

Southern Virginia Mega Site at Berry Hill

Berry Hill Rd
Danville, VA 24541



This property is located in a Enterprise Zone
This property is Business Ready Site Program Certified

Availability			
Total Site Area:	3528 ac / 1411.2 ha	Available Land:	2500
Largest Contiguous:	2102 ac / 840.8 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	98 acres - 1296 acres (64 acre p acres
Specifications			
Topography:	Moderately sloping/rolling	Zoning:	M-2, Heavy Industry
Industrial Park:	Yes	Outside Storage Allowed:	Yes
Pad Ready:	Yes		
Utilities			
Electric Provider:	American Electric Power		
Natural Gas Provider:	City of Danville		
Water Provider:	Pittsylvania County Service Authority		
Sewer Provider:	Pittsylvania County Service Authority		
Fiber/Broadband Provider:	Mid-Atlantic Broadband Cooperative		
Transportation			
Interstate/Distance:	Interstate 785 /35.2 miles		
4-Lane Highway/Distance:	US-58-BR E /4.6 miles		
International Airport:	Raleigh-Durham International Airport /81.1 miles /86 minutes		
Commercial Airport:	Piedmont Triad International Airport /51.4 miles /59 minutes		
General Aviation Airport:	Danville Regional Airport /20.4 miles /20 minutes		
Port of Virginia:	208.6 miles /216 min		
Port of Virginia (Inland Port):	170.7 miles / 166 min		
Rail Served :	No		



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Contact

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Comments

The site is located 2.6 miles to the designated future Interstate 785. This 3,528-acre publicly owned mega site is ready for single or multiple industrial users, can be subdivided to suit, with required industrial grade infrastructure already installed. The lot sizes within the mega site can be configured to meet any client's needs with the largest possible contiguous parcel of 2,102 acres. Phase 1 of the overall project consisting of a completed 166-acre graded pad, is located on the corner of Oak Hill Road and Berry Hill Road (U.S. Rt. 311) and can be easily expanded up to 900+ acres of graded pad area. Phase 1 development can comfortably site a 1M sq. ft. facility with minimum site work. A combination of 12-inch and 16-inch waterlines currently serve the site, and an additional 20-inch line is currently under construction; when completed in 2nd qtr. 2019, the ultimate water capacity for the mega site will be over 6 MGD. The water system serving the mega site will be fed by two independent sources. The mega site's 3 MGD sanitary sewer system has been designed and engineered, with the first phase of gravity sewer, pump station and force main under construction and scheduled for completion by 1st qtr. 2019. The site has direct access to the Williams Transco Pipeline via an existing gate station onsite. This allows mega site industries access to large volumes of gas at any delivery pressure requested. Electrical service is provided through American Electric Power (AEP), via an existing 69KV transmission line. Planning and right-of-way acquisition are underway to install a radial feed 138KV+ transmission line to the mega site, allowing large megawattage dual feed capabilities. Site is suitable for OEM manufacturing operations and other large advanced industrial tenants, and is the result of a unique collaboration amongst multiple jurisdictions in two states.