

# Dickenson Center for Education and Research



**VIRGINIA'S e-REGION**

electronic information technology  
energy | education  
emerging technologies

## Make it in Virginia's e-Region.

Located in southwestern Virginia, Virginia's e-Region is the perfect place in the USA to locate. From software to mattresses, products are being produced successfully and cost effectively here in Virginia's e-Region. Available buildings range from 7,500 to 285,000 sq. ft. Available acreage ranges from 2.5-acre sites to more than 800 acres in modern, new technology and business parks.

**Physical Address:** 818 Happy Valley Drive, Clintwood, Virginia 24228 (located within Dickenson County Technology Park)

**Owner:** Industrial Development Authority of Dickenson County, Virginia

**Building Size:** 60,000 square feet (16,115 available)

**Construction Date:** 1993 (shell) and 2008 (build-out)

**Construction Type:** Masonry, metal and glass

**Number of Stories:** Two

**Ceiling Height:** 26' at center (unfinished space); 10' (finished space)

**Dock Doors:** Four (Three – 8'X10' and one – 12'X14')

**Floor:** Concrete (4" thick and reinforced)

**Multi-Tenant:** Yes

**Climate:** Average high temp: 74°F; average low temp: 37°F; average precip: 45"

**Site Size:** 11.93 acres



**Zoning:** Industrial (also located in Enterprise Zone, Foreign Trade Zone and HUB Zone)

**Distance to Major Highways:** US 23 (4-lane) (10 miles); I-26 (65 miles)

**Distance to Commercial Airport:** Tri-Cities Regional Airport, Blountville, TN (80 miles)

**Distance to General Aviation Airport:** Lonesome Pine Regional Airport - 5,408' runway w/ ILS (20 miles)

**Rail Siding:** None

**Electric:** Appalachian Power; distance to nearest substation: 5.2 miles; distance to nearest transmission line (138 KV): 1.12 miles

**Water:** Town of Clintwood; 800,000 gpd available capacity; 12" line

**Sewer:** Town of Clintwood; 500,000 gpd available capacity

**Natural Gas:** Appalachian Natural Gas Distribution Co.

**Telecommunications:** Verizon (fiber on site), BVU Optinet (fiber on site), DCWIN, Comcast; redundancy available

**Parking:** 125 parking spaces

**Contact:** Virginia's e-Region (276-889-0381) or Dickenson County IDA (276-926-1619); Web: [www.e-Region.org](http://www.e-Region.org)

