



STEPHENS INDUSTRIAL PARK

75± Acres | Industrial Land Available Now

0 Baugh Drive, Front Royal, VA 22630



Industrial Development Authority of the Town of Front Royal & The County of Warren, Virginia
DBA: Economic Development Authority
wceda.com | PO Box 445, Front Royal, Virginia 22630

Premier industrial land available now in Warren County, Virginia

Stephens Industrial Park is strategically located in a logistics hub within the northwest region of Virginia. The property is at the crossroads of I-66 & I-81 and one mile from the Virginia Inland Port, making it the ideal location for manufacturing and distribution.

Nearby industrial users include Axalta, Family Dollar, Ferguson, Nature's Touch, Sysco Foods, and Weston Foods.

PROPERTY DETAILS

Lot Sizes: 53 & 23 acres
Zoning: Industrial
Current Use: Vacant Land
Current Price: Negotiable

PROPERTY HIGHLIGHTS

Public Water and Sewer available
1 mile to Virginia Inland Port
3 miles to Interstate 66
9 miles to Interstate 81
55 miles to Dulles International Airport

AREA DEMOGRAPHICS

Total Population: 40,727
Population 20-64 y/o: 23,765
Total Households: 14,641
Median Household Income: \$70,109



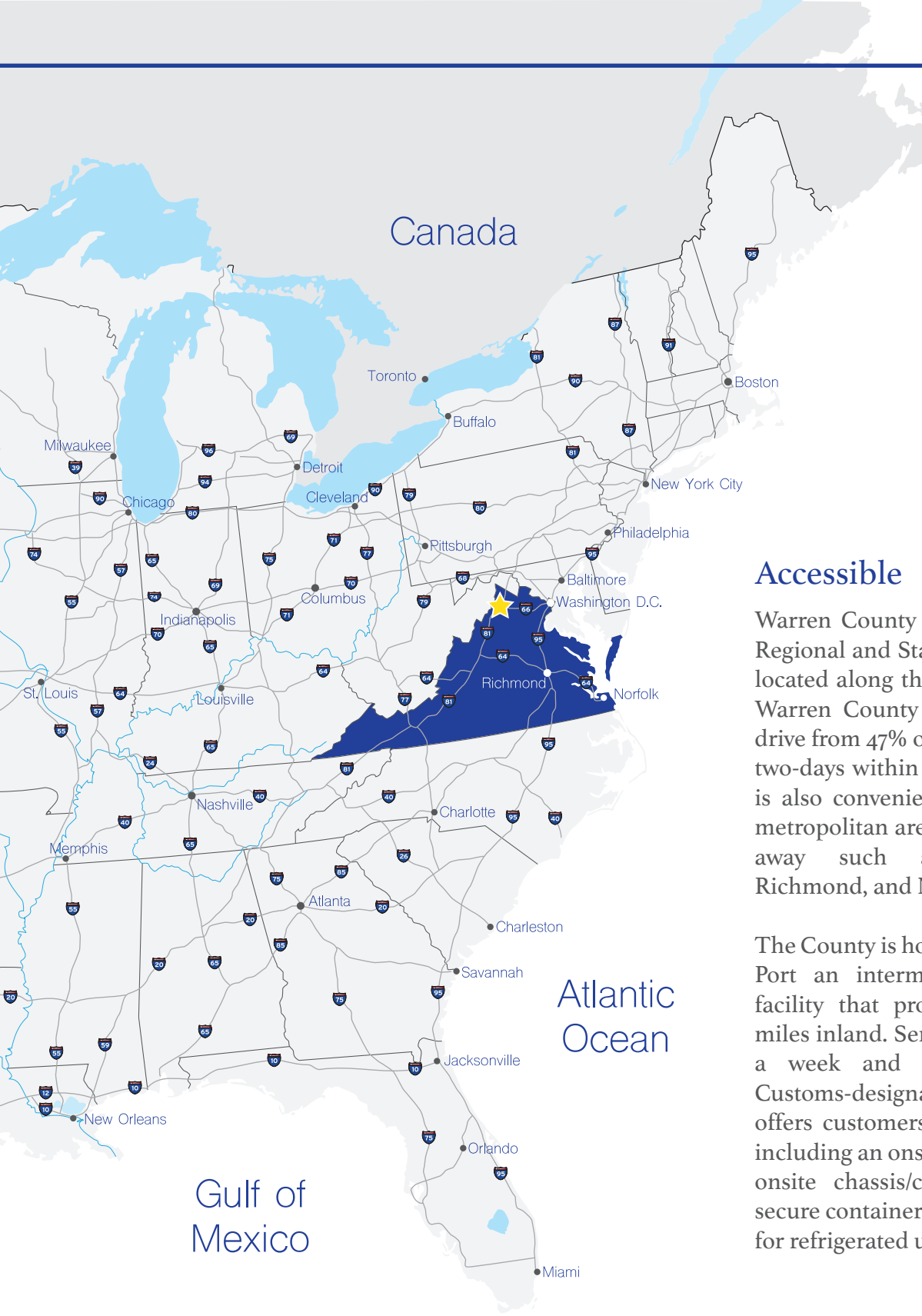
CONTACT INFORMATION

JOE PETTY

Warren County Director of Economic Development
jpetty@warrencountyva.gov | 540.252.0050

JEFF BROWNE

FR-WC EDA Board of Directors, Chair
jbrowne@wceda.com | Phone: 540.635.2182



Accessible

Warren County is accessible not only to Regional and State markets, it is centrally located along the East Coast. This allows Warren County to be within a one-day drive from 47% of the U.S. population and two-days within 75% of the population. It is also conveniently connected to major metropolitan areas that are only 1-3 hours away such as Washington D.C., Richmond, and Norfolk.

The County is home to the Virginia Inland Port an intermodal container transfer facility that provides port services 220 miles inland. Service is provided five days a week and the facility is a U.S. Customs-designated port of entry, and offers customers a full range of services including an onsite log-stuffing operation, onsite chassis/container repair vendor, secure container storage, and shore power for refrigerated units.