

# Available in December, 2017

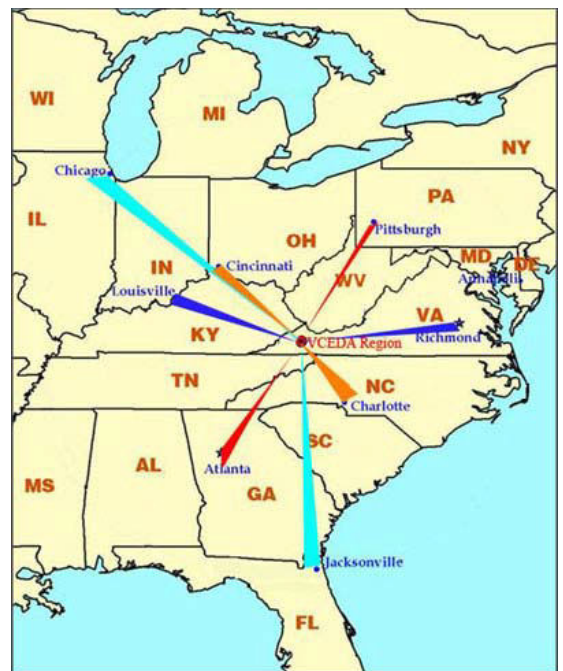
Bluestone Business and Technology Center, North Tazewell, VA

40,000 SF Technology Shell Building

Can be finished to your exact specifications



This new shell building is located in The Bluestone Regional Business and Technology Center which is situated on the south side of U.S. Route 460 between the towns of Bluefield and Tazewell, Virginia in the Coalfield Economic Development Authority region (Virginia's e-region). The Bluestone is ideally located within the geographic center of the east coast and within one day's drive of 50% of the most populous states in the country in a sensational natural environment. Interstate 81 and 64 are within approximately 40 miles of the site and I-77 is located just 10 miles away. There is a population of 267,000 within a 35 mile radius of the park and an educational and training support system to meet your business employment needs.



The technology shell building is perfect for IT, Customer Care Centers, Light Manufacturing, Labs, Educational Facilities, Research and more.



**The Bluestone**  
a business and technology center

**Tazewell County  
Industrial Development Authority**  
108 East Main Street  
Tazewell, VA 24651  
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## Building and Site Specifications

Size: 40,000 SF expandable to 50,000 SF  
 Basic Dimensions: 300 FT long X 125 FT wide  
 Lot Size: Approximately 6 acres  
 Parking Area: 240 spaces capacity  
 Construction: Metal building with brick façade on three sides; energy code compliant  
 Ceiling Heights: 13 FT eave height; 23 FT center height; 2:12 standing seam metal roof  
 Column Spacing: 30 FT X 75 FT open bays between columns.  
 Power: 480 volt, 3 phase power by Appalachian Power; 2-3 Mw now, within 12-18 months, 20 Mw  
 Heat: May be installed to user's specifications.  
 Water: Tazewell County Public Service Authority; 8 inch main, 1000 GPM available capacity  
 Sewer: Tazewell County Public Service Authority; onsite gravity feed sewer line has 0.3 MGD capacity; wastewater treatment plant reserve capacity is approximately 2.0 MGD  
 Gas: None at this time  
 Fiber: On-site - dark fiber; - Verizon and CPC/Optinet T1/NxT1/T3 (1.5 Mbps – 45 Mbps) - Provides basic connectivity between business locations

## General

Enterprise Zone: Yes  
 Hub Zone: Yes  
 Four-lane arterial highway: RT 460  
 Nearest Interstate: I-77, 12 miles  
 Distress Factor: High Unemployment Area (HUA)  
 Nearest Airport (commercial and general aviation): Raleigh County Memorial, Beckley, WV  
 Nearest Railroad: Norfolk Southern, 3 miles  
 Colleges, universities, and trade schools within fifty (50) miles of the site: Bluefield College, Southwest Virginia Community College, Bluefield State College, Concord University, Wytheville Community College, National College, Virginia Tech within 75 miles

For more information:

[www.TheBluestone.org](http://www.TheBluestone.org)  
[www.YesTazewellCounty.org](http://www.YesTazewellCounty.org)

