



PATHWAY PARK

MOUNT ROGERS REGIONAL PARTNERSHIP

Strategically situated along I-81 at its crossroads with I-77, MRRP offers market access to two-thirds of the U.S. population within a day's truck drive. MRRP represents a population of nearly 116,000 in five counties and one city in southwestern Virginia. The extended labor market area has a population of more than one million. The civilian labor force totals 567,837 with 54,278 in MRRP and 513,599 in the extended labor area. Virginia is the northernmost right-to-work state on the East Coast and the unionization rate is less than three percent. A key location, an available workforce with outstanding training opportunities, superb quality of life, and a low cost of doing business are huge advantages for locating in MRRP.



Smyth County, Virginia is located within a day's truck drive of 2/3 of the U.S. population and is home to major employers such as Utility Trailer Manufacturing, General Dynamics Armament & Technical Products, TRW Automotive, Royal Building Products, and MEC (Mayville Engineering Company). From a low cost of doing business to a ready workforce, Smyth County has what you're looking for in a business location.

Utility Infrastructure

- Electrical - 69kV transmission lines serve AEP substation (within 4500 feet) with a distribution line of 34kV. 6 MW current available capacity. Alternate feed possible.
- Natural Gas - 4" gas line with 60 psi pressure.
- Water - 8" water line. Available system capacity is 1,400,000 gpd with additional well on-site that can supply 850,000+ gpd. 300,000 gallon water tank onsite.
- Wastewater - 10" sanitary sewer onsite. Current available capacity 630,000 gpd.
- Telecommunication - High-capacity fiber via multiple routes and providers. 100 MB currently, option to install 10 GB circuit. Broadband service available.



MRRP offers a strategic location at the intersection of I-81 and I-77 in southwest Virginia.

PATHWAY PARK



Industrial Park Road Chilhowie, VA

- 70 acres adjacent to Interstate 81
- Zoned Industrial
- Level and cleared
- 2,500+ linear rail siding on site with space for second spur
- Class A rail service - Norfolk Southern Railroad
- Broadband service available
- Enterprise zone with incentive grants
- 300,000 gallon water tank
- 1,900 ft of interstate frontage within one mile of Exit 35 and two miles to Exit 32



www.i81-i77crossroads.com
www.mountrogersregion.com

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