

**Data Sheet: Pad Ready 14 Acre Site, Amherst VA**

Address: Amelon Commerce Center, [200 East Progress Lane](https://www.google.com/maps/place/Lot+6+Amelon+Commerce+Center/@37.4712741,-79.10939,16.74z/data=!4m5!3m4!1s0x89b2df54eed7d53b:0x1c87dd215c7d63b!8m2!3d37.4708976!4d-79.1078922?hl=en-US), Madison Heights, VA 24572

This 14.6 acres site was graded in October 2017 into an 8.1 pad ready site that can accommodate a 109,000 SF building. The price of lot can be reduced based on new investment and jobs.

**Total Site Acreage**: 14.6

**Graded Site Acreage**: 8.1

**Zoning**: M-1 Industrial

**Due Diligence** completed in 2017:

Phase I Environmental Site Assessment, Geotechnical,Endangered/Threatened Species Review

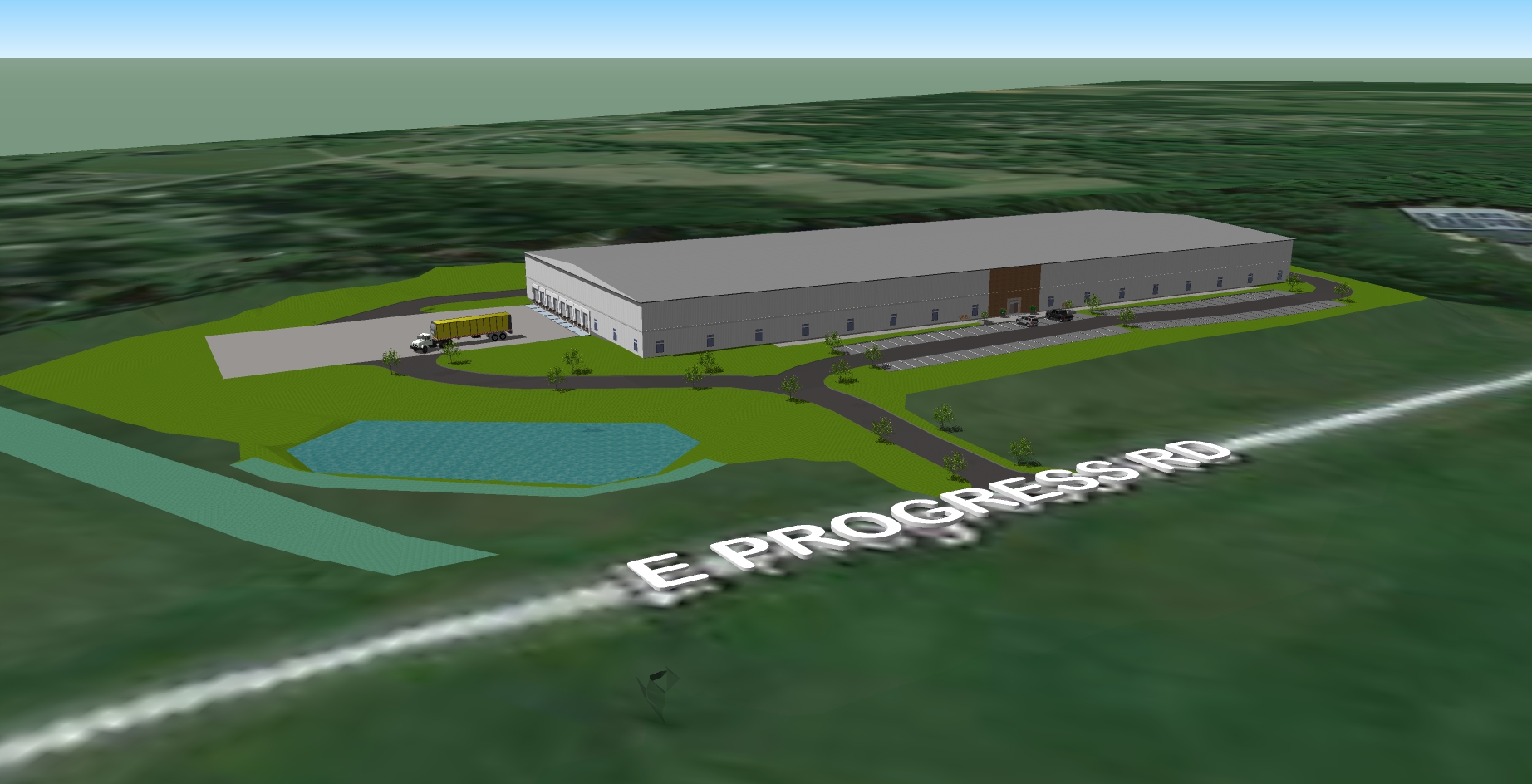
**Owner**: Economic Development Authority of Amherst County

**Utilities:**

* 3-Phase Power: Appalachian Power (AEP)
* Water/Sewer: Municipal - Amherst County Service Authority
* Telecommunications: Comcast Business

**Access to Highways**: 4-lane connector road to highway US 29 (2 miles), US 460, I-64, I-81 nearby

**Price**: $277,000 \*price is negotiable based on the type of company and projected jobs and investment



Other Companies in the Amelon Commerce Center: [Quality Archery Design](http://www.qadinc.com/about/), [England’s Stove Works](http://www.heatredefined.com/), [Integrated Technology Group](http://www.itgroupva.com/), [Old Dominion Footwear](https://www.olddominionfootwear.com/), [H.S. Hutter Company](http://www.cshutterco.com/)

Nearby Companies in Amherst County:

* [Jemison Metals](http://www.jemisonmetals.com/) (carbon flat-rolled products)
* [Cooper Steel](https://www.coopersteel.com/) (steel fabricator)
* [S&S Machine](http://www.ssmachine.net/) (machine shop) & [Truball Archery](http://www.truball.com/) (archery accessories)
* [Commercial Steel Erection](http://www.cseonline.net/) (engineered rigging and steel erection)
* [Cowan Trucking](http://www.cowansystems.com/) (transportation)

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