



POTENTIAL EXPANSION

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# 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

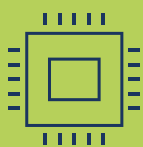
13264 MOUNTAIN ROAD



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

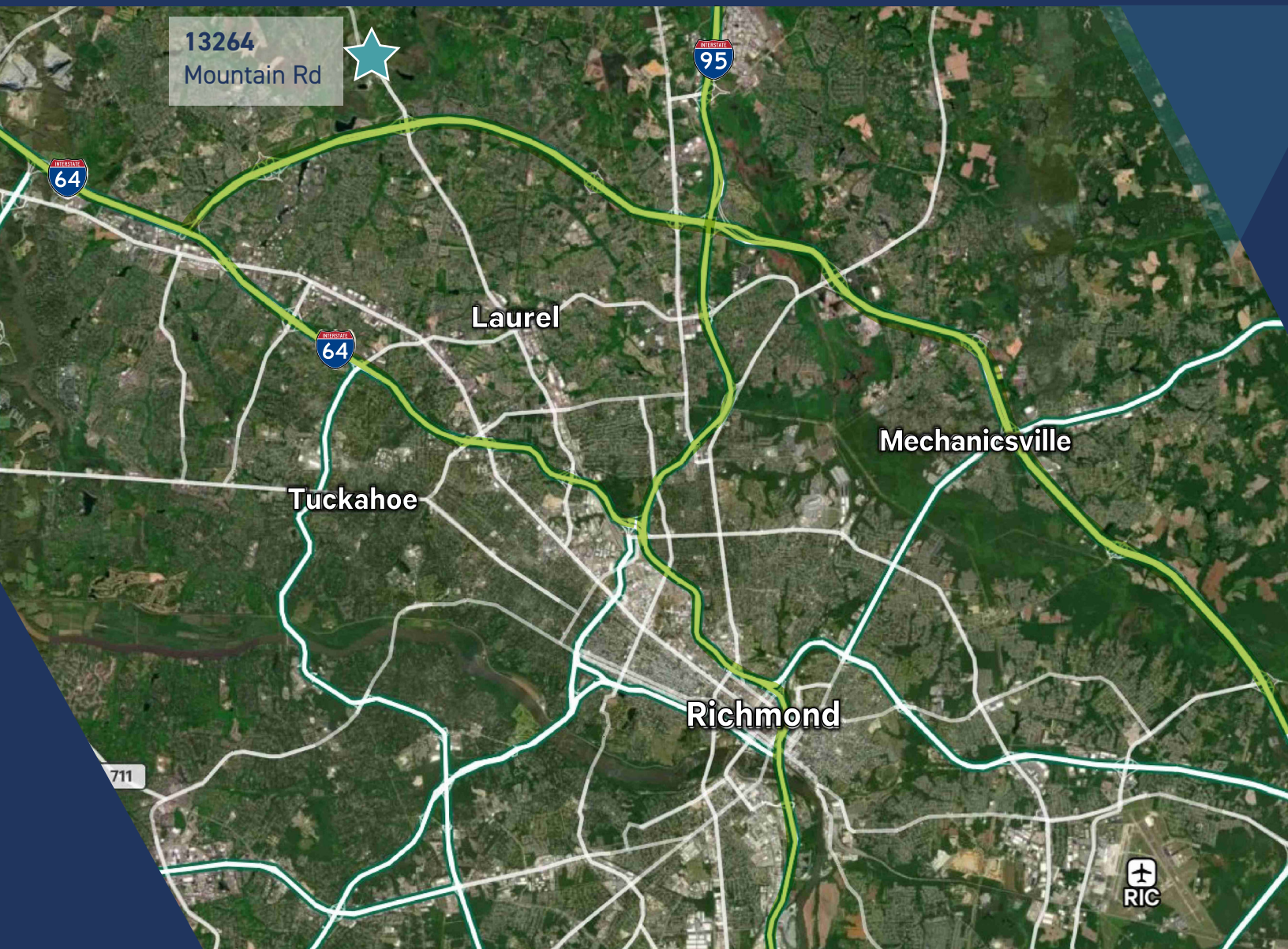
2ND FLOOR

70K SF

ANCILLARY BUILDINGS



# Location Map



**I-295**

1.4 Miles

**RICHMOND INT'L AIRPORT**

24.2 Miles

**I-64**

5.2 Miles

**PORT OF RICHMOND**

23.7 Miles

**I-95**

9.6 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

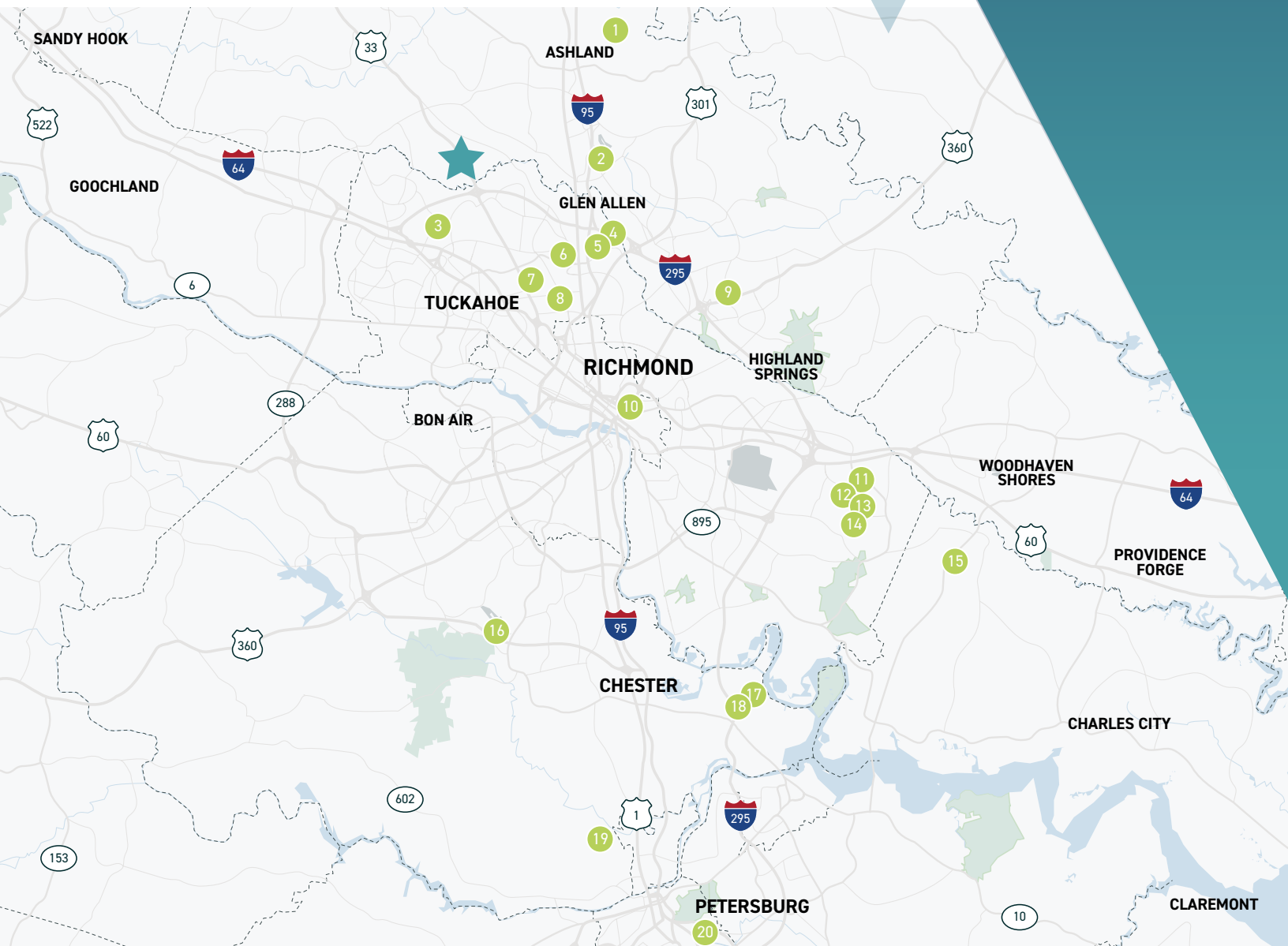
23,000+  
AMPS





# 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)





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## CONTACTS

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# CBRE

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