

# AET Slab

901 W. Edgemont Drive  
Covington, VA 24426

[Driving Directions](#)

**This property is located in an Enterprise Zone (expires on 12/31/2025).  
This property is located in a Foreign Trade Zone, Hub Zone, and New  
Market Tax Credit Zone.**



## Contact Info

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Site Area (acres) 10.00

Subdividable Yes

Largest Contiguous Parcel (acres) 5.00

Zoning M-1 & M-2, Industrial

## Utilities

Electric Provider

Dominion Energy Voltage: 440 Amps Phase 3

Natural Gas Provider

Columbia Gas of Virginia Line Size 20"  
Pressure 60

Water Provider

City of Covington Line Size 12"

Sewer Provider

City of Covington Line Size 8"

Telecommunications Provider

Lumos Networks/Shentel

Broadband Speed Level

<http://www.alleghanyhighlandsbroadband.com/>

## Transportation

Interstate / Distance

I-64, / 1.6 miles

4-Lane arterial Highway /Distance

U.S. Route 60 / 5.0 miles

Commercial Airport/Distance

Roanoke-Blacksburg Regional Airport/52 miles

Commercial Airport/Distance

Greenbrier Valley Airport/ 33 minutes/34.5 miles

General Aviation Airport/Distance

Ingalls Field Airport/41 minutes/21.1 miles

Nearest International Airport

Washington-Dulles/3 hours 5 minutes/215.8 miles

Other International Airport

Raleigh-Durham/3 hours 39 minutes/193.7 miles

Rail Provider

CSX Transportation

Distance to Rail

100 feet

Verified

No

## Environmental Assessments

Phase I

Yes

Phase II

Yes

## Seaport Info

Port of Virginia (Inland Port Front Royal)

2 hour 17 minutes / 161.5 miles

Port of Virginia (Richmond Marine Terminal)

2 hour 38 minutes / 185.0 miles

Port of Virginia (Newport News Marine Terminals)

3 hour 38 minutes / 257.7 miles

Port of Virginia (Norfolk International Terminals)	3 hour 48 minutes / 267.0 miles
Port of Virginia (Virginia International Gateway)	3 hour 51 minutes / 269.5 miles
Port of Virginia (Portsmouth Marine Terminal)	3 hour 51 minutes / 271.8 miles

**Labor Statistics \***

<https://www.census.gov/quickfacts/fact/table/covingtoncityviriniacounty/PST040219>

**Business Ready Site Program Tier**

Business Ready Site Program Tier	2
Estimated Cost Tier 2 to 3	\$ TBD
Estimated Cost Tier 3 to 4	\$ TBD
Estimate Cost Tier 4 to 5	\$ TBD

**Comments**

nTelos received Recovery Act grant and loan funds to provide broadband fiber to every home and business within its Alleghany Highlands service area.

**REIMBURSEMENTS FOR LOCAL ENTERPRISE ZONE**

Local Incentives

1. Utility Consumer Tax Reduction A payment equal to the amount of a 3-yr. reduction of utility consumer tax for qualifying new businesses. A 70% reduction in year one, 40% reduction for year two and 20% reduction for the third year.
2. Business License Tax Reduction A payment equal to the amount of a 3-yr. reduction of business license taxes for qualifying new businesses. 70%-40%-20% reductions.
3. Real Estate Tax Reduction A payment equal to the amount of a 3-yr. reduction in real estate taxes for qualifying new businesses. 70%-40%-20% reductions.
4. Machinery and Tools Tax Reduction A payment equal to the amount of a 3-yr. reduction in the machinery and tool tax for qualifying new businesses. 70%-40%-20% reductions.
5. Rezoning Fees Reimbursement A payment equal to the amount of the rezoning application fees for qualifying new businesses.
6. Building Permit Fee Reimbursement A payment equal to the amount of the building permit fees for qualifying new businesses.