POTENTIAL EXPANSION

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Welcome to

53.18 Acres

13264 MOUNTAIN RD | GLEN ALLEN, VA

CBRE

Prime Industrial
Opportunity

HANOVER COUNTY, VA

Seize a rare opportunity to lease or acquire a well-positioned industrial facility in Hanover County, **a pro-business environment with a low tax basis**. This former Tyson Foods processing plant consists of 291,500 SF, including 221,000 SF of warehouse/manufacturing space with 20,000 SF of office space and ancillary buildings* *(cell towers not available upon sale)*, ideal for a variety of industrial uses. Boasting robust infrastructure and previously **supporting up to 8 MW of power** and 1M gallons of water capacity per day, the facility is fully sprinklered and ready for immediate occupancy. A ready workforce and abundant utilities make this site ideal for manufacturing and distribution operations. The property benefits from a highly accessible location, with convenient access to I-295 and Route 33, facilitating efficient travel to Richmond, Charlottesville, and Washington D.C.

The owner is **offering flexible delivery options**: a vanilla box with a new roof, a build-to-suit, or sell as-is.

Property Features

13264 MOUNTAIN ROAD
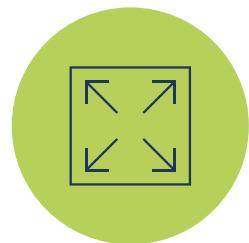
291,500 SF Facility on 53.18 Acres

Heavy Industrial Zoning (M-2) in Hanover County
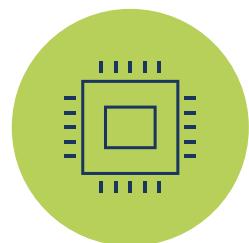
Served by 230 kV & 500 kV power + potential for more

221K SF
MAIN PLANT

30K SF
2ND FLOOR

70K SF
ANCILLARY BUILDINGS

Location Map

13264
Mountain Rd

Laurel

Mechanicsville

Tuckahoe

Richmond

RIC

I-295
1.4 Miles

I-64
5.2 Miles
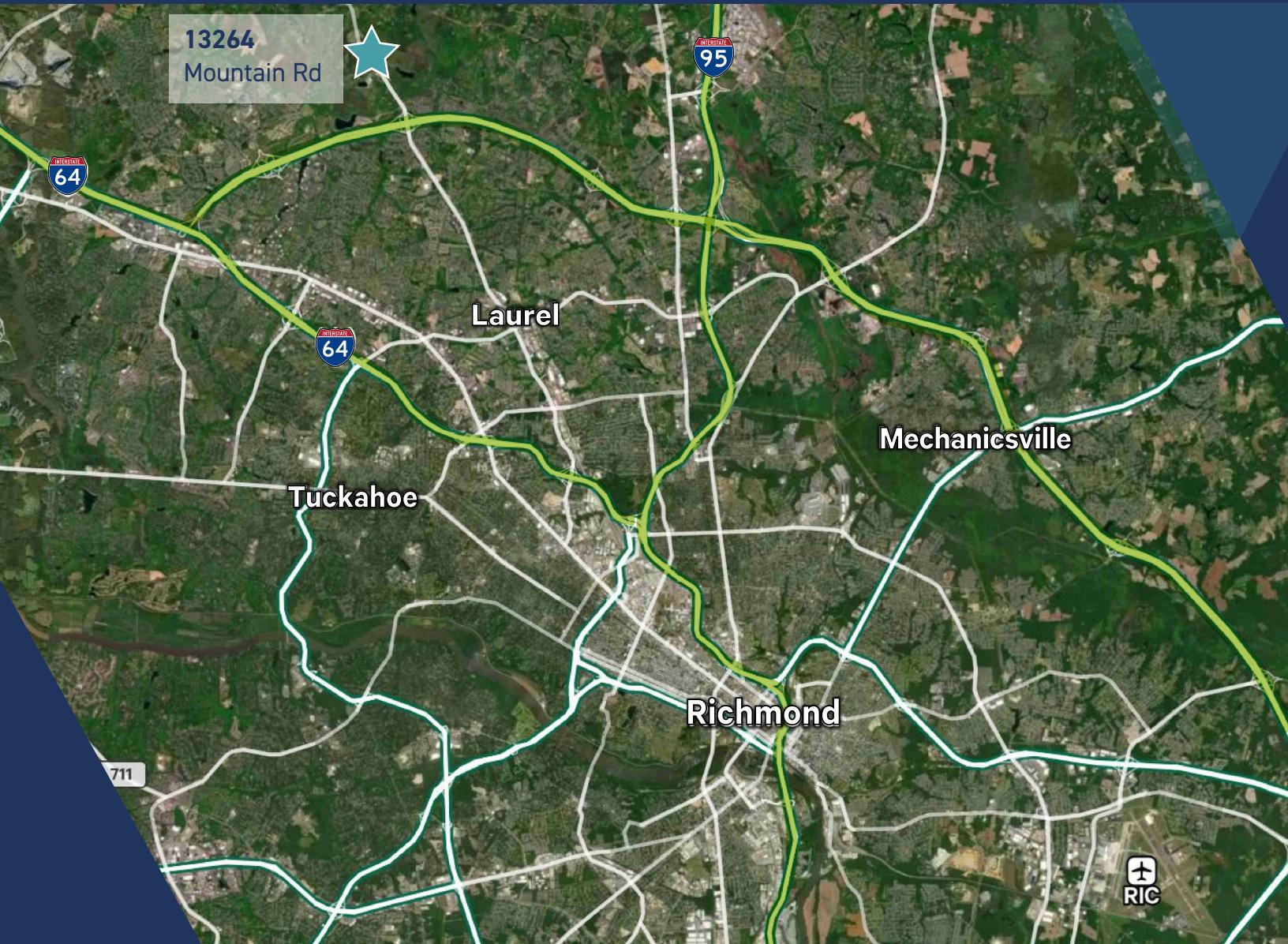
I-95
9.6 Miles

RICHMOND INT'L AIRPORT
24.2 Miles

PORT OF RICHMOND
23.7 Miles

PORT OF NORFOLK
108 Miles

Local
Demographics

	1 Mile	3 Miles	5 Miles
Population - 2024	310	27,220	104,560
Population - 2029 Est.	328	27,159	104,737
Households - 2024	121	9,513	40,558
Households - 2029 Est.	128	9,495	40,613
2024 Avg. Household Income	$132,852	$167,663	$133,987
Employees	350	11,252	51,961
Businesses	46	1,272	5,015

Power & Utility
Map

230/500 kV
POWER

800,000
GALLONS/DAY

23,000+
AMPS
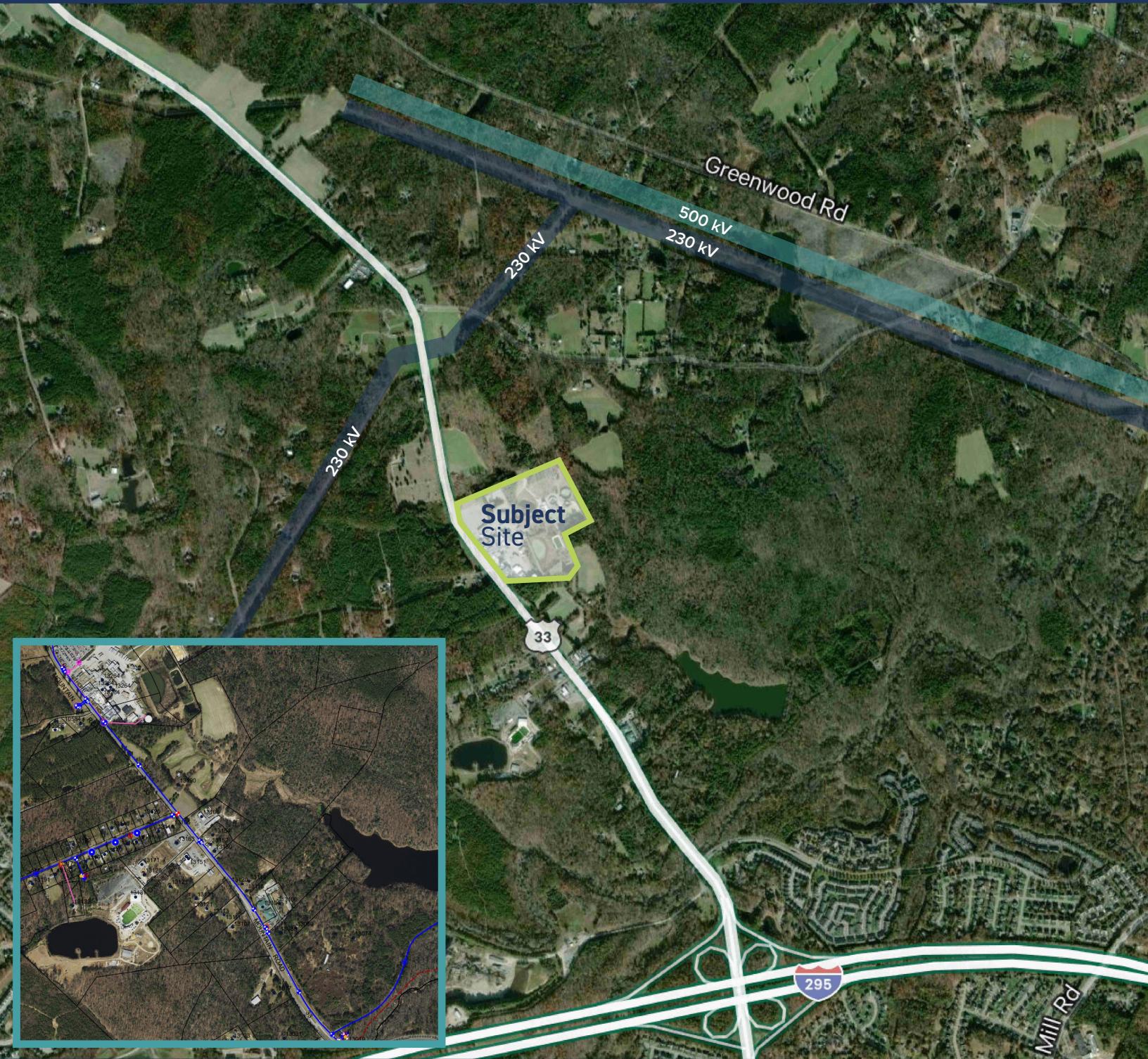
Richmond Data Center Locations

1 Hanover Technology Park
2 Pixel Factory Data Center
3 Windstream Innsbrook
4 Lumen Richmond 1
5 Flexential Richmond Data Center
6 EdgeConneX Richmond - EDCRIC01
7 Lumen Richmond 2
8 Infotel Systems Data Center
9 Richweb Data Center
10 Cogent Data Center - Richmond

11 Iron Mountain Data Centers RCH-1
12 QTS Richmond 1 DC1, DC2, DC3
13 Meta Henrico Data Center
14 Meta Sandston
15 PointOne Richmond Data Center Campus
16 CTSI Data Center
17 Chirisa Richmond Technology Park
18 Chirisa DDC Campus
19 Chesterfield Technology Park
20 Menlo Digital MD-DC3 (Richmond)
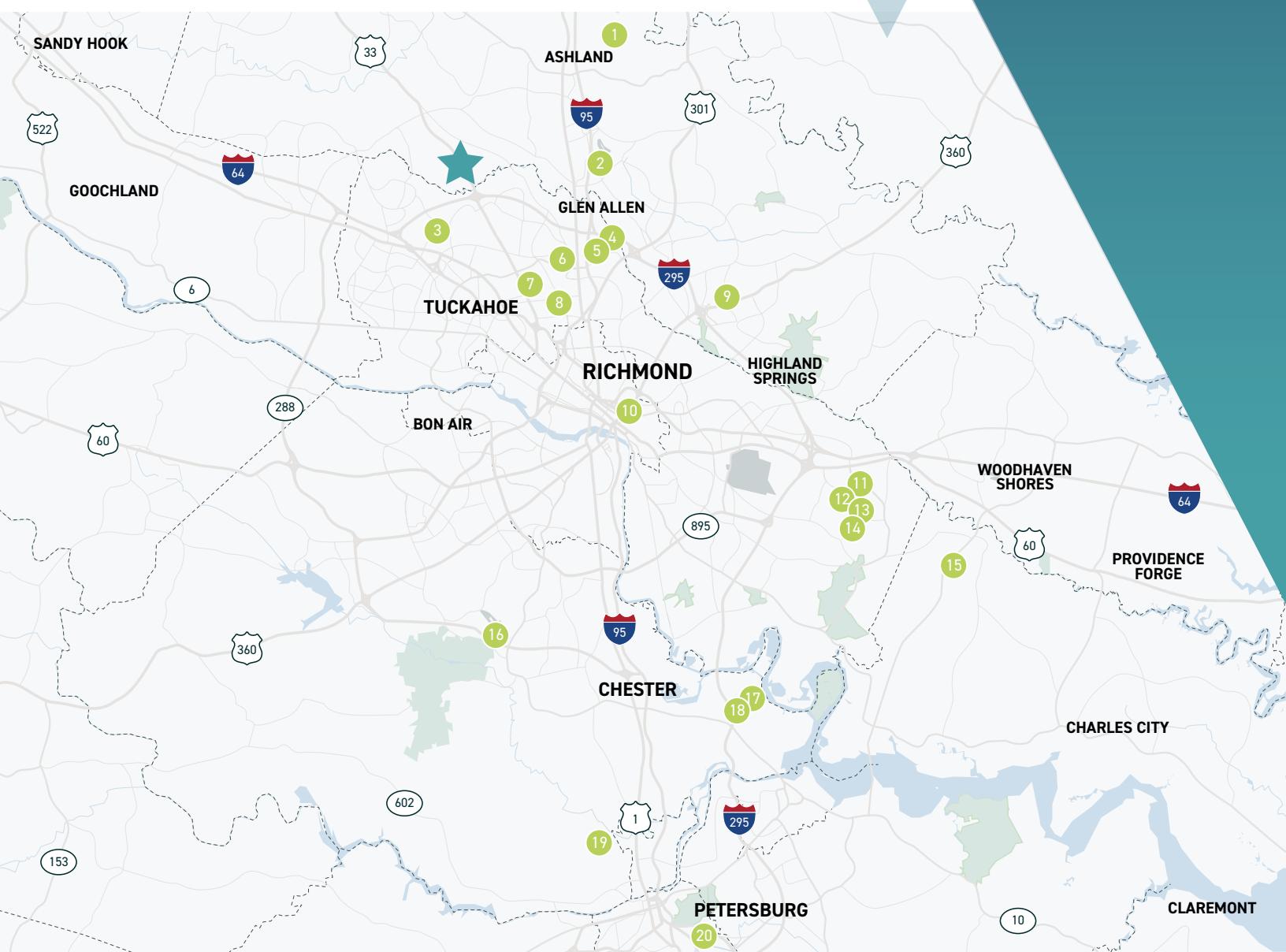
53.18 Acres

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RT. 33

CONTACTS

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