

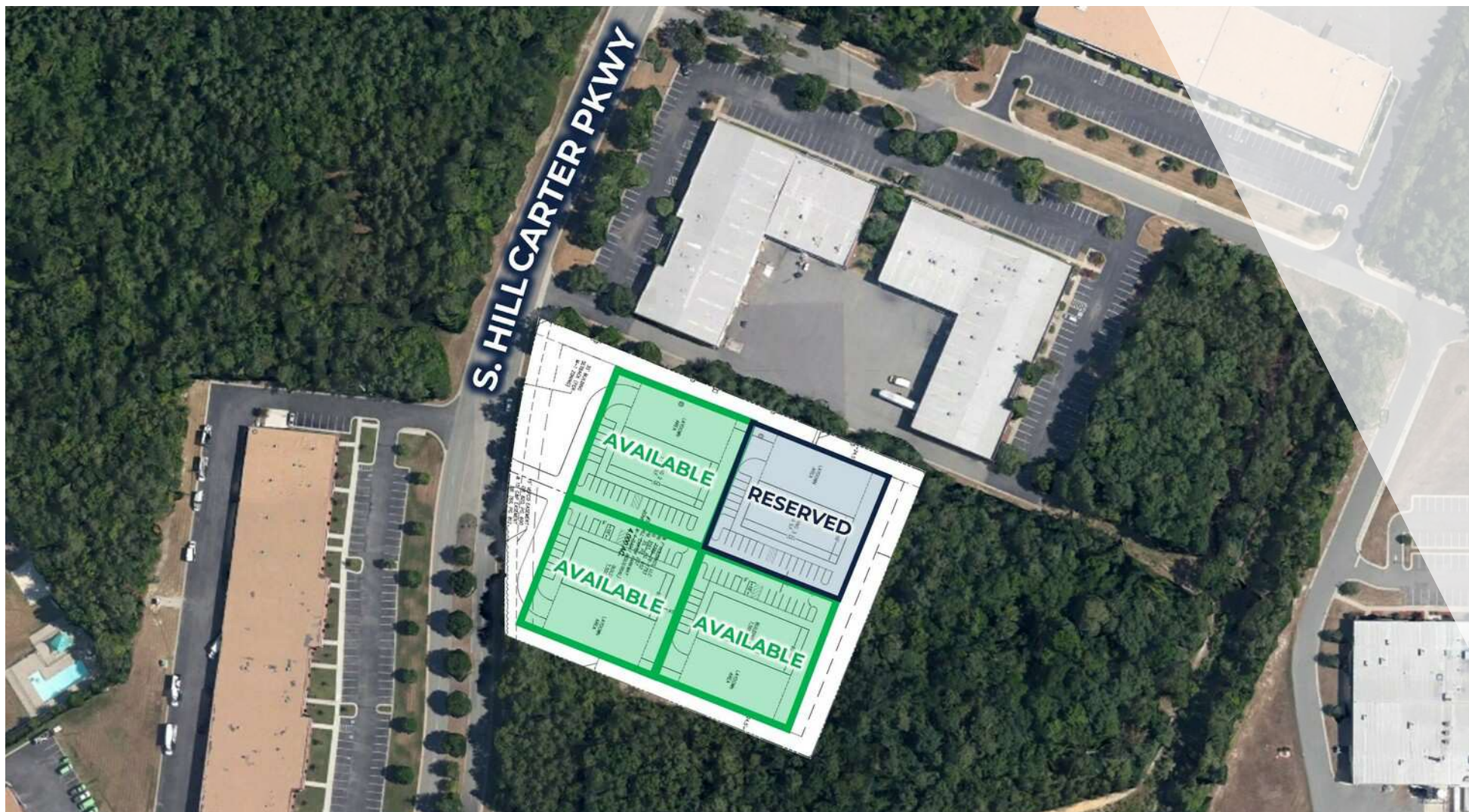
# FOR SALE

## INDUSTRIAL PADS WITH LAYDOWN YARD

331 S. Hill Carter Parkway | Ashland, VA 23005



**S.L. NUSBAUM**  
REALTY CO.



### ANDREW BRODIE

Associate  
O. 804.944.9254  
C. 804.759.5970  
abrodie@slnusbaum.com

### EMMA WILL

Associate  
O. 804.508.7283  
C. 804.821.9042  
ewill@slnusbaum.com

### TRIB SUTTON

Senior Director  
O. 804.477.8785  
C. 804.337.6525  
tsutton@slnusbaum.com

### NATHAN SHOR

Senior Vice President  
O. 804.944.2399  
C. 804.539.7404  
nshor@slnusbaum.com

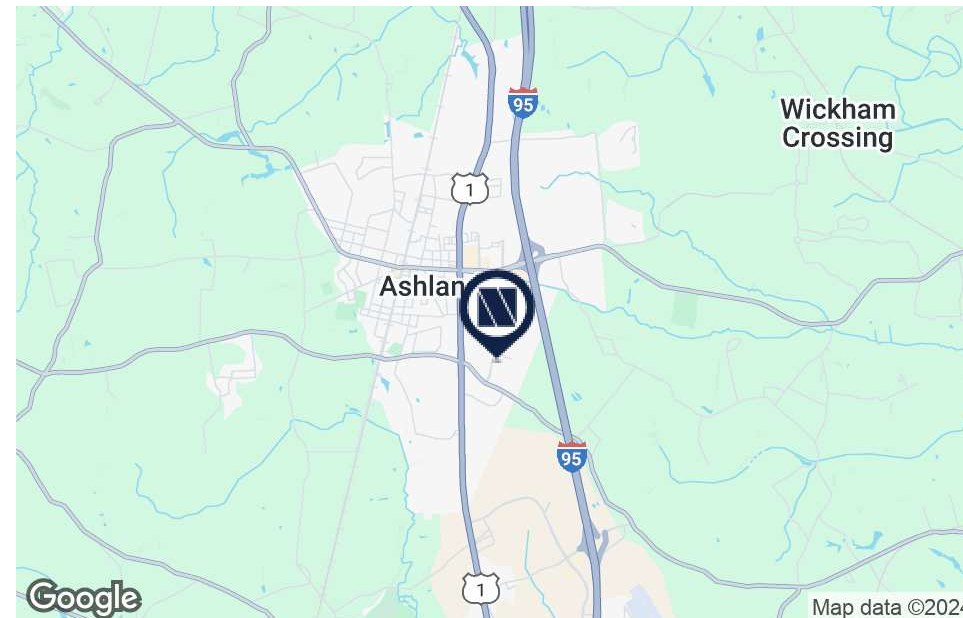
# PROPERTY SUMMARY

## INDUSTRIAL PADS WITH LAYDOWN YARD

331 S. Hill Carter Parkway | Ashland, VA 23005



S.L. NUSBAUM  
REALTY CO.



### OFFERING SUMMARY

Sale Price:	4 @ \$250,000 Each
Lot Size:	1 Acre Each
Zoning:	M-1

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	13,724	29,608	69,377
Daytime Population	18,632	33,952	71,085
Total Households	5,114	10,916	25,643
Average HH Income	\$106,364	\$136,068	\$139,737

### PROPERTY OVERVIEW

**Industrial pads with laydown yard available between Ashcake Rd & England St (Rt 54) Ashland VA. Near Hanover Industrial Airpark, Northlake Business Park and others in Ashland's large industrial market. Convenient to I-95 & Rt 1.**

### PROPERTY HIGHLIGHTS

- Four separate pads that allow  $\pm 7,500$  SF buildings (One pad reserved - Three available)
- Office split to be determined - potential for two-story or mezzanine
- Laydown yard possible with each pad (see layout)
- Minimum 24' ceilings
- Abundant parking

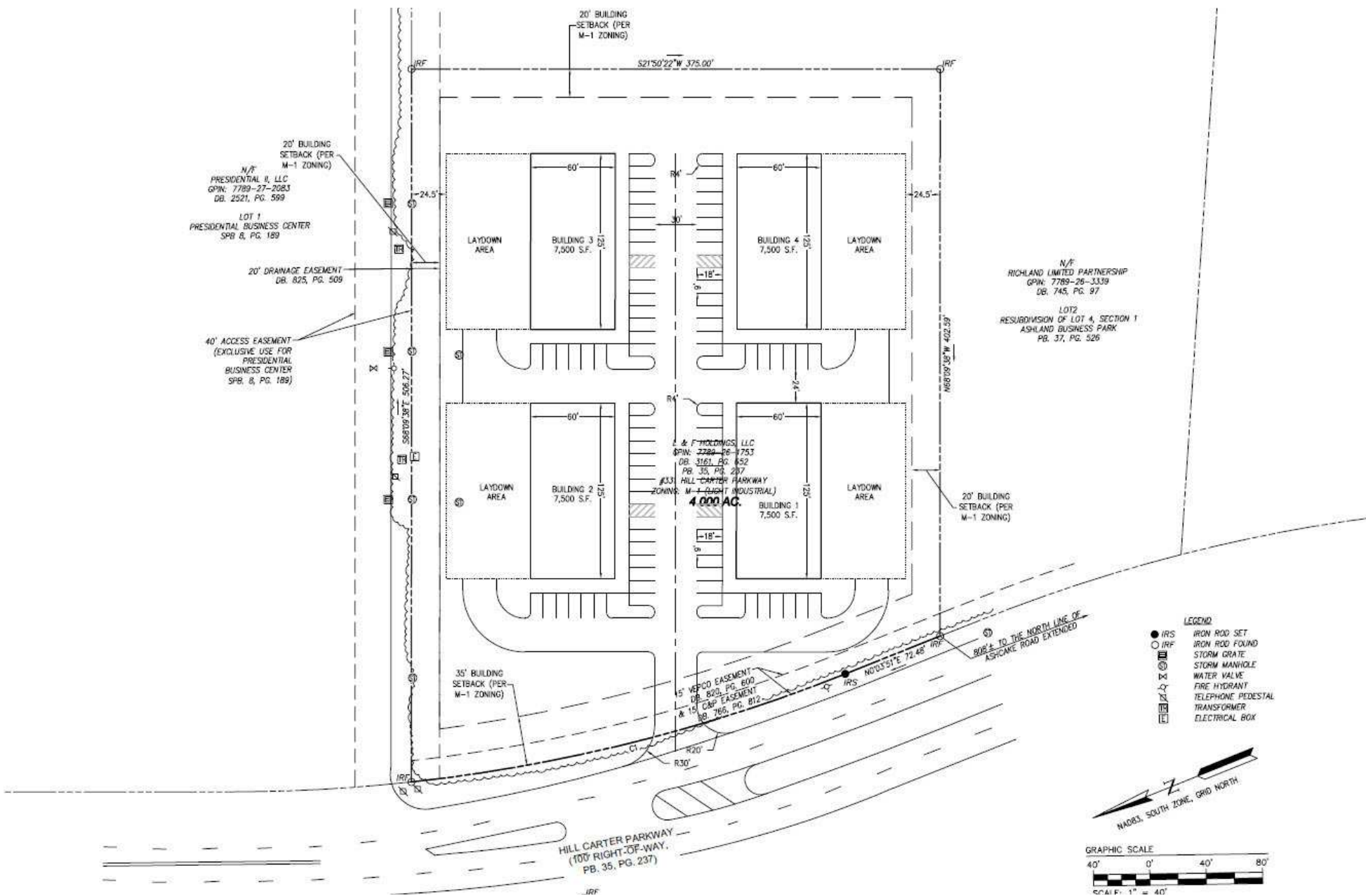
# CONCEPTUAL LAYOUT

## INDUSTRIAL PADS WITH LAYDOWN YARD

331 S. Hill Carter Parkway | Ashland, VA 23005



S.L. NUSBAUM  
REALTY CO.



# NEARBY HIGHWAY ACCESS

INDUSTRIAL PADS WITH LAYDOWN YARD

331 S. Hill Carter Parkway | Ashland, VA 23005



S.L. NUSBAUM  
REALTY CO.



# AREA INDUSTRIAL

INDUSTRIAL PADS WITH LAYDOWN YARD

331 S. Hill Carter Parkway | Ashland, VA 23005



S.L. NUSBAUM  
REALTY CO.



# CONTACT INFORMATION

INDUSTRIAL PADS WITH LAYDOWN YARD

331 S. Hill Carter Parkway | Ashland, VA 23005



S.L. NUSBAUM

REALTY CO.



#### ANDREW BRODIE

Associate

C. 804.759.5970

O. 804.944.9254

abrodie@slnusbaum.com

#### EMMA WILL

Associate

C. 804.821.9042

O. 804.508.7283

ewill@slnusbaum.com

#### TRIB SUTTON

Senior Director

C. 804.337.6525

O. 804.477.8785

tsutton@slnusbaum.com

#### NATHAN SHOR

Senior Vice President

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com

#### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

#### DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.