

# Lonesome Pine Regional Business & Technology Park



**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:** 6012 Pinnacle Drive, Wise, Virginia 24293

**Owner:** Industrial Development Authority of Wise County, Virginia

**Available Buildings:** Appalachia America Energy Research Center (24,000 sq. ft.; 10,000 sq. ft. available)

**Total Acreage of Park:** 425 acres

**Total Acres Available:** 397 acres

**Largest Contiguous Parcel:** 200 acres

**Topography:** Level; mostly cleared

**Graded Building Pads:** Yes

**Climate:** Average high temp: 70° F; average low temp: 32° F; average annual precip: 46.30"

**Businesses in Park:** Sykes Enterprises (call center); Sykes Intuit; Appalachia America Energy Research Center; DP Facilities (Tier III Mission Critical Data Center); Davis Mining and Manufacturing; Micronic Technologies

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**Zoning:** Zoning: M-1 (also located in Enterprise Zone, Technology Zone and HUB Zone)

**Distance to Major Highways:** US 23 (4-lane) (5 miles); I-26 (47 miles)

**Distance to Commercial Airport:** Tri-Cities Regional Airport, Blountville, TN (67 miles)

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

**Rail Siding:** None

**Electric:** Old Dominion Power Company; distance to nearest substation: under 1 mile; distance to nearest transmission line (69KV): under 1 mile

**Water:** Town of Wise; 400,000 gpd available capacity; 8" line; 400,000 gallon storage tank on site

**Sewer:** Town of Wise; 500,000 gpd available capacity

**Natural Gas:** Appalachian Natural Gas Distribution Co.

**Telecommunications:** Verizon (fiber on site); Comcast; Sunset Digital (fiber on site); Scott County Telephone Co-Op (fiber on site); redundancy available

**Contact:** Contact: Virginia's e-Region (276-889-0381) or Wise County IDA (276-328-2321); Web: [www.e-Region.org](http://www.e-Region.org)

