

# Clifton Forge Railyard North

Ridgewood Street  
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.**



## Contact Info

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## Site Specification

Site Area (acres)	10.7	Largest Contiguous Parcel (acres)	10.7
Subdividable	Yes	Zoning	M-2

## Utilities

Electric Provider	Dominion Energy
Natural Gas Provider	Columbia Gas of Virginia
Water Provider	Town of Clifton Forge
Sewer Provider	Town of Clifton Forge
Telecommunications Provider	Lumos Networks/Shentel
Broadband Speed Level	<a href="http://www.alleghanyhighlandsbroadband.com/">http://www.alleghanyhighlandsbroadband.com/</a>

## Transportation

Interstate / Distance	I-64, / 1.0 miles
4-Lane arterial Highway / Distance	U.S. Highway 220 / 3.5 miles
Commercial Airport / Distance	Roanoke-Blacksburg Regional Airport / 50.0 miles
General Aviation Airport / Distance	Ingalls Field Airport / 15.0 miles
Nearest International Airport	Washington-Dulles/ 2 hours 56 minutes/ 204.0 miles
Other International Airport	Raleigh-Durham/ 3 hours 30 minutes/ 185.0 miles

## Rail Provider

Former CSX railyard. Numerous rail sidings located on the property. A rail roundhouse was once located on site. Roundhouse rail infrastructure is still in place. Road access to property to be improved.

## Seaport Info

Port of Virginia (Inland Port Front Royal)	2 hours 11 minutes / 150.8 miles
Port of Richmond (Richmond Marine Terminal)	2 hours 32 minutes / 174.9 miles
Port of Virginia (Newport News Marine Terminals)	3 hours 35 minutes / 248.9 miles
Port of Virginia (Norfolk International Terminals)	3 hours 40 minutes / 256.8 miles
Port of Virginia (Virginia International Gateway)	3 hours 45 minutes / 261.2 miles
Port of Virginia (Portsmouth Marine Terminal)	3 hours 45 minutes / 261.9 miles

**Labor Statistics** \* <https://censusreporter.org/profiles/16000US5117440-clifton-forge-va/>

## 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.