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**General**

Locality:	Hanover		
Location:	Old Ridge Road 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):	2,961,200.00		
Price Per Acre:			
Minimum Lease Price:			
Maximum Lease Price:			
Publicly Owned?	No		

**Site Specifications**

Total Acreage:	53.84	Available Acreage:	48.00
Largest Contiguous Acreage:	48.00		
Subdividable?	Yes	Range of Site Sizes:	
Build-To-Suit?	No	Outside Storage Allowed?	Yes
Zoning:	M3		
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	
<b>Electric Power</b>	
Primary Supplier:	Dominion Virginia Power
Secondary Supplier:	
Voltage: 115/230	Phase:
Amps:	Redundant? No
<b>Natural Gas</b>	
Supplier:	Virginia Natural Gas
Distance (feet): 0	Line Size (inches):
Pressure (psi):	
<b>Public Water</b>	
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	
<b>Public Sewer</b>	
Provider:	Hanover County
Distance (feet): 2,500	Line Size (inches): 8
Septic Capacity (gpd):	Total Capacity of Treatment Plant (gpd):
Available Capacity to Site (gpd):	On-Site Treatment Plant? No
<b>Telecommunications</b>	
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:	Buckingham Branch Railroad		
Secondary Railroad:	Buckingham Branch Railroad		
Distance (feet):	300.00	Served by Rail Siding?	Yes
Can Siding be Installed?	Yes		

**Highway**

Interstate:	I-95,	Miles to Interstate:	3.90
4-Lane Arterial:	US 1	Miles to 4-Lane:	1.00
Access Provided By:	Old Ridge		

**Air**

Commercial Airport:	Richmond International Airport		
Distance (miles):	30.00	Runway Length (feet):	9,003.00
General Aviation:	Hanover County Municipal Airport		
Distance (miles):	12.00	Runway Length (feet):	5,400.00

**Waterway**

Navigable Waterway:	Channel Depth (feet):		
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**Seaports**

Port of Richmond			
Distance to Port (miles):	30	Drive Time:	35min
Port of Virginia (Newport News Marine Terminals)			
Distance to Port (miles):	98	Drive Time:	1hr32min
Port of Virginia (Norfolk International Terminals)			
Distance to Port (miles):	108	Drive Time:	1hr43min
Port of Virginia (Inland Port Front Royal)			
Distance to Port (miles):	109	Drive Time:	1hr49min
Port of Virginia (APM Terminals Virginia)			
Distance to Port (miles):	110	Drive Time:	1hr46min
Port of Virginia (Portsmouth Marine Terminal)			
Distance to Port (miles):	113	Drive Time:	1hr48min

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**Other Ports of Entry**

Richmond-Petersburg			
Distance to Port (miles):	30	Drive Time:	34 minutes
Newport News			
Distance to Port (miles):	86	Drive Time:	1 hour 22 minutes
Port of Washington - Dulles			
Distance to Port (miles):	93	Drive Time:	1 hour 44 minutes

**Comments**

Property is recently zoned for medium to heavy industrial with potential for full infrastructure.  
 Owner considering virtual building and is motivated to sell the property.  
 Adjacent to cogeneration plant. Plant may be source for steam.