

# Riverside Technology Building



Overview Community Potential State Incentives (7)

420 Riverside Park Lane, Weber City, VA 24290

36.60979301,-82.57414677 (lat,long)

### John Loftus (VEDP Contact)

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*Current as of May 2022*

Property ID: 288280



ENTERPRISE ZONE ✓

OPPORTUNITY ZONE ✓

## Specifications

TOTAL BUILDING SPACE (SQ.FT.)	28,000
TOTAL AVAILABLE SPACE (SQ.FT.)	28,000
MAXIMUM CONTIGUOUS SPACE	28,000
MINIMUM SPACE AVAILABLE (SQ.FT.)	0
NUMBER OF PARKING SPACES	0
NUMBER OF STORIES	1
SALE	✓
LEASE	✓
MULTI-TENANT	-
CLASS A	-
LEED CERTIFIED	-
SITE AREA (ACRES)	6
ZONING	Commercial
CONSTRUCTION YEAR	2016
CONSTRUCTION TYPE	Brick

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## Utilities

ELECTRIC	American Electric Power
NATURAL GAS	Not Available
WATER	Scott County Public Service Authority
SEWER	Scott County Public Service Authority
FIBER/BROADBAND	Scott County Telephone Cooperative

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## Transportation

INTERSTATE	Interstate 26, 4.7 miles
4-LANE ARTERIAL HIGHWAY	U.S. Highway 23, 0.4 miles
MAJOR INTERNATIONAL AIRPORT	Charlotte/Douglas International Airport, 170.7 miles
COMMERCIAL AIRPORT	Tri-Cities Airport, 21.9 miles
GENERAL AVIATION	Virginia Highlands Airport, 45.4 miles
PORT OF VIRGINIA (INLAND PORT FRONT ROYAL)	341.1 miles, 4 hour 45 minutes
PORT OF VIRGINIA (HAMPTON ROADS TERMINALS)	437.3 miles, 6 hour 5 minutes

Note: All airports accept general aviation traffic. Regulations and fees vary by airport.

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## Supporting Information

This property is ready to go with all utilities on site. Former use was a call center. Facility has raised floors and has the work stations and chairs.