

CHAPTER FOURTEEN : AVAILABLE INDUSTRIAL/COMMERCIAL SITES

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A. INDUSTRIAL/COMMERCIAL GROWTH 1990-PRESENT

Front Royal and Warren County officials, in concert with the Economic Development Authority, have worked diligently to attract business and industry to Warren County. The results of these efforts over the last eighteen years have shown a dramatic increase in the number of industries that located here, in total financial investment and in overall job creation. These factors have revived a distressed economy, and have increased the industrial tax base from 8.5% in the late 1980's to 18% currently. Listed below are some of the businesses that have participated in this economic stimulation.

The Williams Bros

AG Laser Technology

Site: Happy Creek Tech Park
Size: 50,000 sf
Employees: 30
Total Invest:

FDR Services

Site: Kelley Ind Park
Comp Date: 12/96
Size: 50,000 sf
Employees: 200
Total Investment: \$5mm

Toray Plastics (America) Inc.

Site: Rt. 522/340
Completion Date: 04/97
Expansion: 09/16
Size: 100,000 Square Feet
Employees: 140
Total Investment: \$110mm

Human Life International

Site: Happy Creek Tech Park
Completion Date: 08/97
Size: 46,000 Square Feet
Employees: 40
Total Investment: \$4mm

Family Dollar Services Northeastern Distribution Center

Site: Route 522/340 N
Completion Date: 12/97
Size: 915,000 Square Feet
Employees: 425
Total Investment: \$50mm

Ferguson Enterprises, Inc.

Site: Fairgrounds Road
Completion Date: 12/98
Size: 460,000 Square Feet
Employees: 125
Total Investment: \$30mm

Blue Ridge Prestain (1999)

Site: Hipp Building
Route 606
Size: 20,000 sf
Employees: 30

Roanoke Cement

Site: Kelley Ind Park
Completion 09/00
Employees: 3
Total Invest: \$1.5mm

Baugh Northeast Cooperative (SYSCO)

Site: Rt. 522N
Completion Date: 06/04
Size: 850,000sf
Employees: 380
Total Investment: \$53mm

Brotherhood of RR Signalmen

Site: Shenandoah Shores Rd
Size: 12,500 sf
Completion Date: 12/04
Employees: 20

Great Wide Transport. (Brisk Transportation)

Site: Rt. 522N
Size: 8,400 sf
Completion Date: 09/04
Employees: 150
Investment: \$10mm

Dish Network/Via Satellite

Site: Kelley Industrial Park
Size: 35,000 sf
Completion Date: 2004
Employees: 120
Total Invest: \$2.5mm

KTS

Site: VA Inland Port
Completion: 2014
Employees: 25
Investment \$4mm

Schnabel

Site: 5210 Strasburg Road
Size: 80,000 sf
Completion: 2014
Employees: 35
Investment: \$3mm

Interbake Foods

Site: Stephens Industrial Park
(Bering Facility)
Start-Up Date: 2005
Employees: 325
Total Investment: \$13mm

Interchange

Site: Toray Dr.
Size: 48,000 sf
Employees: 10
Total Invest:

Titan America

Site: Kelley Ind Park
Employees: 2

Atlantic Skyline

Site: Baugh Drive
Size: 80,000 sf
Completion Date: 07/08
Employees: 25
Investment: \$12mm

KIP, LLC

Site: Kelley Industrial Park
Start-Up: TBD
Size: 50,000 sf
Employees: TBD
Total Investment:

Ayreshire Farm

Processing Plant
Kelley Industrial Park
12,000 sf
20 employees
Total Investment: \$1.2mm

B. HAPPY CREEK TECHNOLOGY PARK

Lot #13: **SOLD** 3.04 acre lot zoned Industrial; 6 miles to nearest major highway; electric, municipal water, municipal sewer available; Technology Zone Benefits.

~~Contact: Jennifer McDonald
Executive Director, EDA
(540) 635-2182
mcdonald@wceda.com~~

148.0 Acres: Will divide, campus site; zoned agricultural; 6 miles to nearest major highway; electric, municipal water, municipal sewer available; will zone to suit purchaser. **Price:** \$65,000/acre

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Lot 14: SOLD ~~Three (3) acres; build to suit. Zoned Industrial, municipal water and sewer; 6 miles to nearest highway. Price: Call for Details.~~

~~Contact: Mike Hofbauer
(540) 635-6829~~

Front Royal-Warren County Industrial Park: Eighty (80) acres, zoned industrial; 5 acre lots available, 1-16. Municipal water and sewer available; 6 miles to nearest major highway. Rail access available. Build to suit or sale. **Price:** Call for Details.

Contact: Mike Hofbauer
(540) 635-6829

1285 Progress Drive, Happy Creek Technology Park: SOLD ~~Office space for lease or sale. Contact Foster Industries, LLC.~~

C. STEPHENS INDUSTRIAL PARK

Stephens Industrial Park is located on Route 340/522 North of Front Royal. It features municipal water and sewer, access to natural gas, proximity to two interstate highways and a rail line.

Current tenants include Family Dollar Stores, Ferguson Enterprises, Interbake Foods, Baugh Northeast, Toray Plastics, Interchange Group, and Atlantic Skyline (Exhibits). Stephens Industrial Park, Lot 4 is in the Foreign Trade Zone as well. Stephens Industrial Park is located within 2 miles of the Inland Port and within 3 miles of Interstates 66 and 81.



Lot #4: 53.57 Acres; subdividable; Zoned Industrial; electric, natural gas, municipal water; municipal sewer available; 1 mile to nearest major highway; rail siding adjacent. **Price:** \$85,000/acre.

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Lot #6: 24.52 Acres; sub-dividable; Zoned Industrial; electric, natural gas, municipal water, municipal sewer available; 1 mile to nearest major highway; rail siding adjacent. **Price:** \$85,000/acre.

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D. AVTEX REDEVELOPMENT BUSINESS PARK

With ongoing assistance from FMC, the US EPA and the Army Corps of Engineers, the Front Royal-Warren County EDA is aggressively moving forward with the redevelopment of the former Avtex Fibers site. This effort includes a 147-acre commercial/industrial redevelopment and 240-acre Conservancy Park. The working name of the commercial/industrial redevelopment effort is Royal Phoenix.



In Fall 2014, the 147-acre parcel slated for redevelopment was released by the EPA to the owner (EDA) cleared for redevelopment. EDA is currently working with an end-user on developing 30.11 acres of the site. The remaining 117 acres is available for redevelopment.

E. OTHER AVAILABLE COMMERCIAL/RETAIL/INDUSTRIAL SPACE

The Economic Development Authority maintains an "Available Sites" database on its web site for both Town and County commercial/retail/industrial properties that are available for sale or lease.

<http://www.wceda.com/links/Available%20Sites.html>

For more information, contact:
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