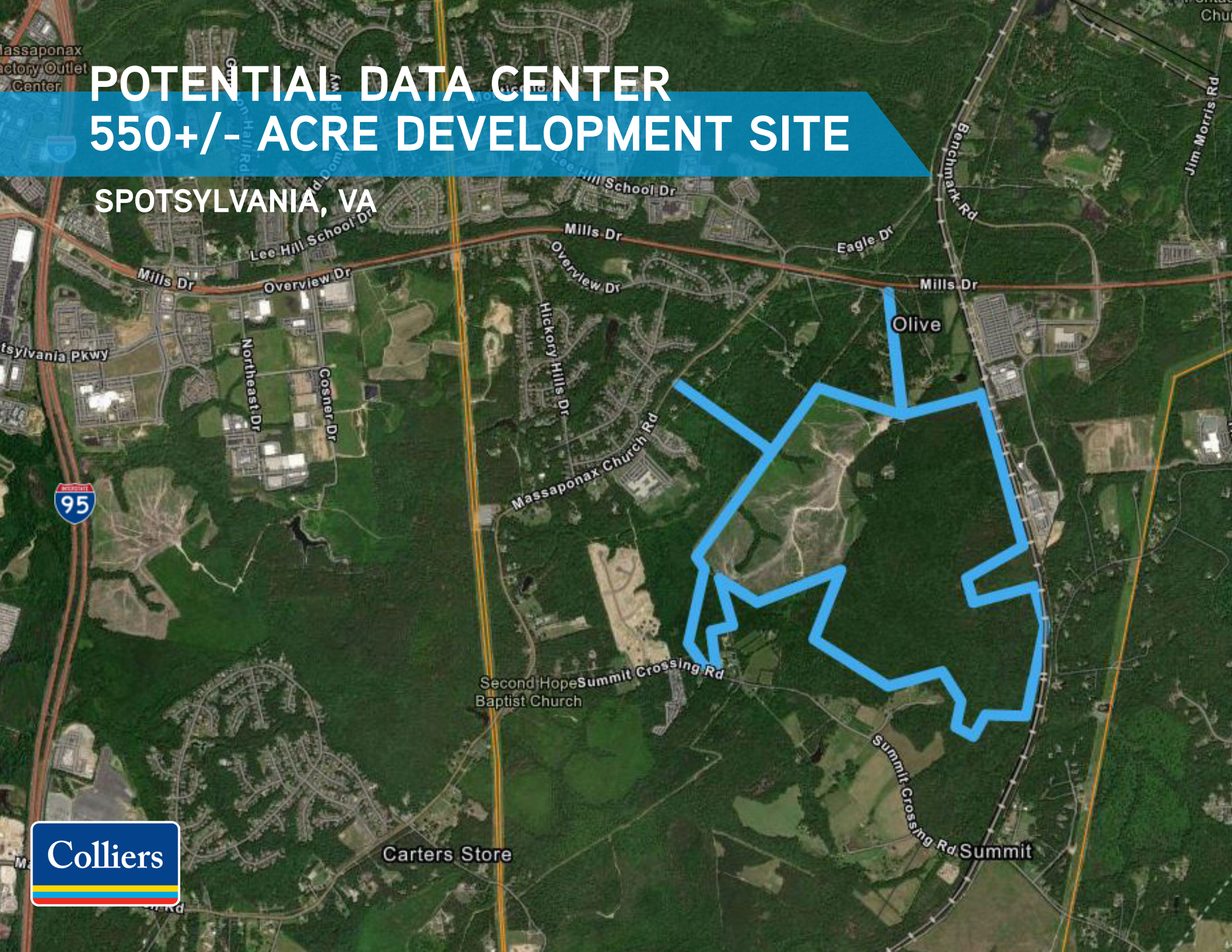


# POTENTIAL DATA CENTER 550+/- ACRE DEVELOPMENT SITE

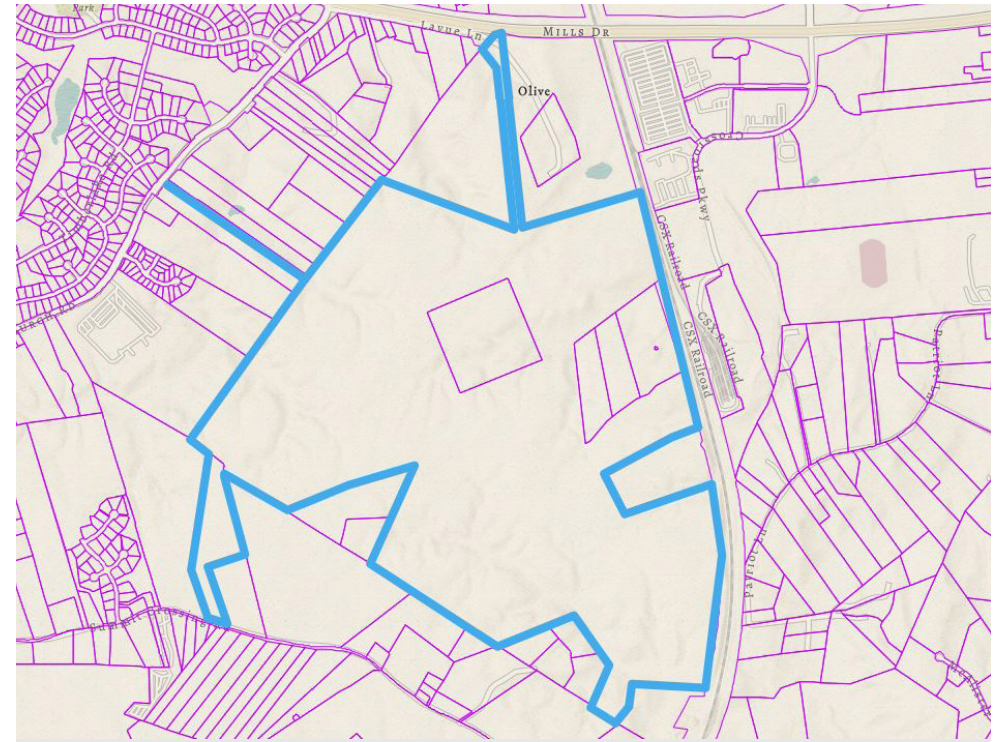
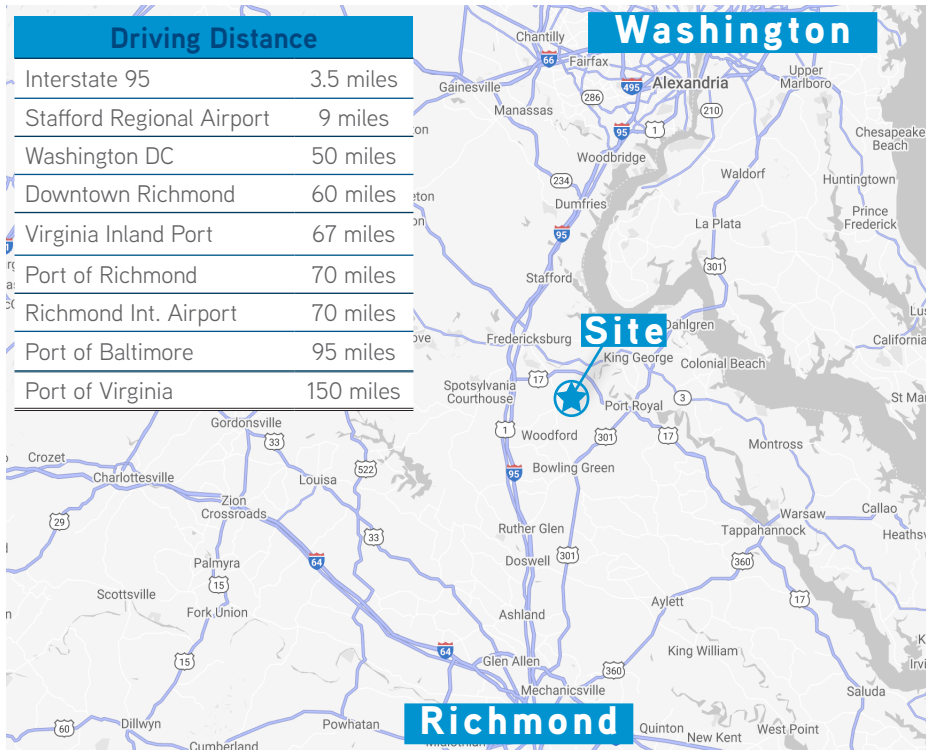
SPOTSYLVANIA, VA



# OFFERING HIGHLIGHTS

Colliers is pleased to offer this Potential Data Center Site, a 550 acre development opportunity.

- ◆ Strategic location among several proposed data center sites
- ◆ Situated halfway between Washington, D.C. and Richmond, VA
- ◆ Minimal visibility to any residential areas
- ◆ Rail lines boarding rear of site
- ◆ Over 7,700 Business Establishments in the area
- ◆ Close proximity to Dominion Energy and Rappahannock Electric Cooperative high transmission power lines
- ◆ Property is located off Route 17 (Mills Drive) a heavily trafficked corridor with 15,000 VPD and just 3.5 miles west from I-95



## PROPERTY DESCRIPTION

- ◆ Parcel ID #: 36-5-A1 (1.40 AC.)
  - ◆ Parcel ID #: 36-5-B1 (1.40 AC.)
  - ◆ Parcel ID #: 37-A-41 (471.37 AC.)
  - ◆ Parcel ID #: 37-A-41G (5.89 AC.)
  - ◆ Parcel ID #: 37-A-41H (25.00 AC.)
  - ◆ Parcel ID #: 37-A-42 (8.45 AC.)
  - ◆ Parcel ID #: 37-A-44 (14.00 AC.)
  - ◆ Parcel ID #: 37-A-46 (7.84 AC.)
  - ◆ Parcel ID #: 51-A-1A (14.61 AC.)
- Total - 550 +/- Acres**

## PROPERTY HIGHLIGHTS



Interstate Access



RU Zoning



Approximately 550 Acres



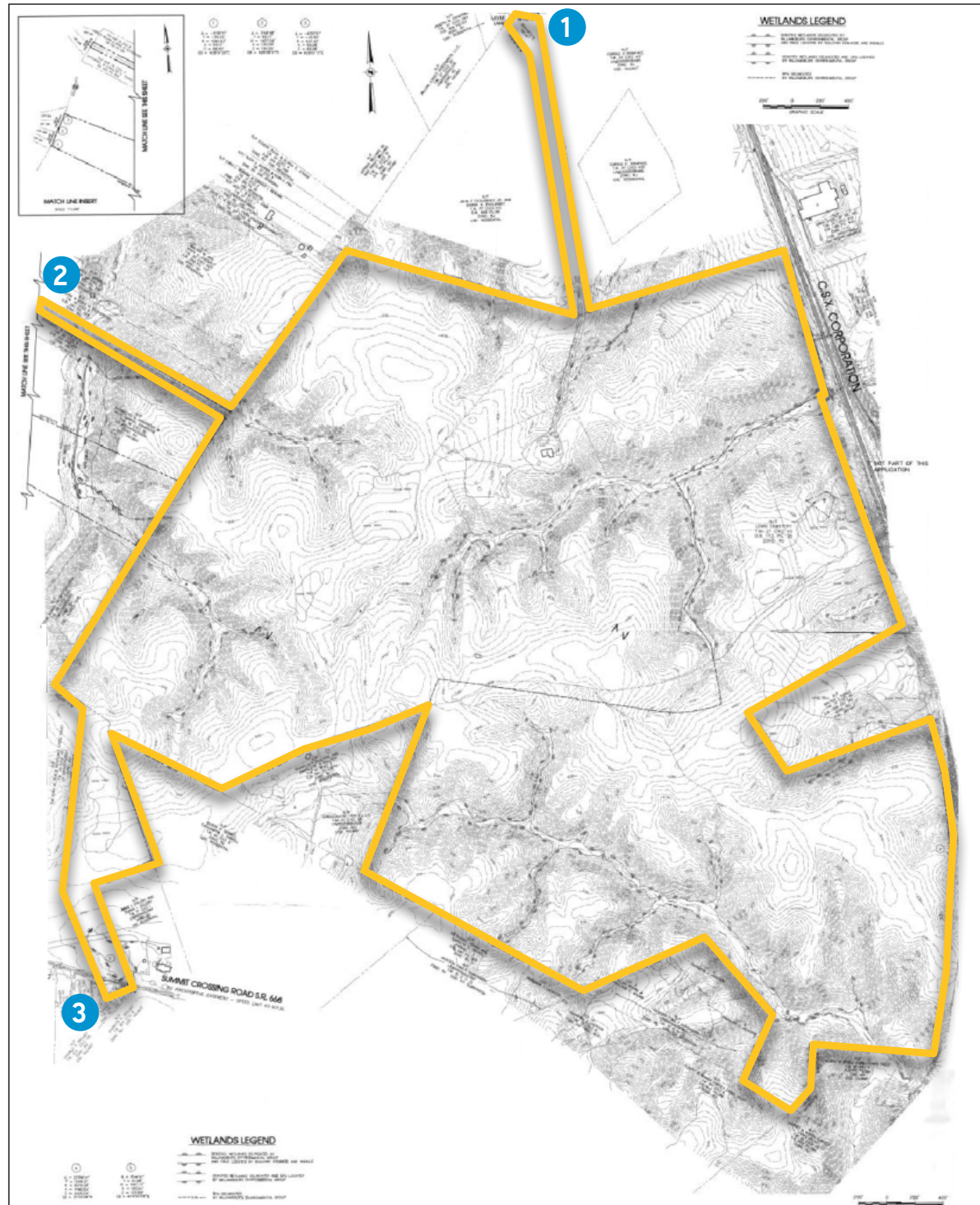
15,000 VPD on Rt 17 (Mills Dr)

# SURVEY

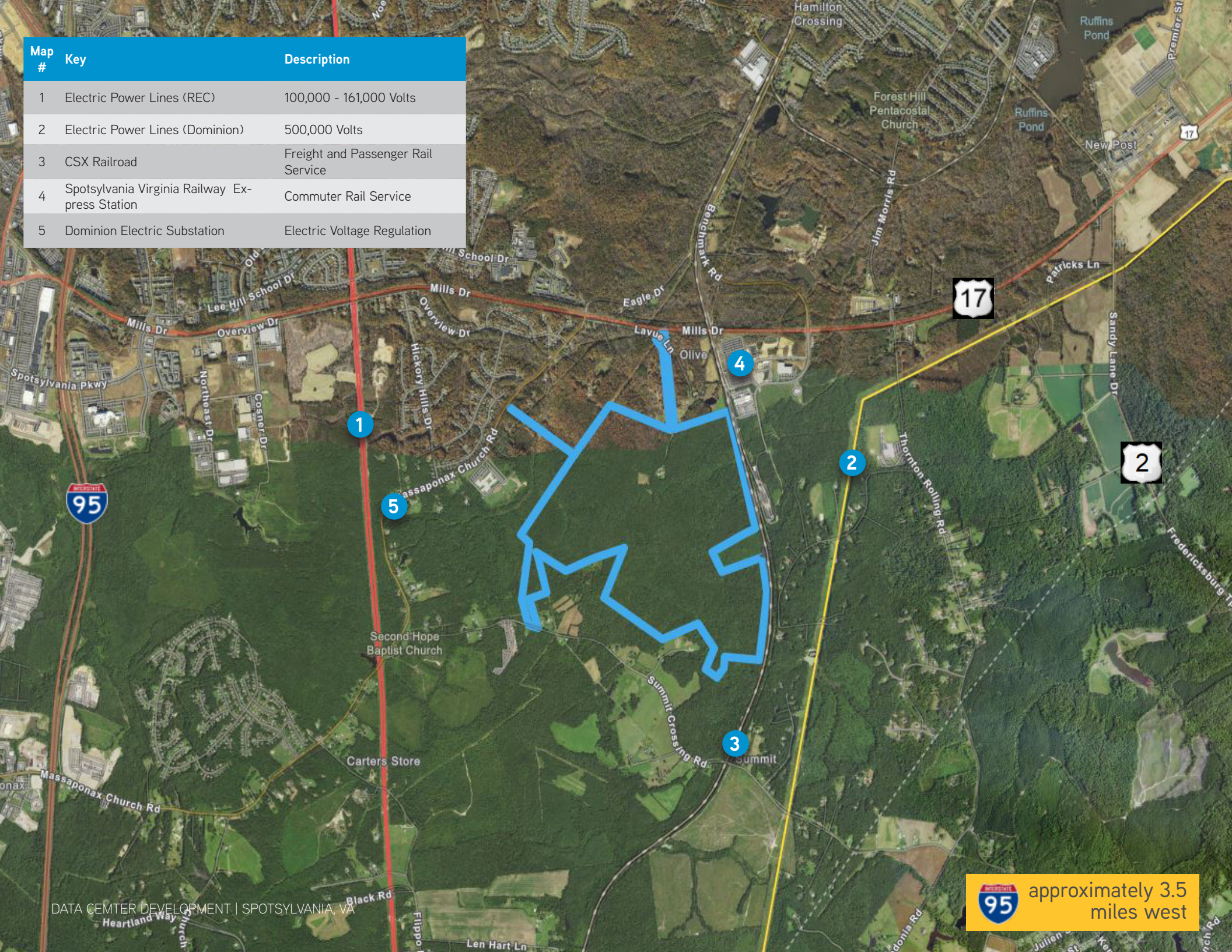
[Click here to see survey online](#)

## POINTS OF ACCESS


- ◆ 1 - Lavue Lane
- ◆ 2 - Massaponx Church Road
- ◆ 3 - Summit Crossing Road



Map #	Key	Description
1	Electric Power Lines (REC)	100,000 - 161,000 Volts
2	Electric Power Lines (Dominion)	500,000 Volts
3	CSX Railroad	Freight and Passenger Rail Service
4	Spotsylvania Virginia Railway Express Station	Commuter Rail Service
5	Dominion Electric Substation	Electric Voltage Regulation



DATA CENTER DEVELOPMENT | SPOTSYLVANIA, VA

 approximately 3.5 miles west

# POTENTIAL DATA CENTER 550 +/- DEVELOPMENT SITE

## SPOTSYLVANIA, VA

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The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle is a horizontal bar with a yellow-to-red gradient.

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Colliers International.

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