

Alleghany Innovation Park

VA-42 and I-64
Clifton Forge, VA 24422

[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,
New Market Tax Credit Zone.**



Contact Info

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Site Specification

Site Area (acres)	140.00	Largest Contiguous Parcel (acres)	140.00
Subdividable	Yes	Zoning	Agricultural
Range of Site Sizes			5 to 50 acres

Utilities

Electric Provider	Dominion Energy	Voltage	120/240	Phase	3
Natural Gas Provider	Not Available				
Water Provider	Alleghany County	Distance from property	20'		
Sewer Provider	Alleghany County	Line Size	6"		
Telecommunications Provider	Lumos Networks/Shentel				
Broadband Speed Level	http://www.alleghanyhighlandsbroadband.com/				

Transportation

Interstate / Distance	I-64, / 0.1 miles
4-Lane arterial Highway / Distance	Rt. 42 / 0.0 miles
Commercial Airport / Distance	Roanoke-Blacksburg Regional Airport / 47.0 miles
Commercial Airport / Distance	Greenbrier Valley Airport / 48.4 miles/43 minutes
General Aviation Airport/Distance	Ingalls Field Airport/19 miles/40 minutes
Nearest International Airport	Washington-Dulles/2 hours 51 minutes/200.6 miles
Other International Airport	Raleigh-Durham/3 hours 29 minutes/186.3 miles

Rail Provider

Norfolk Southern's bulk transfer terminal less than one mile from Interstate 581 and half a mile from US 460 in the Roanoke Region. The bulk transfer terminal will provide customers lacking rail siding with convenient access to bulk merchandise transported via rail car. The bulk transfer terminal is capable of handling a large number of food ingredients, construction materials, metals, and manufacturing inputs.

Seaport Info

Port of Virginia (Inland Port Front Royal)	2 hour 3 minutes / 146.4 miles
Port of Richmond (Richmond Marine Terminal)	2 hour 24 minutes / 169.9 miles
Port of Virginia (Newport News Marine Terminals)	3 hour 24 minutes / 242.5 miles
Port of Virginia (Norfolk International Terminals)	3 hour 40 minutes / 253.3 miles

Port of Virginia (Virginia International Gateway) 3 hour 37 minutes / 254.3 miles
Port of Virginia (Portsmouth Marine Terminal) 3 hour 37 minutes / 256.6 miles

Labor Statistics <https://www.census.gov/quickfacts/alleganycountyvirginia>

Business Ready Site Program Tier

Business Ready Site Program Tier	2
Estimated Cost Tier 2 to 3	\$ 300,000
Estimated Cost Tier 3 to 4	\$ 320,000
Estimated Cost Tier 4 to 5	\$ 4,210.00

Comments

Site fronts on I-64 at the Route 42 interchange.

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.