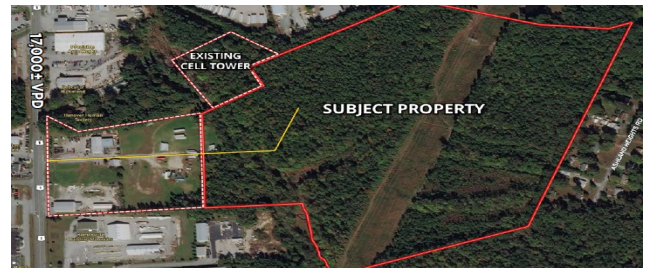


# Barnes Tract

12174 Washington Highway  
Ashland, VA 23005



This property is located in a Technology Zone

Availability			
Total Site Area:	60 ac / 24 ha	Available Land:	47
Largest Contiguous:	47 ac / 18.8 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	acres
Specifications			
Topography:	Mostly flat	Zoning:	A-1; M-1
Industrial Park:	No	Outside Storage Allowed:	No
Pad Ready:	No		
Utilities			
Electric Provider:	Dominion Energy		
Natural Gas Provider:	Virginia Natural Gas		
Water Provider:	Hanover County		
Sewer Provider:	Hanover County		
Fiber/Broadband Provider:	Comcast Business Communications		
Other Fiber/Broadband Provider:			
Transportation			
Interstate/Distance:	Interstate 95 /2.8 miles		
4-Lane Highway/Distance:	U.S. Highway 1 /0.0 miles		
International Airport:	Washington-Dulles International Airport /105.9 miles /96 minutes		
Commercial Airport:	Richmond International Airport /22.7 miles /26 minutes		
General Aviation Airport:	Hanover County Municipal Airport /4.8 miles /7 minutes		
Port of Virginia:	90.0 miles /82 min		
Port of Virginia (Inland Port):	23.0 miles / 26 min		
Rail Served :	No		



# Barnes Tract

12174 Washington Highway  
Ashland, VA 23005

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## Contact

**Brandon Turner**

Hanover County

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[bsturner@hanovervirginia.com](mailto:bsturner@hanovervirginia.com)

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## Comments

Beautiful 60+/- acre property straddling the Town of Ashland/Hanover County border with about 47 acres of developable land. Preliminary engineering studies show up to 450,000 s.f. of potential developable space in multiple phases; utilities are on site. Located in a strong industrial corridor with diverse blend of locally owned businesses and newly constructed distribution facilities. Local Technology Zone Incentives: Existing Businesses receive a rebate of the business personal property tax, machinery & tools tax, BPOL tax and Real Property tax. New Businesses receive all of the benefits of existing businesses, as well as rebated fees for development plan approved including site plan, zoning, and subdivision fees.