



# Langley Research and Development Park

**\$ 65,000** PER ACRE  
(Internal Parcel)

**\$ 85,000** PER ACRE  
(Parcels Fronting Magruder Blvd.)

## ABOUT THE PROPERTY

Located just outside NASA/Langley's southern gate and just one mile from Interstate 64, the 150 acre business park is an ideal location for firms engaged in research and development and defense contractor activities. The Park currently encompasses approximately 530,000 sf of flex/office/warehouse/lab space.

## PROPERTY BENEFITS

15+/- developable acres

Lot Size Ranging from 2.7 acres to 5 acres

Zoned M-1, Ideal for government contracting, light manufacturing, office and R&D facilities

Close proximity to multiple transportation hubs:

13 mins to Amtrak Station

15 mins to Newport News-

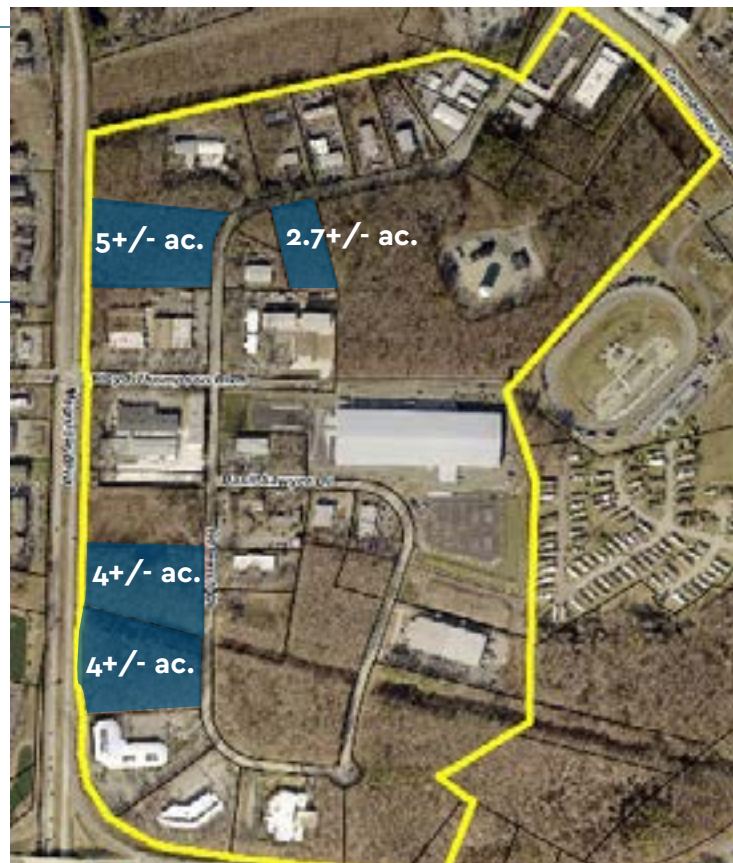
Williamsburg International Airport

30 mins to Norfolk International Airport

Within 20 miles of the Port of Virginia

Local and State Enterprise Zone incentives are available

Access to all major utilities



## GET IN TOUCH

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