

Southern Gap Business 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: 2644 Ruffed Grouse Lane, Grundy, VA 24614
Owner: Industrial Development Authority of Buchanan County, Virginia
Total Acreage of Park: 3,000 acres
Total Acres Available: 1,100 acres (developable)
Largest Contiguous Parcel: 200 acres
Topography: Rolling to flat
Graded Building Pads: Yes
Climate: Average high temp: 76° F; average low temp: 36° F; average annual precip: 40.95"
Businesses in Park: Sykes Enterprises (call center); Southern Gap Outdoor Adventures

Zoning: None (located in HUB Zone)
Distance to Major Highways: US 460 (4-lane) (4 miles); I-77 (60 miles)
Distance to Commercial Airport: Tri-Cities Regional Airport, Blountville, TN (66 miles)
Distance to General Aviation Airport: Grundy Municipal Airport – 2,350' runway (1 mile)
Rail Siding: None
Electric: Appalachian Power; distance to nearest substation: 2.27 miles; distance to nearest transmission line (69KV): 1.84 miles
Water: Buchanan County PSA; 600,000 gpd available capacity; 14" line
Sewer: Buchanan County PSA; 1,000,000 gpd available capacity
Natural Gas: Appalachian Natural Gas
Telecommunications: Verizon (fiber on site), BVU Optinet (fiber on site), Time Warner; redundancy available
Contact: Virginia's e-Region (276-889-0381) or Buchanan County IDA (276-597-7907); Web: www.e-Region.org

