

# ALLEGHANY REGIONAL COMMERCE CENTER

## SITE DETAILS

Commerce Center and Winterberry Avenues  
Covington, VA

104 total acres  
50 developable and contiguous acres

M-1 Industrial zoning

## ABOUT THE SITE

Alleghany Regional Commerce Center (ARCC) offers a unique opportunity to establish or expand your business in one of Southwest Virginia's most scenic areas. With incredible access just one mile from Interstate 64, this publicly-owned business park offers "ready-to-go" development options and a wide-reaching labor draw for manufacturing, healthcare and pharmaceuticals, logistics, food and beverage, and other mission critical operations.

Thanks to a cooperative partnership between Alleghany County and the City of Covington, significant investments in engineering studies, master planning, and infrastructure design and development have already been made. And, with industrial zoning in place and the required environmental permits in-hand, contractors can be mobilized quickly.

With impressive broadband capacity, an affordable tax structure, and modest cost of living, Alleghany Regional Commerce Center is an attractive and profitable location for both your business and your employees. So, if you're looking for a new home just an hour from Roanoke, Virginia, this is the place for you!



## UTILITIES

	Provider	Current Capacity
<b>Electricity</b>	Dominion Energy	138kV
<b>Fiber/ Broadband</b>	Lumos Networks	100% Gig-speed fiber
<b>Natural Gas</b>	Columbia Gas	Connection nearby; capacity TBD
<b>Wastewater</b>	Alleghany County	8" line; 266,400 gpd
<b>Water</b>	Alleghany County	12" main from 600,000 gallon Commerce Center Storage tank; 400,000 gpd

## LOCAL BUSINESS TAXES

Type	Nominal Rate*	Effective Rate*
Real Property	\$0.49	\$0.49
Machinery & Tools	\$2.98	\$0.89
Business Tangible Personal Property	\$2.98	\$0.89
Merchants' Capital/Inventory	not applicable	not applicable

\*(per \$100 of assessed value)

## OWNERSHIP

Covington-Alleghany Industrial Development Authority

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## COMPLETED SITE/ENGINEERING STUDIES & EVALUATIONS



- + Phase I ESA
- + Boundary & Topo Survey
- + Geotechnical Borings & report
- + Army Corps of Engineers PJD (wetlands)
- + Virginia Water Protection Permit (VWP) and State Program General Permit (SPGP)
- + Threatened & Endangered Species Review
- + Approved Master Plan for ARCC
- + Approved Site Plan for up to 500,000 sq ft
- + Engineered Designs for final pad grading phase to support up to 750,000 sq ft

## TRANSPORTATION NETWORK

		Miles from Site
Interstate	I-64	1.2
4-Lane Arterial Highway	US Highway 220	17
Major/International Airport	Washington-Dulles Airport (IAD)	208
Commercial Airport	Greenbrier Valley Airport	40.6
General Aviation Airport	Ingalls Field Airport	19.2
Ports	Virginia Inland Port (Front Royal)	154.4
	Port of Virginia (Hampton Roads)	250.5



## DEMOGRAPHICS

Total Population within 30 minutes/60 minutes	27,501 / 311,223
Total Workforce within 30 minutes/60 minutes	10,681 / 152,543
Average Wage Range*	\$17.63/hr - \$33.27/hr
Annual Unemployment Rate (2021)	4.3%

\*Wage range reflects averages for manufacturing, logistics, office and IT sectors



## FOR ADDITIONAL INFORMATION

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