



DEVELOPMENT AREAS

Within Augusta County's 1,000 square miles, industry clusters concentrate around geographic assets. These include a County owned and dynamically managed industrial park at the intersection of Interstates 81 and 64 (Mill Place Commerce Park), a major processing and manufacturing center amid large land parcels with ample sewer and water capacity (Stuarts Draft), an emerging life sciences cluster anchored by Augusta Health and the Murphy Deming College of Health Sciences (LifeCore), and an aviation cluster centered around the ever expanding Shenandoah Valley Regional Airport.

Mill Place Commerce Park

Commerce & Industrial Cluster | Verona

Located ½ mile from interstate 81 at exit 227, Mill Place Commerce Park is owned by Augusta County and located in Verona, Virginia. Mill Place is a 400-acre planned commerce park with zoning designed to accommodate a variety of business uses ranging from hospitality to general industrial, all in a compatible and complementary format. The Park enjoys interstate visibility with backgrounds of forested tracts and ponds.

Companies currently located in Mill Place Commerce Park include:

- Sumitomo Drive Technologies
- DASCAM Americas
- Shamrock Farms
- Mill Place Office Park
- CAVA
- Blue Ridge Machine Works



Stuarts Draft

Processing & Manufacturing Cluster | Stuarts Draft

With McKee Foods and Hershey Chocolate in the forefront, Stuarts Draft VA stands ready for food processing just minutes away from Interstates 81 and 64. Oatmeal creme pies and Hershey kisses are produced and distributed with the Blue Ridge Mountains in the background. Able to support high employment, this area is also home to numerous advanced manufacturing and distribution centers.

Companies located in the Stuarts Draft area include:

- Hershey Chocolate
- Hollister
- McKee Foods
- NIBCO
- Ply-Gem Siding Group
- Rexnord

LifeCore

Life Sciences Cluster | Fishersville

"When you look at the entire picture of Augusta Health, LifeCore Drive, and the development plan for the area - it's a perfect location choice for us."

- David Mowen, Executive Vice President, Mary Baldwin University

Overview of LifeCore Drive: LifeCore Drive Booklet

Augusta County's concentrated healthcare cluster, located along the new LifeCore Drive, is home to Augusta Health and Murphy Deming College of Health Sciences. With direct Interstate 64 frontage, LifeCore enjoys clear visibility and a concentrated supply chain.

Companies and institutions currently located in Fishersville include:

- Augusta Health
- Augusta Center for Health & Rehabilitation
- Augusta Medical Group
- Blue Ridge Oral & Maxillofacial Surgery
- Brumbaugh Dentistry
- Comprehensive Behavioral Health
- Fishersville Family Pharmacy



- Foot and Ankle Specialists of the Mid-Atlantic
- Murphy Deming College of Health Sciences
- Myers Corner Development
- Parrott Orthodontics
- Phoenix Fitness & Yoga
- Savola Aesthetic Dermatology Center
- Shenandoah Valley Home HHealth
- The Retreat and Fishersville-Phoenix Senior Living
- UVA Health Services Foundation
- Valley Career and Technical Center
- Wilson Workforce and Rehabilitation Center

Airport

Aviation Cluster | Weyers Cave

The Shenandoah Valley Regional Airport (SHD) and over 500 acres of surrounding land is ripe for development. With a 6,000-foot runway length and close proximity to the I-81 and I-64 interchange, SHD is strategically positioned in the center of Virginia's Shenandoah Valley. Companies and institutions currently located near Shenandoah Valley Regional Airport include:

- Shenandoah Valley Regional Airport
- Select Airparts
- Avotek
- Blue Ridge Community College: Aviation
- Classic Aviation
- Blue Ridge Aviation