

# ~McKay Springs~

## Site Data

Located on the well-traveled Route 340/522 N, this site is situated 1+ mile from I-66, just north of the new Crooked Run and Riverton Commons retail centers that feature Target, WalMart and Lowes.

The 340/522N Corridor is home to a number of large industries, retail centers and planned office parks in an area of Warren County that is experiencing significant commercial growth.



13.4 Acre Parcel  
Zoned : Commercial  
Electric : Rappahannock Electric  
Propane : Various  
Water/Sewer : Town of Front Royal  
Telecomm : Century Link  
Broadband : Century Link, Comcast  
Divided 4-lane Highway  
Near Signalized Intersection

## Business Environment

Warren County is home to the Virginia Inland Port, a modern truck and train intermodal terminal with international traffic that moves to and from the Norfolk International (deep-water) Ports via the Norfolk Southern Railway system, which is capable of transporting containers at full double stack height. Foreign Trade Zone #20 is located at the Virginia Inland Port and a 75-mile radius. Licensed by the US Department of Commerce and operated by the Virginia Inland Port, the benefits include: customs duty and internal revenue tax abatements, duty-free exports, security provision, tariff cost reductions, on-site storage. Workforce Training is available through Lord Fairfax Community College's Workforce Solutions Team.

Warren County is within an eight-hour drive of one-half of the population of the United States.

## Quality of Life

Located 70 miles west of Washington, DC, 50 miles from Dulles International Airport, 133 miles northwest of Richmond Virginia, and situated at the crossroads of Interstates I-66 (east-west) and I-81 (north-south) Front Royal-Warren County, Virginia is perfectly positioned to serve all business needs.

Front Royal, Warren County Virginia is nestled in the Blue Ridge Mountains where the North and South Forks of the Shenandoah River converge. It is known as the National Capital Region's Western Gateway and boasts one of the most spectacular views of the Shenandoah Valley. Front Royal is also home to the northern gateway to Skyline Drive and the Shenandoah National Park. Warren County is the State's designated "canoe capital of Virginia."

The climate is characterized by mild winters and warm summers. Winter daytime temperatures average in the 40's, with nighttime lows in the 20's. During the summer, daytime highs average in the 80's with nighttime lows in the 60's. Front Royal-Warren County is located within 175 miles of seven major universities. Shenandoah University, Lord Fairfax Community College, and Christendom College are within 20 miles of the Community.