

Old Ridge Road Site

10134-10164 Old Ridge Road
Ashland, VA 23005



Availability			
Total Site Area:	53.84 ac / 21.536 ha	Available Land:	50
Largest Contiguous:	53.84 ac / 21.536 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	acres
Specifications			
Topography:	Flat; largely forested	Zoning:	M-3
Industrial Park:	No	Outside Storage Allowed:	Yes
Pad Ready:	No		
Utilities			
Electric Provider:	Rappahannock Electric Cooperative		
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 /3.1 miles		
4-Lane Highway/Distance:	U.S. Highway 1 /1.5 miles		
International Airport:	Washington-Dulles International Airport /100.3 miles /94 minutes		
Commercial Airport:	Richmond International Airport /30.3 miles /35 minutes		
General Aviation Airport:	Hanover County Municipal Airport /11.4 miles /16 minutes		
Port of Virginia:	97.6 miles /91 min		
Port of Virginia (Inland Port):	31.0 miles / 35 min		
Rail Served :	No		



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Contact

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Comments

Excellent 54 acre site with 2,700 ft of road frontage along Old Ridge Road; zoned M-3 (heavy industry) with quick access to I-95. This site is mostly flat and is serviced by public water, with public sewer, natural gas, and a potential rail spur nearby.