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General

Locality:	Hanover		
Location:	Lewistown Road Ashland, VA 23005		
Within Corporate Limits?	No		
Industrial Park?	Yes	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):	10,000,000.00		
Price Per Acre:	80,000.00 to 200,000.00		
Minimum Lease Price:			
Maximum Lease Price:			
Publicly Owned?	No		

Site Specifications

Total Acreage:	350.00	Available Acreage:	77.05
Largest Contiguous Acreage:	15.00		
Subdividable?	Yes	Range of Site Sizes:	1.6 to 5.0; 13 - 15
Build-To-Suit?	No	Outside Storage Allowed?	No
Zoning:	M-2		
Comprehensive Plan Designation:	Industrial		

Environmental

Topography:	Gently Rolling		
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):	6
Pressure (psi):	40		
Public Water			
Provider:		Hanover County	
Distance (feet):	0	Line Size (inches):	12
Well Capacity (gpd):		Total Capacity of Treatment Plant (gpd):	2,000
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):	8
Septic Capacity (gpd):		Total Capacity of Treatment Plant (gpd):	
Available Capacity to Site (gpd):		On-Site Treatment Plant?	Yes
Telecommunications			
Primary Provider:		Cavalier Telephone Company	
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:	0.50
4-Lane Arterial:	Lewistown Road	Miles to 4-Lane:	0.25
Access Provided By:	0		
Air			
Commercial Airport:		Richmond International Airport	
Distance (miles):	15.00	Runway Length (feet):	9,003.00
General Aviation:		Hanover County Municipal Airport	
Distance (miles):	1.00	Runway Length (feet):	5,400.00
Waterway			
Navigable Waterway:	Channel Depth (feet):		0.00
Seaports			
Port of Richmond			
Distance to Port (miles):	22	Drive Time:	24min
Port of Virginia (Newport News Marine Terminals)			
Distance to Port (miles):	89	Drive Time:	1hr21min
Port of Virginia (Norfolk International Terminals)			
Distance to Port (miles):	99	Drive Time:	1hr32min
Port of Virginia (APM Terminals Virginia)			
Distance to Port (miles):	102	Drive Time:	1hr35min
Port of Virginia (Portsmouth Marine Terminal)			
Distance to Port (miles):	104	Drive Time:	1hr37min
Port of Virginia (Inland Port Front Royal)			
Distance to Port (miles):	116	Drive Time:	1hr50min

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Other Ports of Entry

Richmond-Petersburg			
Distance to Port (miles):	22	Drive Time:	23 minutes
Newport News			
Distance to Port (miles):	78	Drive Time:	1 hour 11 minutes

Comments

[www.north-lake.com](http://www.north-lake.com/index.htm)

September 2008: A new Master Plan of Northlake Phase I is available, and it identifies available sites more specifically. Currently, 77 acres is available with 61 zoned M2 and 16 zoned B3 to accommodate supporting uses at the entrance of the park. The B3 parcels range from 1.6 to 5 acres, and there are two M2 parcels in the 13-15 acre range with the residual property in smaller parcels. Northlake is across the street from the new Winding Brook development at I-95 and Lewistown Road. Lakeridge Parkway, the main access road in Northlake, has been extended south to the Atlee Elmont interchange so that Northlake is now served by two interchanges on I-95 and has Route 1 access as well.

Buildings 4 (38,000 sf) 6 (90,000 sf) and 8 (100,000 sf) are ready-to-build.

Enterchange at Northlake is under development in Northern portion of the park. Four buildings are planned ranging from 215,000 sf to 305,000 sf.

I-95/Lewistown Road interchange and Lewistown Road improvements planned. Northlake Business Park II (200 acres) is phase 2.