

# Blacksburg Technology Building

3155 State Street, Blacksburg, VA.



## Up to 50,000 SF Flex Space Available for Lease, including 11,000 SF Clean Room

The Blacksburg Technology Building is a state-of-the-art facility in Montgomery County, Virginia. Home of Virginia Tech and a growing number of technology companies, the community is an emerging hot spot for innovation and creativity.

### COMMUNITY ACCOLADES:

- Blacksburg the No. 1 Best Place in the U.S. to Raise a Family - Bloomberg Businessweek
- Blacksburg named a Rising Technology Hub - CNN Money
- Virginia Tech a Top 25 school for "Best-Qualified Graduates" - Wall Street Journal
- Virginia Tech a Top 50 Research University - National Science FDN

### BUILDING SPECIFICATIONS:

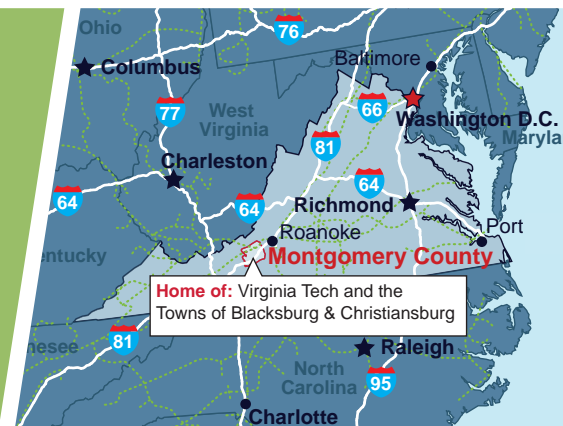
- Built in 2002
- 109,000 SF (50,000 SF Available)
- Zoned Industrial
- 6" concrete floors
- 24' clear ceiling height
- 480 V, 3 phase, 4,000 AMP
- 4" Natural Gas Line
- 12" Water Line
- 10" Sewer Line
- HVAC - Heat/AC in finished space, heat only in warehouse

### AVAILABLE SPACE:

- Suite 3155 - Up to 50,000 SF available for lease, including 11,000 clean room
- \$14 /SF annually. Lease rate includes electric, natural gas, water, sewer and external maintenance
- Dock Doors - Two 8'6" x 10', Two 8' x 10'
- Drive-In Door - One 14' x 10'
- 89 dedicated parking spots
- Landlord - Economic Development Authority of Montgomery County, VA

### CLEAN ROOM SPECIFICATIONS:

- 11,000 SF Class 100 to 10,000 with 6 rooms and backup generator
- Dedicated HVAC with boiler, chiller and acid waste scrubber
- Process loops - Air, deionized water, nitrogen and vacuum
- Two Kaeser - SK 26 air compressors
- 1,000 SF hazardous chemical storage facility with five rooms
- Flooring - Garland Chemi-Cote ESD WBUR 7000



**MONTGOMERY COUNTY, VIRGINIA | DEPARTMENT OF ECONOMIC DEVELOPMENT**

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# FLOOR PLAN



Picture A



Picture B



Picture C



Picture D



Picture E



- OFFICE
- CLEAN ROOM
- SHIPPING/STORAGE
- DRY LAB
- WAREHOUSE
- KITCHEN/CAFETERIA