

# Crooked Road Tech Center



VIRGINIA'S e-REGION

electronic information technology  
energy | education  
emerging technologies

## Make it in Virginia's e-Region.

Located in southwestern Virginia, Virginia's e-Region is the perfect place in the USA to locate. From software to mattresses, products are being produced successfully and cost effectively here in Virginia's e-Region. Available buildings range from 7,500 to 285,000 sq. ft. Available acreage ranges from 2.5-acre sites to more than 800 acres in modern, new technology and business parks.

**Physical Address:** 372 Technology Trail Lane, Duffield, Virginia 24244 (located within Scott County Regional Business and Technology Park)

**Owner:** Scott County Economic Development Authority

**Building Size:** 70,000 sq ft (28,000 available); 15,000 finished sq ft first floor; 13,000 unfinished sq ft second floor

**Construction Date:** 2008 & 2013

**Construction Type:** Brick and glass

**Number of Stories:** Two

**Ceiling Height:** 10'

**Dock Doors:** None

**Floor:** Concrete (4" thick and reinforced)

**Multi-Tenant:** Yes

**Climate:** Average high temp: 73°F; average low temp: 34°F; average precip: 51.75"

**Site Size:** 6 acres



**Zoning:** Industrial (located in Enterprise Zone)

**Distance to Major Highways:** US 58 (4-lane) (.25 miles); I-26 (22 miles)

**Distance to Commercial Airport:** Tri-Cities Regional Airport, Blountville, TN (35 miles)

**Distance to General Aviation Airport:** Lonesome Pine Regional Airport (5,408' runway w/ ILS) – 33 miles

**Rail Siding:** None

**Electric:** Powell Valley Electric Coop; distance to nearest substation: 4.5 miles; distance to nearest transmission line (69KV): 4.5 miles; Building has backup generator and a geothermal system.

**Water:** Scott County PSA; 400,000 gpd available capacity; 8" line

**Sewer:** Scott County PSA; 400,000 gpd available capacity

**Natural Gas:** None

**Telecommunications:** Scott County Telephone Coop; Sunset Digital; fiber on site

**Parking:** 125+ parking spaces

**Contact:** Virginia's e-Region (276-889-0381) or Scott County EDA (276-386-2525); Web: [www.e-Region.org](http://www.e-Region.org)

