

Airpark Associates Sliding Hill Rd @ Ashcake Rd - Parcel A-E

Hanover, VA



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General

Locality:	Hanover		
Location:	Sliding Hill Rd @ Ashcake Rd Ashland, VA 23005		
Within Corporate Limits?	No		
Industrial Park?	No	Research Park?	No
Office Park?	No		
Virginia Enterprise Zone?	No	Technology Zone?	No
Foreign Trade Zone?	No	Hub Zone?	No
New Market Tax Credit Zone?	No	Right Now Certified?	No

Ownership

Sale Price (entire site):			
Price Per Acre:	38,000.00 to 38,000.00		
Minimum Lease Price:			
Maximum Lease Price:			
Publicly Owned?	No		

Site Specifications

Total Acreage:	217.00	Available Acreage:	217.00
Largest Contiguous Acreage:	217.00		
Subdividable?	Yes	Range of Site Sizes:	
Build-To-Suit?	No	Outside Storage Allowed?	No
Zoning:	M-2		
Comprehensive Plan Designation:	Industrial		

Environmental

Topography:	level		
Percent of Site in 100 Year Flood Plain:	0.00		
Soil Borings Available?	No	U.S. Army Corps Certified Wetlands Study Available?	No
Phase I Environmental Audit Available?	No	Phase II Environmental Audit Available?	No
Brownfield?	No		
Nature of Contamination:			

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Utilities

Electric Power

Primary Supplier:	Dominion Virginia Power	
Secondary Supplier:		
Voltage:	Phase:	
Amps:	Redundant?	No

Natural Gas

Supplier:	Virginia Natural Gas	
Distance (feet):	0	Line Size (inches):
Pressure (psi):		

Public Water

Provider:	Hanover County	
Distance (feet):	0	Line Size (inches): 12
Well Capacity (gpd):	Total Capacity of Treatment Plant (gpd):	
Available Capacity to Site (gpd):	Water Tank Capacity (gallons):	
On-Site Treatment Plant?	No	

Public Sewer

Provider:	Hanover County	
Distance (feet):	0	Line Size (inches): 12
Septic Capacity (gpd):	Total Capacity of Treatment Plant (gpd):	
Available Capacity to Site (gpd):	On-Site Treatment Plant? No	

Telecommunications

Primary Provider:	Verizon	
Other Providers:		
Distance to Fiber (feet):	Redundant Routes?	No
Wireless Broadband?	No	Sonet Ring? No

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Transportation

Rail

Primary Railroad:

Secondary Railroad:

Distance (feet):

Served by Rail Siding?

No

Can Siding be Installed?

No

Highway

Interstate:

I-95,

Miles to Interstate:

2.00

4-Lane Arterial:

Sliding Hill

Miles to 4-Lane:

0.00

Access Provided By:

Sliding Hill

Air

Commercial Airport:

Richmond International Airport

Distance (miles):

15.00

Runway Length (feet):

9,003.00

General Aviation:

Hanover County Municipal Airport

Distance (miles):

0.00

Runway Length (feet):

5,400.00

Waterway

Navigable Waterway:

Channel Depth (feet):

0.00

Seaports

Port of Richmond

Distance to Port (miles):

23

Drive Time:

25min

Port of Virginia (Newport News Marine Terminals)

Distance to Port (miles):

90

Drive Time:

1hr23min

Port of Virginia (Norfolk International Terminals)

Distance to Port (miles):

100

Drive Time:

1hr33min

Port of Virginia (APM Terminals Virginia)

Distance to Port (miles):

103

Drive Time:

1hr36min

Port of Virginia (Portsmouth Marine Terminal)

Distance to Port (miles):

105

Drive Time:

1hr38min

Port of Virginia (Inland Port Front Royal)

Distance to Port (miles):

116

Drive Time:

1hr51min

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Other Ports of Entry

Richmond-Petersburg			
Distance to Port (miles):	23	Drive Time:	24 minutes
Newport News			
Distance to Port (miles):	79	Drive Time:	1 hour 12 minutes

Comments

Large developable industrial tract in a high demand area. The parcel is located at the intersection of Sliding Hill Rd and Ashcake Rd. It is zoned M-2, and has all utilities to the site. There is quick access to I-95 Atlee Elmont & Lewistown Rd Interchanges and the site is located in a Hanover County economic development zone.