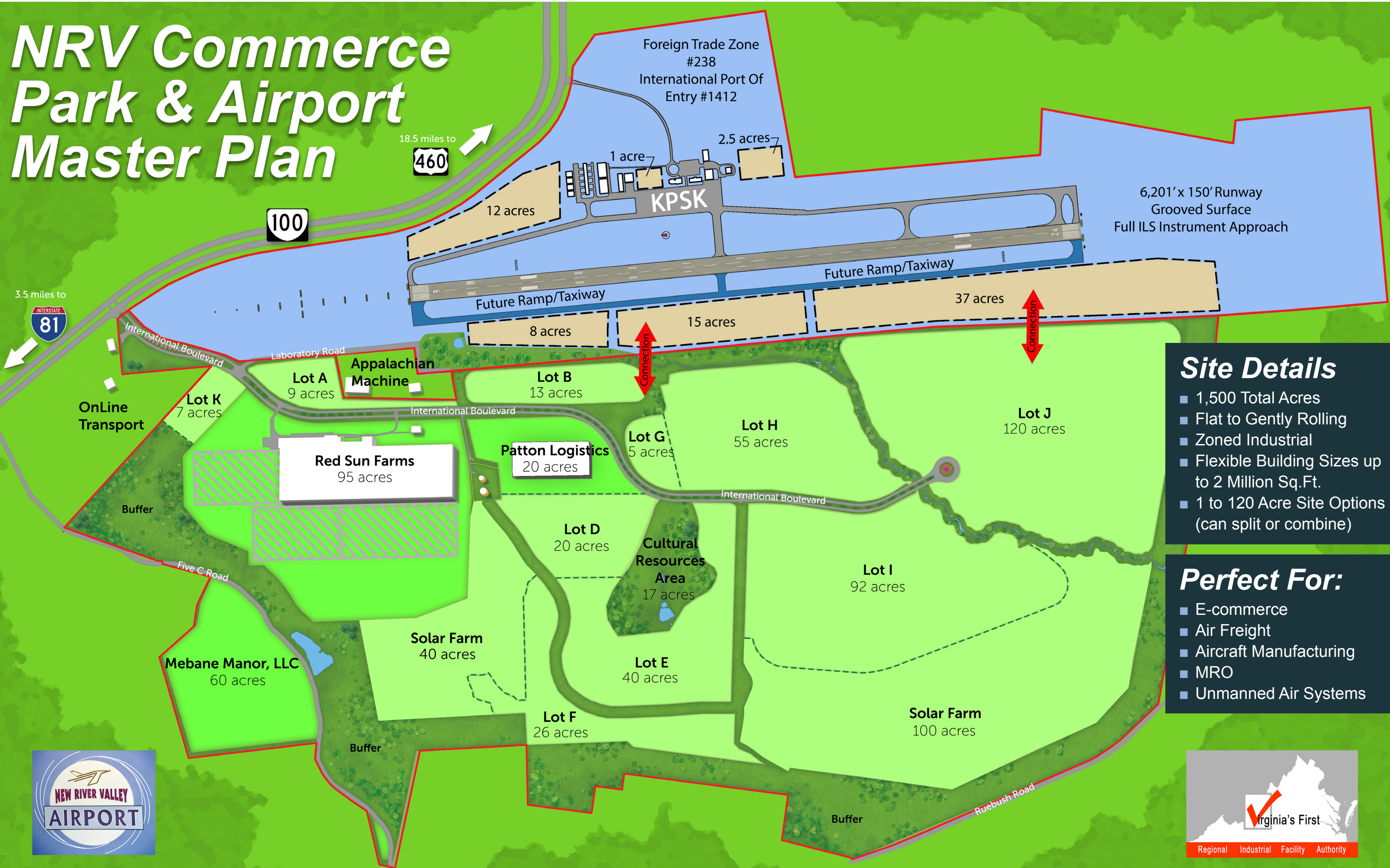


NRV Commerce Park & Airport Master Plan



Site Details

- 1,500 Total Acres
- Flat to Gently Rolling
- Zoned Industrial
- Flexible Building Sizes up to 2 Million Sq.Ft.
- 1 to 120 Acre Site Options (can split or combine)

Perfect For:

- E-commerce
- Air Freight
- Aircraft Manufacturing
- MRO
- Unmanned Air Systems





Highly Certified Industrial Park

- AEP Quality Site - Large Park
- VEDP Business Ready Site - Tier 4
- Outside 100 yr. Flood Plain
- 1,000 acres
- Buildings over 2 million sq. ft.
- All studies completed
- Building Ready



High-Capacity Airport

- 469-acre General Aviation Airport
- 150 Foot-Wide Runway
- 6,201 Foot-Long Runway
- All-Weather Instrument Landing Capabilities
- Directly off Route 100
- Focused on Regional Business and Econ. Development

Foreign Trade Zone #238 and Port of Entry #1412

Foreign Trade Zone #238 is a secure and enclosed area considered to be outside of U.S. customs territory. Materials or merchandise may be moved into it without being subject to U.S. customs duties until the goods enter U.S. commerce. An FTZ is a unique asset that boosts competitiveness, defers or reduces costs, and improves compliance. Plus, having Port of Entry #1412 at the NRV Airport allows people and goods traveling internationally to go through customs on site.

FTZ#238
www.FTZ238.com

- 3.5 miles to I-81
- 30 miles to I-77
- 45 mins to Roanoke-Blacksburg Regional Airport
- 3 hrs drive to Charlotte, NC
- 4 hrs drive to D.C.
- Port of Entry #1412
- Foreign Trade Zone #238



- 180,000 regional pop.
- 700,000 ext. workforce
- 9,300 graduates annually
- 3 colleges & universities
- Outdoor recreation
- Cutting-edge research
- Collaborative community
- Arts and culture



New River Valley Airport
Airport Manager
+1 (540) 674-4141
kpskmanager@gmail.com
www.NRVAirport.com



Virginia's First Regional Industrial Facility Authority
Executive Director
ExecutiveDirector@nrvccommercepark.com
540-639-1524
www.NRVCommercePark.com



The New River Valley Commerce Park's close proximity and partnership with the New River Valley Airport offers a unique opportunity for aircraft-related industries or those that are simply looking to have airport access right in their business's backyard. As the two properties share a property boundary that is over 7,000 feet in length, large-scale projects can easily be accommodated.