

Emerging Industries in the American South

Northeast, Midwest, West, South — Industrial Real Estate Cost Comparisons

Corporate and Industrial Sites in the World's Third-Largest Economy

SOUTHERN BUSINESS & DEVELOPMENT

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A Guide to
Super
Sites
in the South

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Botetourt Center at Greenfield (Botetourt County, Virginia) is a Classy Super Site



Located about 15 miles from Roanoke and three miles from Interstate 81 in the western portion of the state is an impressive super site. The Botetourt Center at Greenfield (BCG), a 920-acre tract, is designed to attract the latest high tech, large service and major campus/office projects. Large sites like Botetourt Center at Greenfield serve the needs of large companies who want a first class environment with room for expansion. And this site is first class.

The first tenant in BCG announced in March. Koyo Steering Systems of USA, Inc., announced that it would build an advanced technology \$37 million steering system manufacturing plant. The 220,000 square foot facility on a 81-acre site in the park is expected to be operational just after the end of the year.

Amenities associated with this new industrial park are extensive. For one, there's a strong commitment to maintaining an attractive park-like setting during development. A 160-acre recreational park is currently under development in the park and a network of greenways, natureways, walking trails and a 12-acre lake are included. The property was a large plantation in the 19th century and the area is rich in cultural and archeological history. And the beauty of the surrounding Blue Ridge Mountains is breathtaking. It should be noted that Phase I

environmental and archeological studies have been done on the entire site.

Also, a training center greets visitors and users at the park. The 40,000 square foot training center provides work force training to users of the park and it includes the region's only Japanese Saturday School. Another amenity is the park's location. It is close to Virginia Tech, one of the nation's leading research universities.

Infrastructure in the park is as impressive as the amenities. American Electric Power provides 100 MVA dual feed power. A 69 kV transmission line, upgradable to 138 kV is on site and plans for an on-site substation are in place if needed. A 12 inch gas line, groundwater system comprising two wells with a flow of 4 million gallons per day, fiber optics and digital switching and sewerage are all in place. Roanoke Regional Airport, one of the South's best small market airports, is 13 miles away via four-lane and interstate. For more information on the Botetourt Center at Greenfield super site, circle no. 186 on the Reader Service Card or call Phil Sparks at 540-343-1550 or Ned McElwaine at 540-473-8220.

- **Acres:** 920 (250 for a single user)
- **Unique characteristics:** A high quality, world-class location for large users
- **Suited for:** Electronics, computer and medical technology, automotive suppliers, advanced technology and machinery