

Rail Over River Industrial Park

901 W. Edgemont Drive
Covington, VA 24426

[Driving Directions](#)

This property is located in an Enterprise Zone (expires on 12/31/2020).

This property is located in a Foreign Trade Zone.



Contact Info

Marla Akridge
(540) 862.0936
marla@ahedc.com

Site Specification

Site Area (acres) 102.00

Subdividable Yes

Largest Contiguous Parcel (acres) 102.00

Zoning M-2

Utilities

Electric Provider

Natural Gas Provider

Water Provider

Sewer Provider

Telecommunications Provider

Broadband Speed Level

Dominion Virginia Power

Columbia Gas of Virginia

City of Covington

City of Covington

Lumos Networks

NA

Transportation

Interstate / Distance

4-Lane arterial Highway / Distance

Commercial Airport / Distance

General Aviation Airport / Distance

Rail Provider

I-64, / 1.1 miles

I-64 / 1.1 miles

Roanoke-Blacksburg Regional Airport / 57.0 miles

Ingalls Field Airport / 19.0 miles

CSX Transportation

Labor Statistics *

Total Population: 64,519

Unemployment Rate: 4.93%

Total Civilian Labor Force: 31,613

Prevailing Wage-Hour/Annual: \$22.55 / \$46,902

Seaport Info

Port of Virginia (Inland Port Front Royal)

Port of Richmond (Richmond Marine Terminal)

Port of Virginia (Newport News Marine Terminals)

Port of Virginia (Norfolk International Terminals)

Port of Virginia (Virginia International Gateway)

Port of Virginia (Portsmouth Marine Terminal)

Other Port of Entry Info

New River Valley Airport (Virginia TradePort)

Port of Washington - Dulles

2 hour 19 minutes / 161.9 miles

2 hour 39 minutes / 184.3 miles

3 hour 42 minutes / 258.3 miles

3 hour 52 minutes / 268.1 miles

3 hour 55 minutes / 270.6 miles

3 hour 58 minutes / 273.3 miles

1 hour 33 minutes / 86.2 miles

3 hour 16 minutes / 215.2 miles

Comments

BUFFERING: Jackson River and forested acreage provide natural buffering to the site.

ELECTRICAL: 20 MVA capacity distributed through nine 2.5 MVA (4,000 amp) 480 volt 3 phase distribution points. Site supplied by an overhead 46 kV power line with redundant feeds. Seven (7) distribution points inside the plant are supplied by a complete loop 46 kV underground cable.

TELECOMMUNICATIONS: Lumos serves fiber to the site.

NATURAL GAS: Columbia Gas supplies natural gas via a 3" steel line at approximately 175 psi. Models indicate a flow of 40 MCF/hour.

STRUCTURES: Much of the former AET complex has been demolished leaving a marketable industrial park with all utilities. Approximately 300,000 sq ft of buildings remain on site (278,000 sq ft manufacturing/warehouse and approximately 22,000 sq ft office). Ceiling heights in the manufacturing/warehouse space range from 19' to 26'.

RAIL: CSX serves the site with 3 spurs totaling 3,000 linear feet of track.

* Population (2014) is based on the locality plus the extended labor market area. Labor force and unemployment rate (Jan 2016) are based on the locality plus the extended labor market area. Prevailing wage is 2nd quarter 2015 locality data. The extended labor market area is defined as the localities located within 25 miles of the border of the base locality.