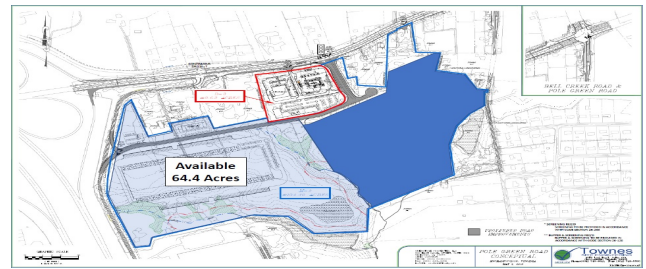


Pole Green Commerce Center

7419 Pole Green Road
Mechanicsville, VA 23111



Availability			
Total Site Area:	113 ac / 45.2 ha	Available Land:	64.4
Largest Contiguous:	64.4 ac / 25.76 ha	Subdividable:	Yes
Built-To-Suit:	No	Range of Site Sizes:	acres
Specifications			
Topography:	Gently rolling	Zoning:	M-2; B3
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:	Interstate 295 /0.6 miles		
4-Lane Highway/Distance:	U.S. Highway 360 /2.2 miles		
International Airport:	Washington-Dulles International Airport /116.0 miles /103 minutes		
Commercial Airport:	Richmond International Airport /12.3 miles /15 minutes		
General Aviation Airport:	Hanover County Municipal Airport /9.4 miles /11 minutes		
Port of Virginia:	79.6 miles /71 min		
Port of Virginia (Inland Port):	16.1 miles / 20 min		
Rail Served :	No		



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Contact

Brandon Turner
Hanover County
(804) 365-6459
bsturner@hanovervirginia.com

Comments

Pole Green Commerce Center is a 113 acre industrial site (of which 40 acres is under contract) adjacent to I-295 with full utilities. Excellent future pad site (anticipated delivery Q2 2020) of 64.4 acres zoned M-2 is ideal for warehouse, distribution, and manufacturing operations. The additional 8.62 acres available is zoned B-3 and is an outstanding location for retail and food service.