WHERE OPPORTUNITY MEETS ADVANTAGE

THINK ORANGE VA

ORANGE COUNTY VA ECONOMIC DEVELOPMENT

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Nestled in the heart of Virginia's growing Piedmont region, Orange County offers a powerful blend of strategic access, business-friendly policies, modern infrastructure, and a community ready to work alongside you to bring business visions to life. A stable tax climate, affordable land, and strong infrastructure mean your dollars go further.

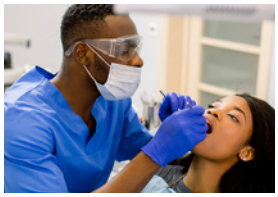
AT-A-GLANCE STATS

OVER
1,000
BUSINESSES

45
MEDIAN AGE

$71,307
MEDIAN HOUSEHOLD INCOME

2 COMMUNITY COLLEGES
& 2 UNIVERSITIES WITHIN
30 MINUTES



LOCATION

OrangeCounty provides direct access to the markets, customers, and suppliers you need—without the congestion and costs of urban centers.

- **10 miles** to major highways | **33 miles** to commercial air service
- Rail connections just **63 miles** away to the Virginia Inland Port and less than **75 miles** to the Port of Richmond
- Quick access to Washington D.C. and Richmond
- **40%** of the US population within a day's drive

INFRASTRUCTURE

Combininghigh-capacity infrastructurewithcollaborative local leadership, Orange County is a responsive environment for business growth.

- Power sources from Dominion Energy and Rappahannock Electric Cooperative
- Robust broadband and fiber coverage, with service from providers including FiberLync, Comcast, AT&T, and Verizon
- Natural gas access via the Transco (Williams Companies) pipeline

TALENT

Home to nationallyrecognized manufacturers, Orange County's talent pipeline is informed by the needs of the business community.

- **95%** on-time high school graduation rate
- Two-year degrees and credential programs at Germanna and Piedmont Community Colleges
- Four-year programs at Mary Washington University and the University of Virginia
- Growing CTE programming in Orange County Public Schools and the New Pathways Technical Center

Orange County Office of Economic Development and Tourism works side-by-side with your team to align state and local incentives, navigate zoning, and support workforce recruitment and training, long after you open your doors.

We are committed to helping you find the right site, the right partners, and the right workforce to grow your business, your way.

THINK SMART. THINK STRATEGIC. THINK ORANGE.

www.thinkorangeva.com | **(540) 672-1238** | **109 West Main Street** | **Orange, VA 22960**

107 High Street
Gordonsville, VA

TOTAL ACREAGE AVAILABLE
4.7 acres

CONSTRUCTION TYPE
Block-Brick-Metal

ASKING PRICE OR LEASE TERMS
$7.00 sqft. year lease / Negotiable

UTILITY DETAILS
Natural Gas, City Water, City Sewer, Dry Sprinkler-Fire Protection, High Speed Internet , Lighting: LED

GRADING OR PAD-READY STATUS
VA ClassificationSystem–Tier5
Pad Ready

SPACE USE
Industrial,Warehouse,Distribution, Office,Call Center

ROAD ACCESS AND DISTANCE TO MAJOR HIGHWAYS
Centrally located to: Charlottesville, Richmond, Fredericksburg, Northern VA.

COMMENTS
Office Space: 3,500 sq-ft office space-1,400 sq-ft office reception area complete • High Ceilings: 16 to 22 ft • Size of site: 4.7 Acres • Ample parking: 60 spaces • Dock Doors (7)

CONTACT INFORMATION

Contact:
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MORE INFORMATION
www.thinkorangeva.com/why-orange/incentives
www.thinkorangeva.com/why-orange/state-local-taxes

The County and the Economic Development Authority provide this information solely to assist prospective commercial or industrial users in evaluating potential sites; staff are not the owner, seller, listing broker, or agent; we do not negotiate sale or lease terms or accept offers; and make no representation or warranty concerning availability, price, title, zoning, utilities, environmental conditions, or site suitability.