

SENECA COMMERCE PARK

RUSTBURG, VA

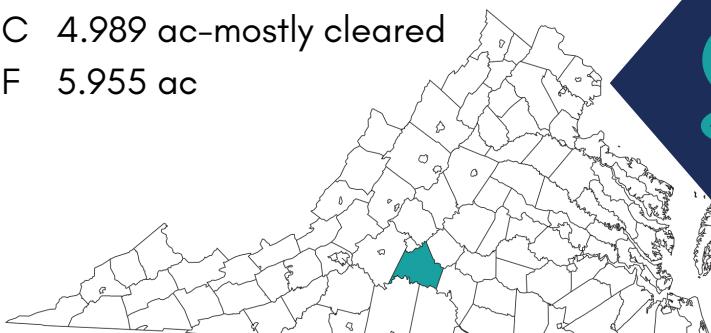


DEVELOPING SITES

- LOT L Pad-ready 2.82ac site
- LOT B 45,000sf shell building
- LOT K 103,000sf shell building
- 136ac Master planning begins 2026

GREENFIELD LOTS

- LOT V 27.405 ac
- LOT C 4.989 ac-mostly cleared
- LOT F 5.955 ac



FEATURES

- Workforce Pipeline Fed by 7 Higher Education and Technical Training Schools
- Local and State Incentives Available
- Opportunity Zone
- 2 Industrial Shell Buildings now available

INFRASTRUCTURE



- Electric
 - Appalachian Electric Power
- Water and Sewer
 - Campbell County Utilities & Service Authority
- Fiber-Broadband
 - Verizon
 - T-Mobile
 - Shentel

LOCATION

- VDOT-maintained Ewing Drive
- Direct Access to US Rt 29
- Within a day's drive of most of East Coast
- 8 miles south of Lynchburg Regional Airport
- 170 miles to Port of Virginia (Inland Port-Front Royal)

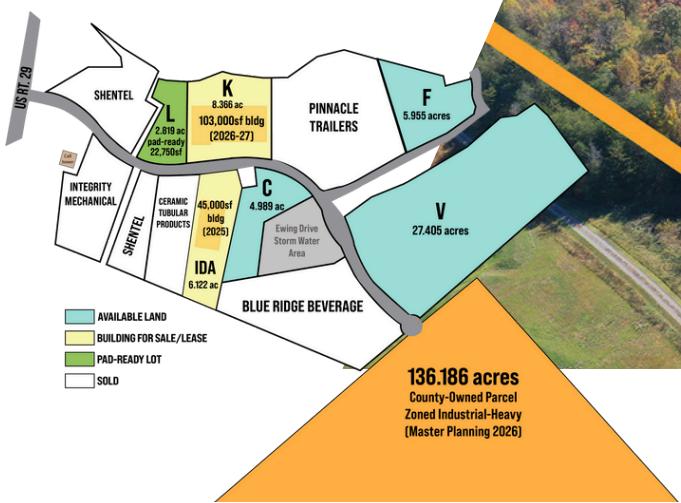
CAMPBELL COUNTY
Virginia
Economic Development



SENECA COMMERCE PARK: LOT V

27.405 acres

LOT V



LOW TAX RATES

Real Estate



\$0.45

Bus. Prop.



\$1.025

M & T



\$0.80



FEATURES

- Workforce Pipeline Fed by 10 Higher Education and Technical Training Schools
- Local and State Incentives Available
- Opportunity Zone
- 60% Engineered Site Plan for at 130,000 sf building



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CAMPBELL  COUNTY
Virginia
Economic Development



(434) 332-9595



econdev@campbellcountyva.gov



85 Carden Ln Ste B, Rustburg VA 24588



campbellvirginia.com

SENECA COMMERCE PARK: LOT C

4.989 acres



LOW TAX RATES

Real Estate



\$0.45

Bus. Prop.



\$1.025

M & T



\$0.80



FEATURES

- Accelerated Permitting
- Workforce Pipeline Fed by 10 Higher Education and Technical Training Schools
- Local and State Incentives Available
- Opportunity Zone



INFRASTRUCTURE

- Electric
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 - Verizon
 - Mid-Atlantic Broadband



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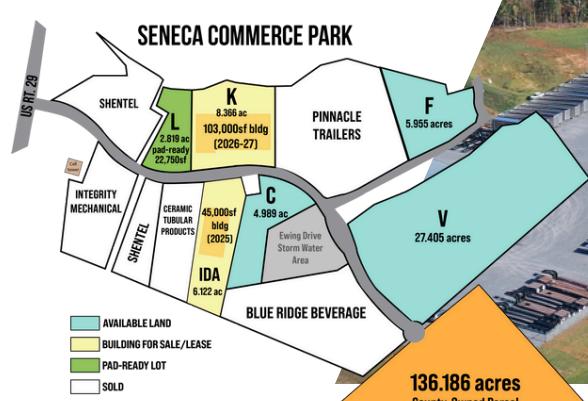
85 Carden Lane Rustburg VA 24588



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SENECA COMMERCE PARK: LOT F

5.955 acres



136.186 acres
County-Owned Parcel
Zoned Industrial-Heavy
(Master Planning 2026)



LOW TAX RATES

Real Estate
\$0.45

Bus. Prop.
\$1.025

M & T
\$0.80

FEATURES

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SENECA COMMERCE PARK: LOT L

PAD-READY 2.819 acres \$211,425



LOT L



ABOUT LOT L

Construction-Ready Pad site in rapidly developing industrial park suitable for up to 22,750sf building with dock height and on-grade doors.



FEATURES

- Zoned-Industrial Heavy
- Workforce Pipeline Fed by 10 Higher Education and Technical Training Schools
- Local and State Incentives Available
- Opportunity Zone



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CAMPBELL COUNTY INDUSTRIAL INCENTIVE PROGRAMS



ECONOMIC STIMULUS GRANT

\$1 MILLION
initial capital
investment



up to **4** YEARS

Up to half of the first four years
of real estate taxes are rebated

TAX STABILIZATION GRANT

\$5 MILLION
initial capital
investment

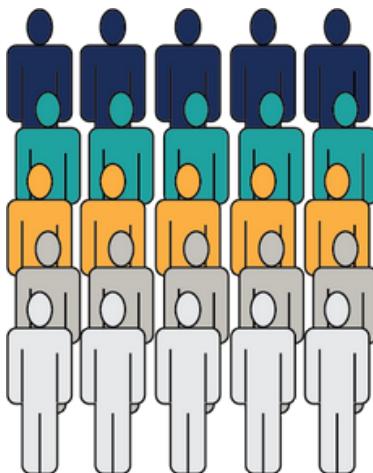


\$10M+ may be prorated over 10 years or more

Taxes rebated 100% in the first
tax year with 20% incremental
decreases over next 5 years

EMPLOYMENT CREDIT

5+ new
jobs



% AHW	MAX CREDIT
135%	\$450
120%	\$400
110%	\$350
100%	\$300
85%	\$200
75%	\$150

Average Hourly Wage Campbell County, VA
Q2-2024 - \$26.13/hr

CONTACT US

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