Wood Haven Technology Park

7627 -7911 Wood Haven Road
Roanoke County

ROANOKE REGIONAL PARTNERSHIP

GENERAL

Wood Haven Technology Park

City/County:	Roanoke County
Town/Community:	Roanoke
Type of Park:	NA
Opportunity Zone:	Yes
Virginia Enterprise Zone:	No
Foreign Trade Zone:	Yes
Available:	Yes
Principal Contact:	John M. Hull
Principal Phone:	540-343-1550 ext. 103
Principal E-mail:	john@roanoke.org



An asterick (*) denotes explanation in note section

Site Specifications

Total Acreage:	109.7	**Construction Suitable Acreage:**	70
Largest Contiguous Acreage:	109.7	**Zoning Classification:**	PTD
Plan Designation:	Principal Industrial	**Build to Suit:**	Yes
Subdividable:	Yes	**Range of Site Sizes:**	53 to 70
Existing Structures on Site:	No	**Type of Structure:**	Not Applicable
Outside Storage Available:	Yes	**Other:**	

Geography and Topographical Features

Topography:	Level to rolling	**% of Site Cleared:**	60
% Wooded:	40	**% Crop:**	0
Level:	Yes	**Rolling:**	Yes
Hilly:	No	**Rock Outcroppings:**	No

Environmental Features

% of Site in 100 year flood plain:	0	**Soil Borings Available:**	Yes
US Army Wetlands Study:	Yes	**DEQ Status Letter:**	NA
Phase I enviro. audit:	Yes	**Phase II enviro. audit (if needed):**	Not required
Brownfield:	No	**Contamination (if any):**	No
Remediation Plan:	No	**Archaeological Assessment:**	NA
Storm Water Management Plan:	Yes	**Rare & Endangered Species:**	Not applicable

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UTILITIES

Electric Power

Provider:	Appalachian Power	**On Site:**	Yes
Voltage:	69kV	**Phase:**	3
Distance to Dist. Line (ft):	On site	**Other:**	

Natural Gas

Provider:	Roanoke Gas	**On Site:**	Yes
Distance from Site (ft):	0	**Line Size (in):**	12
Pressure:	450psi	**Other:**	

Water

Provider:	Western Virginia Water Auth.	**Service:**	Yes
Distance fromSite (ft):	0	**Line Size (in):**	10
Wells on Site:	NA	**Name of Treatment Facility:**	Spring Hollow
Surface Water Source:	NA	**Capacity:**	18MGD

Water Waste Treatment

Provider:	Western Virginia Water Auth.	**Service:**	Yes
Distance from Site (ft):	0	**Line Size (in):**	8
Septic Systems Practical:	NA	**Receiving stream on/adj. to site:**	NA

Telecommunications

Provider(s):	Roanoke Valley Broadband Authority; Windstream; Crown Capital; Verizon; Cox Comms	**Redundant Routes:**	Yes
Wireless Broadband:	Yes	**Fiber Optic:**	Yes
Distance to Fiber (ft):	0	**Other:**	Multiple fiber providers

Solid Waste Disposal

Provider:	Roanoke County/Private	**On-Site Pickup:**	Yes

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TRANSPORTATION

Rail

Rail Access:	No	**Name of Railroad:**	Norfolk Southern
Rail Siding Permitted:	No	**Distance from Site (ft):**	NA
Distance to Bulk Transfer Terminal (mi):	7.5		

Highway

Distance to Interstate (mi):	1.2	**Interstate:**	I-581
Distance to 4-lane Arterial (mi):	1.2	**Name & Route #:**	Peters Creek
Name of Service Street:	Wood Haven Road		

Air

General Aviation:	Roanoke-Blacksburg Regional	**Distance (mi)**	3.5
Runway Length (ft):	6800		
Commercial Airport:	Roanoke-Blacksburg Regional	**Distance (mi):**	3.5
Runway Length (ft):	6800		

OWNERSHIP

Ownership (public/private):	Western VA Regional Industrial Facility Authority	**Sale Price ($/acre):**	Negotiable
Available for Lease:	NA	**Lease Price ($/acre):**	NA
Owner:	Western VA Regional Industrial Facility Authority	**Owner Phone:**	NA
Principal Contact:	John Hull	**Principal Phone:**	540-343-1550 ext. 103
E-mail:	john@roanoke.org	**Submit Date:**	11-9-2017

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NOTES

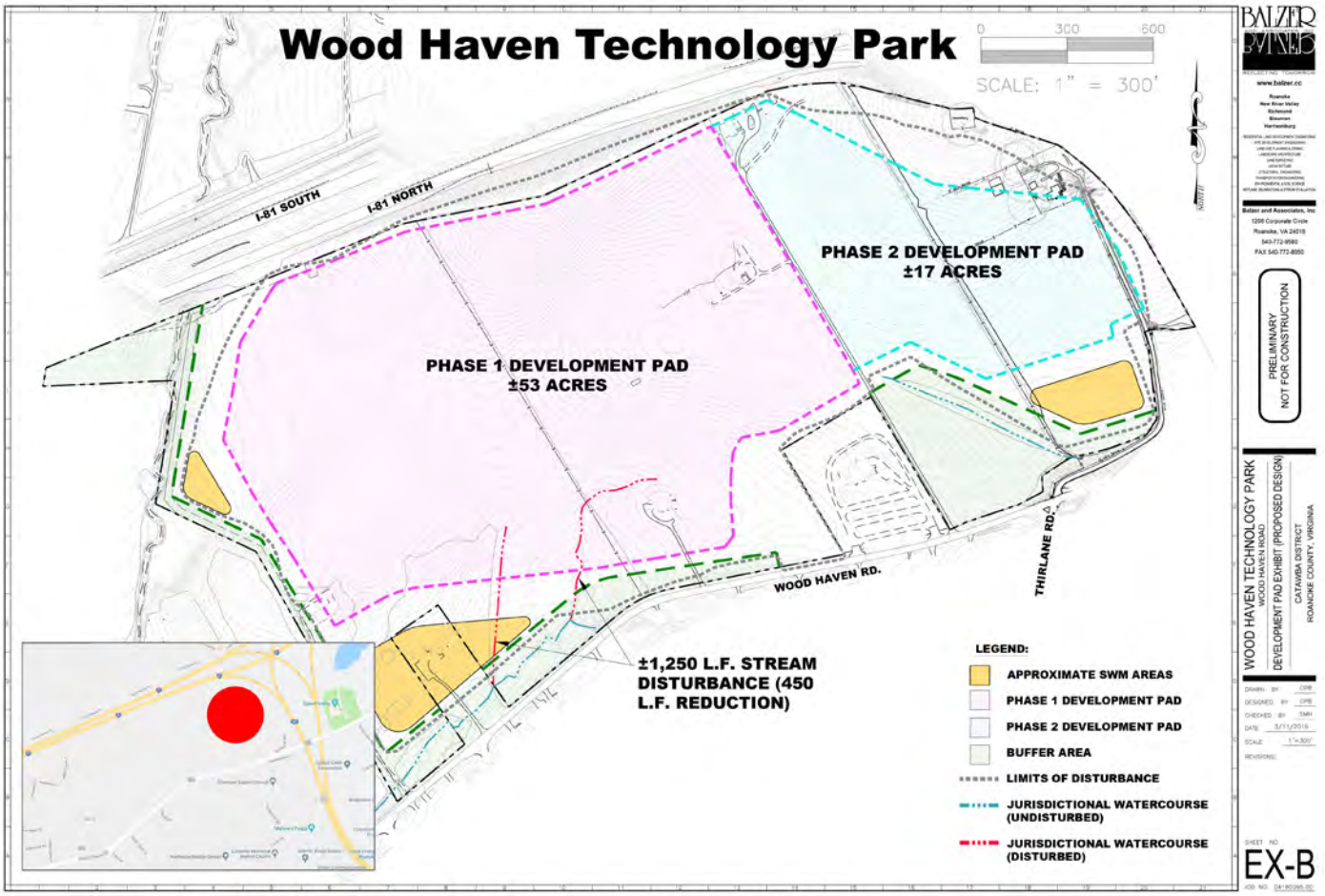
Planned business and technology park located in the junction of Interstates 81 and 581 offering interstate visibility and convenient access. The property located in the main interstate gateway of the Roanoke Valley. A full suite of due diligence is available. The property has a pending Tier 4 certification once improvements currently in progress are completed in the Spring of 2020.

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ADDITIONAL IMAGES





WOOD HAVEN TECHNOLOGY PARK

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BALZER & ASSOCIATES
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS



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