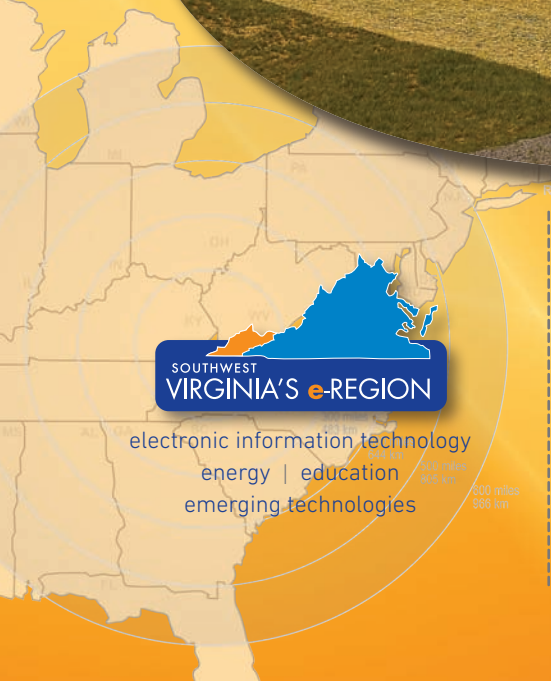


Bluestone Regional Business and Technology Center



SOUTHWEST VIRGINIA'S e-REGION

electronic information technology
energy | education
emerging technologies

500 miles
800 km
600 miles
986 km

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: 326 Shannondale Drive, Bluefield, VA 24605

Owner: Industrial Development Authority of Tazewell County, Virginia

Available Buildings: Shell building (40,000 s.f.) (expandable) - completion date 2018 - 200 parking spaces (expandable); Southwest Virginia Advanced Manufacturing (SVAM) satellite Center of Excellence for advanced training in welding and mechatronics on adjacent property.

Total Acreage of Park: 680 acres

Total Acres Available: 180 acres (developable)

Largest Contiguous Parcel: Approximately 100 acres

Graded Building Pads: One 12-acre compacted tiered site or two 6-acre compacted sites; a 3-acre compacted site; 5-acre graded site and 1 1/2-acre compacted site.

Climate: Average high temp: 72° F; average low temp: 39° F; average annual precip: 42.40"



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- Zoning:** Restrictive Covenants (located in Enterprise Zone and HUB Zone)
 - Distance to Major Highways:** Rt. 19/460 (4-lane) (0.1 miles); I-77 (10 miles)
 - Distance to Commercial Airport:** Raleigh County Memorial Airport, Beaver, West Virginia (60 miles); Roanoke Regional Airport, Roanoke, VA (110 miles); Tri-Cities Regional Airport, Blountville, TN (99 miles); Yeager Airport, Charleston, WV (116 miles)
 - Distance to General Aviation Airport:** Tazewell County Airport (4,300' runway) – 26 miles; Mercer County Airport (4,742' runway) – 10 miles
 - Electric:** Appalachian Power; distance to nearest substation: 3.4 miles; distance to nearest transmission line (138 KV): 1.09 miles
 - Water:** Tazewell County PSA; 300,000 gpd available capacity; 8" line; redundancy possible by drilling wells
 - Sewer:** Tazewell County PSA; 325,000 gpd available capacity
 - Natural Gas:** Bluefield Gas Company (approximately five miles from the park)
 - Telecommunications:** Fiber on-site; Verizon and CPC/Sunset Digital; redundancy available
 - Contact:** Virginia's e-Region (276-889-0381) or Tazewell County IDA (276-385-1270); Web: www.e-Region.org; www.TheBluestone.org

