

# Pole Green Commerce Center

7419 Pole Green Road  
Mechanicsville, VA 23111



Availability			
Total Site Area:	113 ac / 45.2 ha	Available Land:	113
Largest Contiguous:	113 ac / 45.2 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	acres
Specifications			
Topography:	Gently rolling	Zoning:	M-2
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:	Verizon		
Transportation			
Interstate/Distance:	I-295 /0.1 miles		
4-Lane Highway/Distance:	Pole Green Road /0 miles		
International Airport:	Washington-Dulles International Airport /116.9 miles /102 minutes		
Commercial Airport:	Richmond International Airport /13 miles /15 minutes		
General Aviation Airport:	Hanover County Municipal Airport /8 miles /10 minutes		
Port of Virginia:	16.20 miles /22 minutes		
Port of Virginia (Inland Port):	16.20 miles / 25.92 km		
Rail Served :	No		



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## Contact

### **John Loftus**

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## Comments

A portion of the site is zoned A1 but an application has been made to rezone the entire parcel to M2. Zoning is pending 2018.