min

Richmond Marine Terminal - 119 miles





Contacts

LEASING

NINA REZAI, CEcD

Director

Campbell County VA Economic Development

434.332-9595

nrezai@campbellcountyva.gov

WATER/SEWER

TODD ASSELBORN, P.E.

Lead Engineer

CCUSA

434.239.8654

tasselborn@ccusa-water.com

POWER

WHITNEY CZELUSNIAK

Economic Development Manager

Appalachian Power

276-780-9099

wbczelusniak@aep.com