

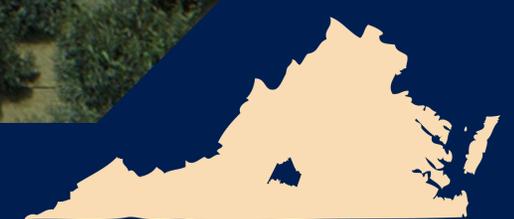
# FOR LEASE

100,000sf BAY – 3,000sf OFFICE



## Seneca Commerce Park

**EWING DRIVE INDUSTRIAL BLDG 1**  
**RUSTBURG VA 24588**



**DARK SHELL**  
**WILL FINISH TO SUIT**

# BUILDING 1

## SPECIFICATIONS

Manufacturing Bay	100,000sf 500' x 200'
Office Space	3,000sf 100' x 30'
Min Clear Ht	34'
Max Clear Ht	36'
Dock Height Doors	1 - expandable to 9
Grade Level Doors	2
Employee Parking	83
Roof	Standing Seam Metal
Sprinkler System	Phase 2-tenant pref.
Floor	Phase 1-Gravel fill Phase 2- tenant pref.

# UTILITIES

## ON-SITE



APPALACHIAN  
POWER



CAMPBELL COUNTY  
UTILITIES & SERVICE  
AUTHORITY (CCUSA)



T-FIBER (LUMOS),  
XFINITY, VERIZON

# SPEED TO OPERATION

## PHASED APPROACH SHORTENS TIMELINE

- County-owned and developed building
- Project Funding includes Phase 2
- Phase 1 construction will continue while Phase 2 tenant-specific design and specifications are completed



# Seneca Commerce Park

## SITE DETAILS

Offers an affordable and practical central Virginia location with multiple connectivity options for flexible supply chain and finished product transport needs.



**Interstate >>> 1 hr**

US 81-Exit 150 (Daleville,VA) - **51 miles**



**4-Lane Arterial Highways >>> 0-10 min**

US Rt 29 (N/S)- At Park Entrance

US Rt 460 (E/W)- 8 Miles



**Commercial Airport >>> 10 min**

Lynchburg Regional Airport (LYH)- 8 miles

**International Airports >>> 2 hr 30min**

Richmond Intl. Airport (RIC) - 124 miles

Raleigh-Durham Intl. Airport (RDH) - 124 miles



**Norfolk Southern Exchanges >>> 15 min**

Montview Yard - Westbound 12 miles

Altavista District - Eastbound 12 miles



**Port of Virginia Access Point >>>2h 17min**

Richmond Marine Terminal - 119 miles





# Contacts

## LEASING

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