

MONTVALE CENTER FOR COMMERCE

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



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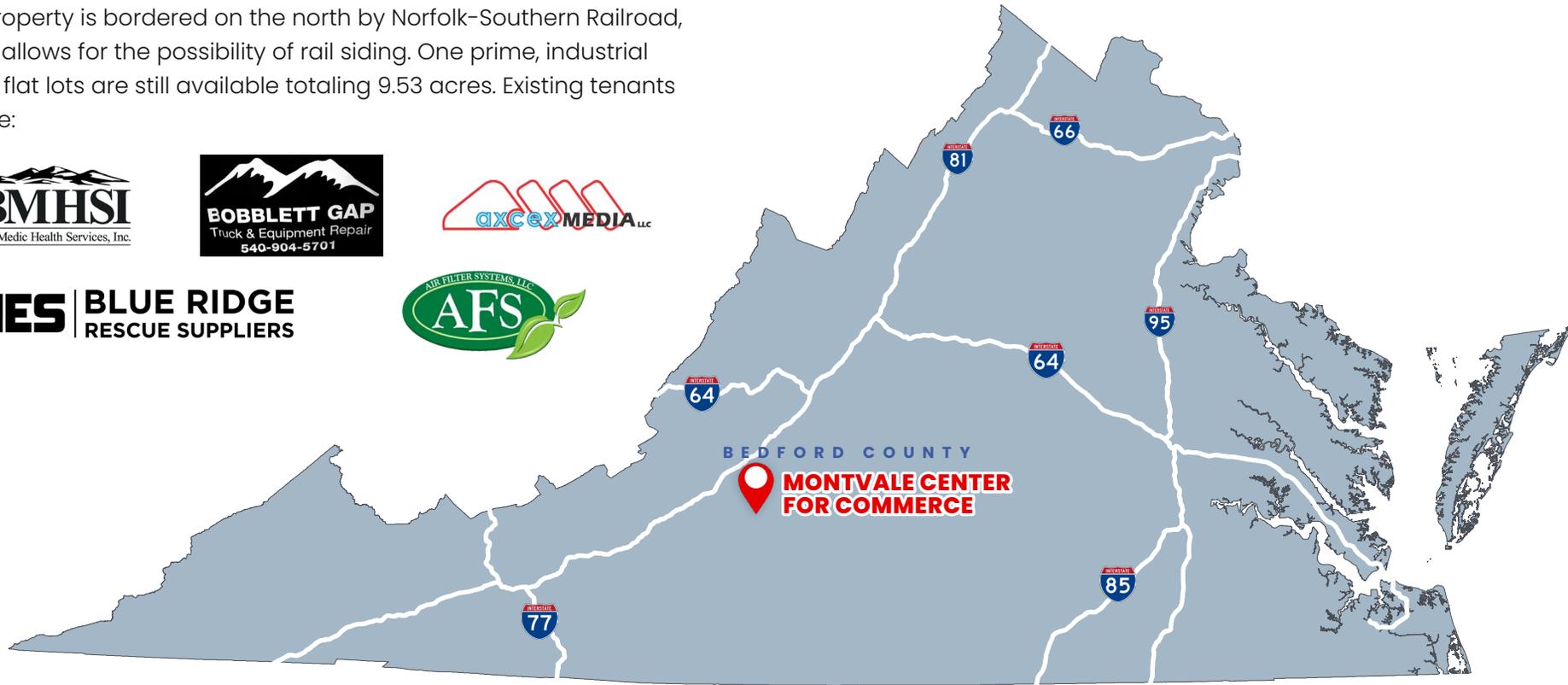
Property Overview

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 NORTH:

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

MONTVALE SOUTH:

- 16± acre commercial retail opportunities (can be subdivided)
 - C-1 2.06 AC
 - C-2 4.67 AC
 - C-3 3.72 AC
 - C-4 5.64 AC
- Prime location for retail development

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 SOUTH

LOT #	ACREAGE
C-1	2.06
C-2	4.67
C-3	3.72
C-4	5.64

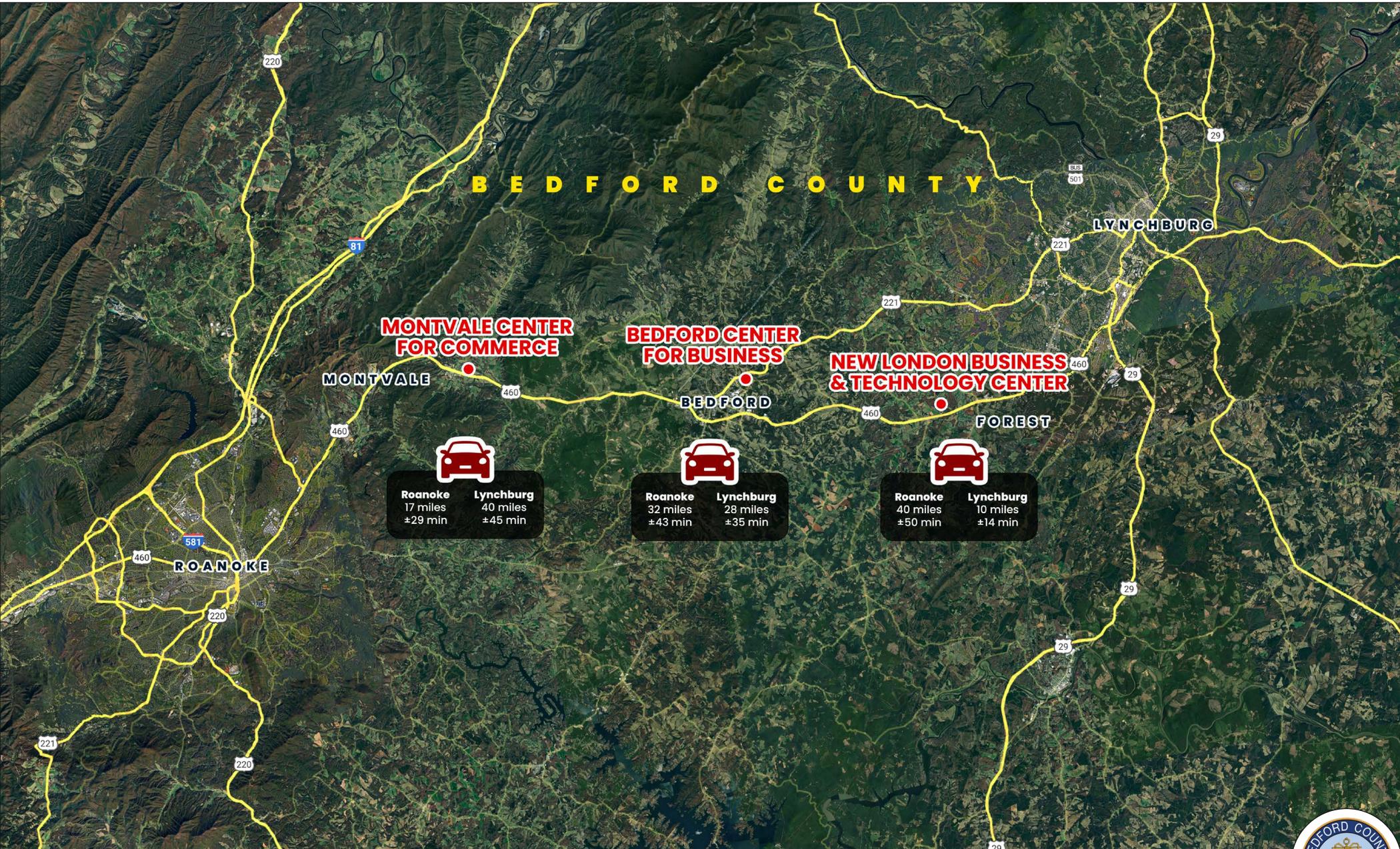
EXISTING TENANTS

- A**  **BMHSI**
Bio-Medic Health Services, Inc.
- B**  **OXCO MEDIA**
- C**  **MES BLUE RIDGE**
RESCUE SUPPLIERS
- D**  **BOBBLETT GAP**
Trucks & Equipment Repair
540-994-5701
- E**  **AFS**
AIR FILTER SYSTEMS, LLC



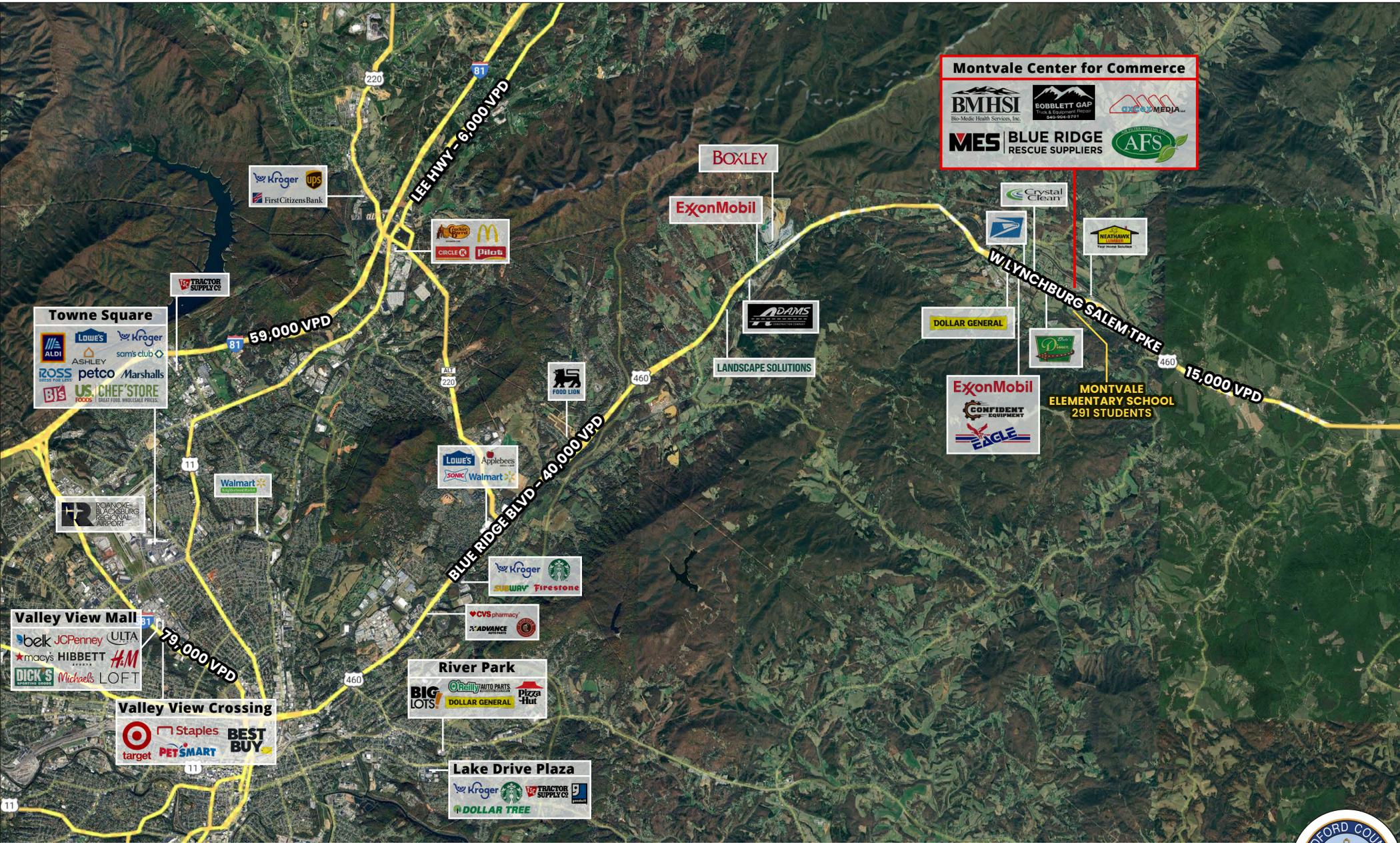
Bedford EDA Portfolio

MONTVALE CENTER FOR COMMERCE



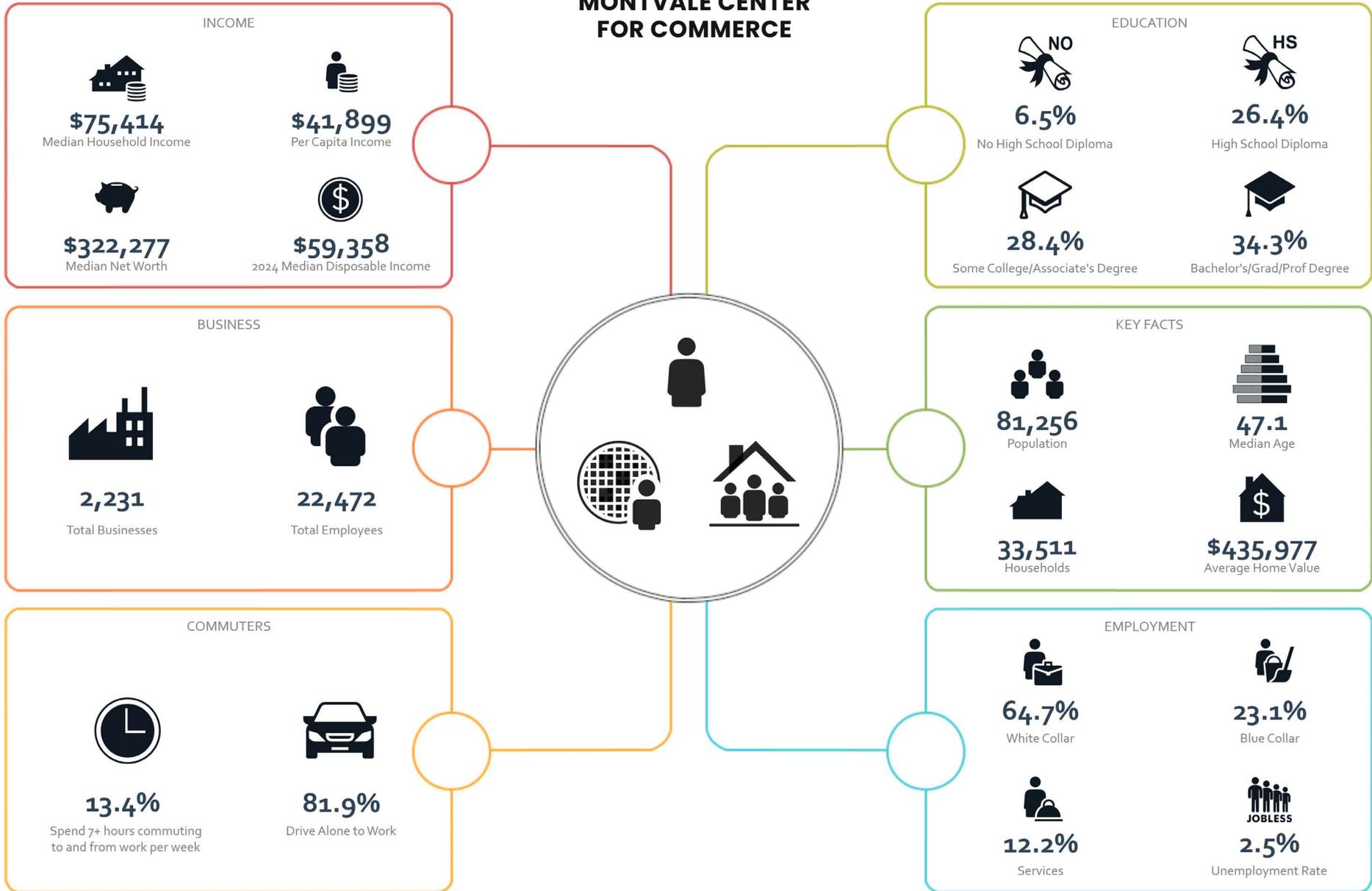
Market Aerial

MONTVALE CENTER FOR COMMERCE



Demographics

MONTVALE CENTER FOR COMMERCE



Source: ESRI (2025)



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