Smyth County 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 who understands the value of an honest day’s work, Smyth County has what you’re looking for when it comes to doing business.

Located between Roanoke, VA and Knoxville, TN 37 miles to I-77 and 54 miles to I-26.

Utility Infrastructure

- **Electrical** — 34.5 kV. Served by AEP substation within 4,500 feet. 6 MW current available capacity. Alternate feed possible.
- **Natural gas** — 4” gas line with 60 psi pressure.
- **Water** — 8” water line on site. Available capacity 850,000 gpd. Additional capacity possible.
- **Wastewater** — 10” sanitary sewer on site. Current available capacity 630,000 gpd.
- **Telecommunication** — High-capacity fiber via multiple routes and providers, 100 MB currently, option to install 10 GB circuit.
PATHWAY PARK

INDUSTRIAL PARK RD
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 1 mile of Exit 35 and 2 miles to Exit 32

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