



PBR Associates Site

41 ACRES (22.4 AVAILABLE)

Johnson Drive, Stuarts Draft, VA 24477
38.0249739, -79.0432861

Located in a small industrial cluster in Stuarts Draft, VA, this level site offers building lots from 3 acres up to 17.5 acres and has access to all major utilities. Neighbors include Hershey Chocolate of Virginia, NIBCO, Regal Rexnord, and Plygem Siding Group.

Subdividable: Yes

Purchase price: \$100,000 per acre

Current zoning: General Industrial

Rail: Norfolk Southern Class I line adjacent to site

DISTANCE TO

Interstate: 5.2 miles to I-81

4-lane highway: 1 mile to U.S. Highway 340

Shenandoah Valley Airport: 25.8 miles, 27 minutes

Ports: Inland Port of Virginia: 96.6 miles, 1 hour 24 minutes;
Port of Virginia: 193.2 miles, 2 hours 48 minutes

UTILITIES

Electric: Dominion Energy; adjacent to site

Natural Gas: Columbia Gas of Virginia; 4"; adjacent to site

Water: Augusta Water; 10"; adjacent to site

Sewer: Augusta Water; 10"; adjacent to site

Fiber/Broadband: Verizon; adjacent to site



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