

FOR SALE

I-64 INDUSTRIAL PARK

DELIVERY BY Q4 2025

1468 Pony Farm Road, Oilville, VA

Situated in Goochland/Hanover County

FOR MORE INFORMATION:

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**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions

FIRST INDUSTRIAL PARK DEVELOPMENT IN THE RICHMOND MSA IN 20+ YEARS

DELIVERY BY Q4 2025

PROPERTY HIGHLIGHTS

Fourteen 2-6 AC heavy industrial (M-2) lots for sale in Goochland/Hanover, VA.

½ of a mile to the Oilville interchange and I-64, 9 miles to Rockville and 10 miles to Short Pump/Rt. 288.

Lots to be delivered “shovel ready” with infrastructure, trees cleared, rough grading and BMP’s engineered.

Parcels will have paved road access with power and fiber proximate. Well/Septic will be a required input.

Heavy industrial zoning (M-2) allows for most industrial uses, including outdoor storage.

Lots 1-5 & 11-14 located in Goochland and Lots 6-10 in Hanover – county line roughly divides half the property.

Asking Price: \$180,000/AC

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BUSINESS PARK

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SOUTHERN
PLUMBING
OF VA

Extra
Space
Storage

MASTER PLAN

- Available Lots 1-3 & 11, 13-14 located in Goochland County
- Available Lots 7-10 in Hanover County



MARKET OVERVIEW

INDUSTRIAL SNAPSHOT

SMALL INDUSTRIAL SPACES ARE IN SHORT SUPPLY ACROSS THE US

Smaller industrial properties have maintained impressive occupancy rates and rising rents for several years, but in recent months they have increasingly stood out as one of the best-performing categories of commercial real estate.

To learn which U.S. markets have the most acute shortages of smaller industrial space, Costar ranked the 60 largest U.S. markets based on the composite scores of three criteria: current availability rates for industrial buildings smaller than 50,000 square feet; the median number of months on the market of 10,000-25,000-square-foot industrial spaces leased in the past 12 months; and the median number of months on the market of industrial spaces smaller than 10,000 square feet leased in the past 12 months.

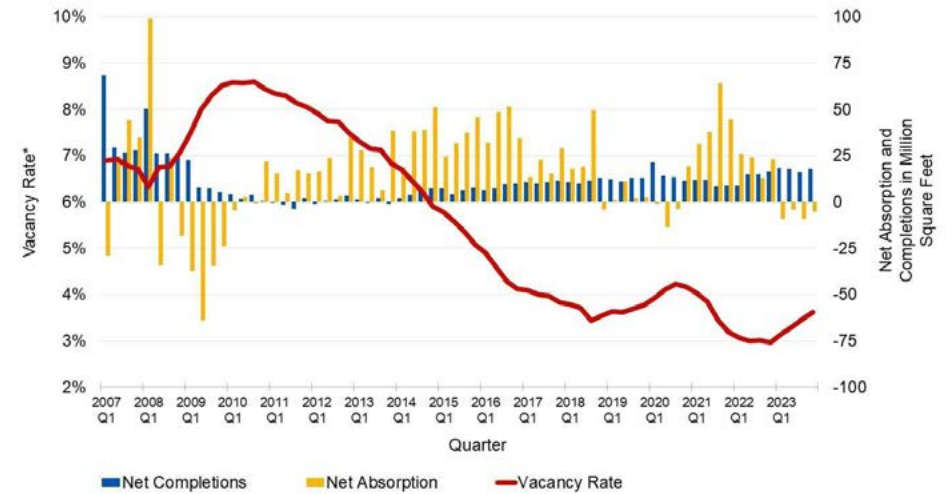
The amount of time smaller industrial spaces spend on the market can differ widely within and between markets depending on whether the properties leased are built to modern standards or older buildings bordering on functional obsolescence. To control for these differences, median months to lease were calculated only for spaces in properties built in the 1970s and 1980s, typically the largest vintages of smaller industrial buildings in most U.S. markets.

Tightest 20 Markets Are Migration Magnets, Critical Port Cities

| Composite Ranking | Market | Availability Rate of Properties Smaller Than 50,000 Square Feet | Median Months To Lease for 10,000-25,000-Square-Foot Spaces* | Median Months To Lease for Spaces Smaller Than 10,000 Square Feet* |
|-------------------|---------------------|---|--|--|
| 1 | Louisville - KY | 1.6% | 3.1 | 1.5 |
| 2 | Jacksonville - FL | 3.5% | 2.0 | 2.0 |
| 3 | Tampa - FL | 3.3% | 3.0 | 2.5 |
| 4 | Milwaukee - WI | 2.8% | 2.7 | 3.2 |
| 5 | Orlando - FL | 3.9% | 2.5 | 2.6 |
| 6 | Nashville - TN | 3.5% | 3.4 | 2.5 |
| 7 | Orange County - CA | 4.1% | 3.5 | 2.1 |
| 8 | Phoenix - AZ | 4.2% | 3.4 | 2.1 |
| 9 | Miami - FL | 3.5% | 3.3 | 2.8 |
| 10 | Lehigh Valley - PA | 3.9% | 3.0 | 2.9 |
| 11 | Salt Lake City - UT | 3.1% | 6.1 | 2.2 |
| 12 | Las Vegas - NV | 5.1% | 2.9 | 2.2 |
| ★ 13 | Richmond - VA | 2.6% | 4.7 | 3.4 |
| 14 | Rochester - NY | 3.2% | 4.1 | 3.3 |
| 15 | Greensboro - NC | 3.5% | 4.7 | 3.0 |
| 16 | Long Island - NY | 4.3% | 4.6 | 2.4 |
| 17 | Norfolk - VA | 3.4% | 5.4 | 2.8 |
| 18 | Kansas City - MO | 3.5% | 4.3 | 3.5 |
| 19 | Los Angeles - CA | 5.0% | 4.0 | 2.5 |
| 20 | Columbus - OH | 3.8% | 5.0 | 3.3 |

Source: CoStar, March 2024

VACANCY RATES STILL NEAR ALL-TIME LOWS FOR PROPERTIES SMALLER THAN 100,000 SQUARE FEET



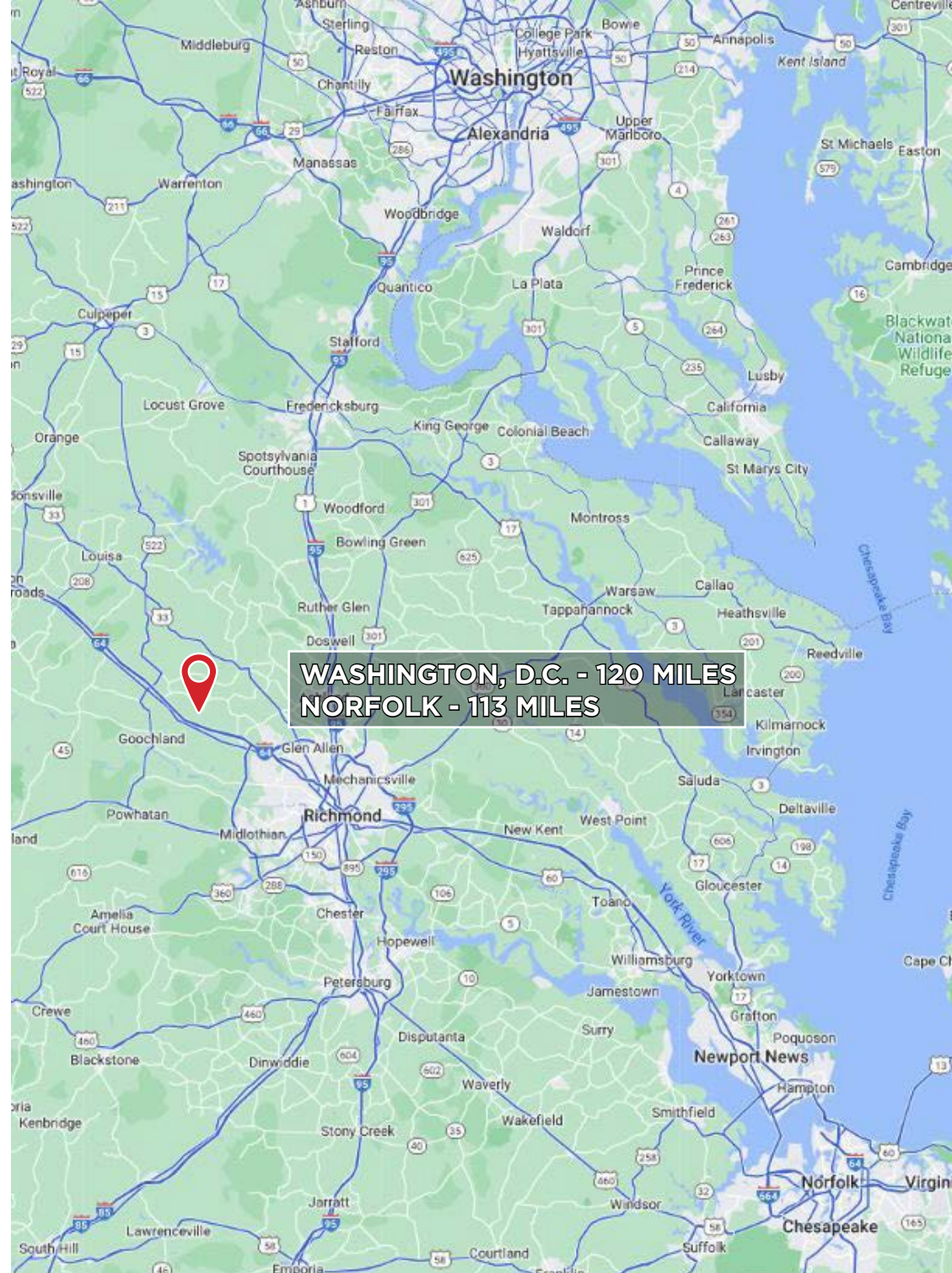
At 5.2%, the portion of U.S. industrial space listed as available for lease in properties smaller than 100,000 square feet has also risen in recent months but remains near prepandemic record lows.

This contrasts with availability rates for properties 100,000 square feet or larger, which have risen back up to 2016 levels as the market contends with record completions of unleased big-box distribution center developments. The gap in availability rates between these two segments of industrial properties is currently the widest Costar has ever recorded.

Source: CoStar, February 2024

LOCATION

- 1-day truck delivery (11 hours)
- 750-miles radius



LOCATION

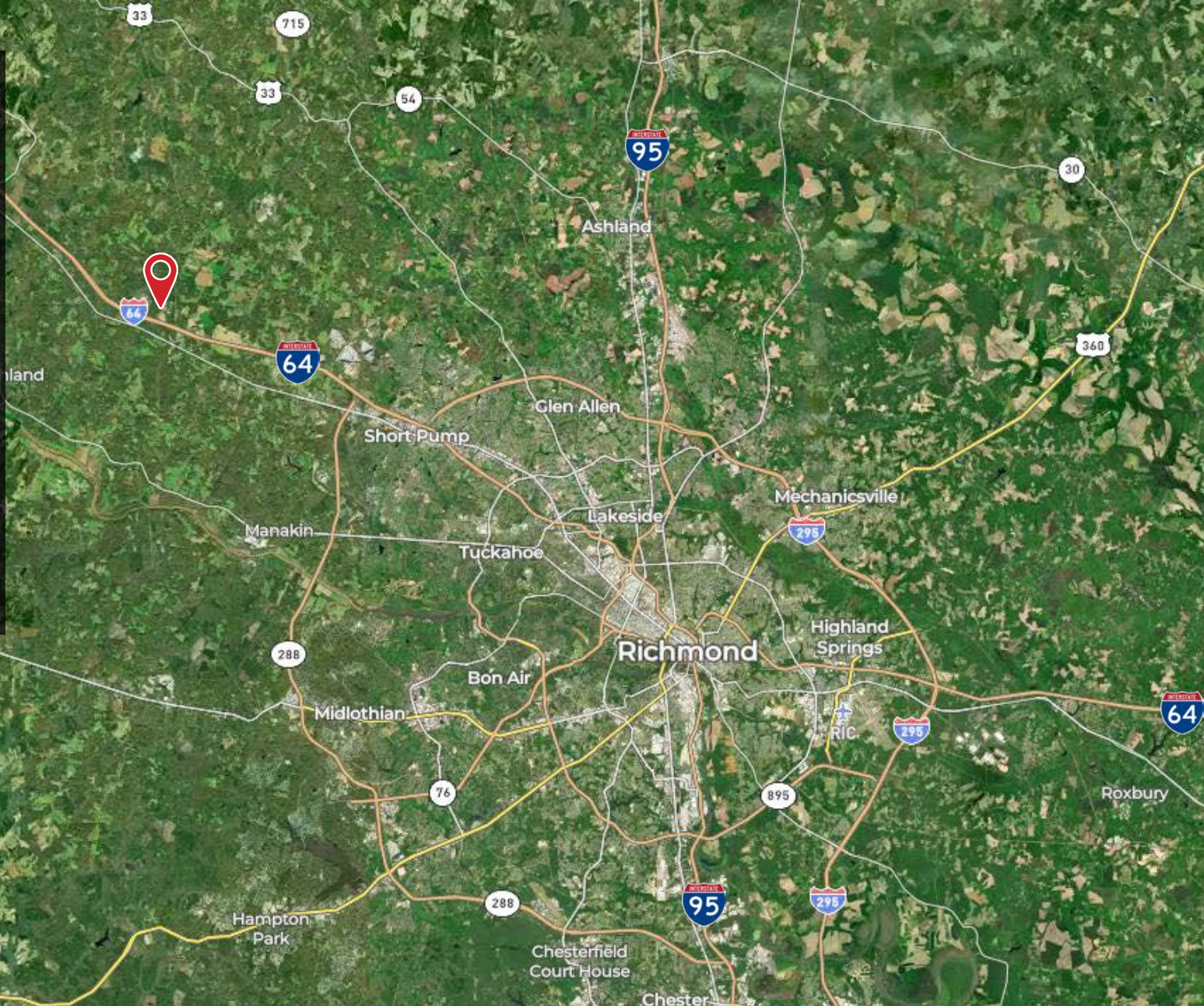


20 Miles



0.4 Miles

Richmond, VA is strategically located along I-95 and I-64 in the heart of the East Coast economic corridor with more than 45% of the U.S. population within a one-day drive. Home to seven Fortune 500 companies, Richmond is consistently listed in the top rankings for work force attraction and cost of living. The strong economic fundamentals in Richmond have propelled population growth by 11.3% in the past decade.



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