



53.18 Acres

13264 MOUNTAIN RD | GLEN ALLEN, VA

CBRE

Prime Industrial Opportunity

HANOVER COUNTY, VA

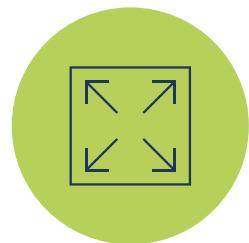
Seize a rare opportunity to lease or acquire a well-positioned industrial facility in Hanover County, **a pro-business environment with a low tax basis**. This former Tyson Foods processing plant consists of 291,500 SF, including 221,000 SF of warehouse/manufacturing space with 20,000 SF of office space 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

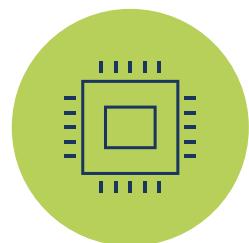
13264 MOUNTAIN ROAD



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

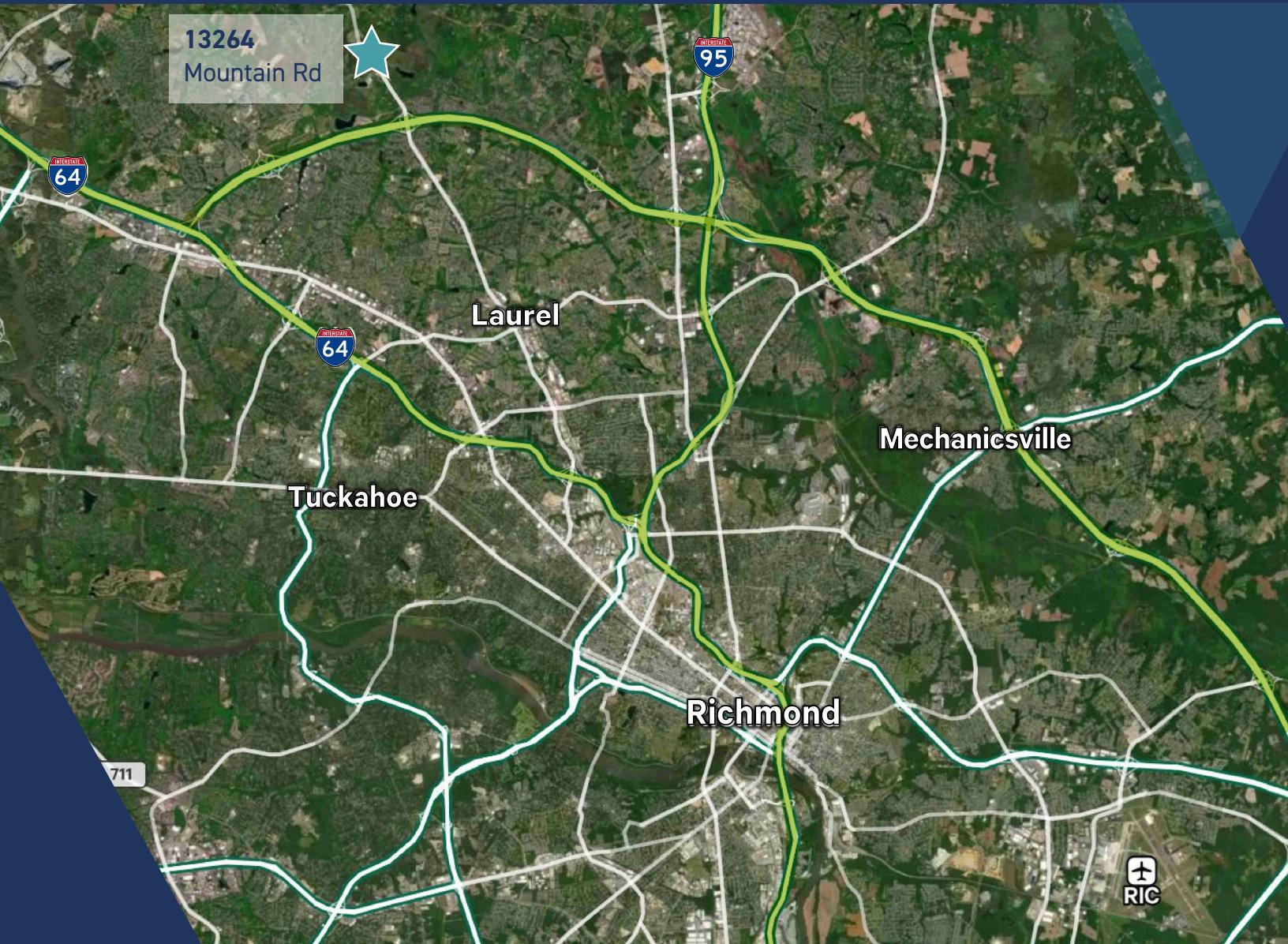
30K SF

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

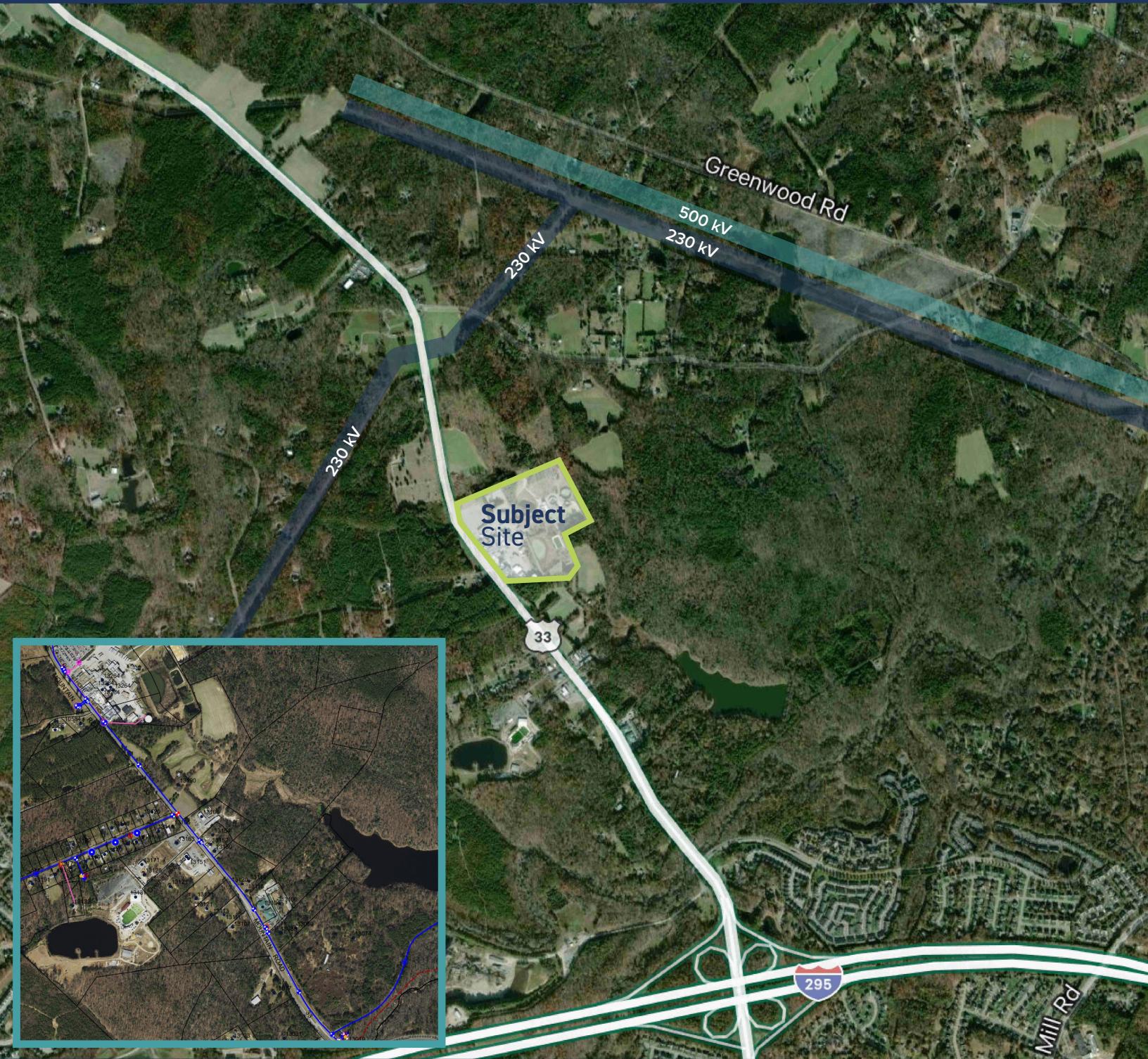
POWER

800,000

GALLONS/DAY

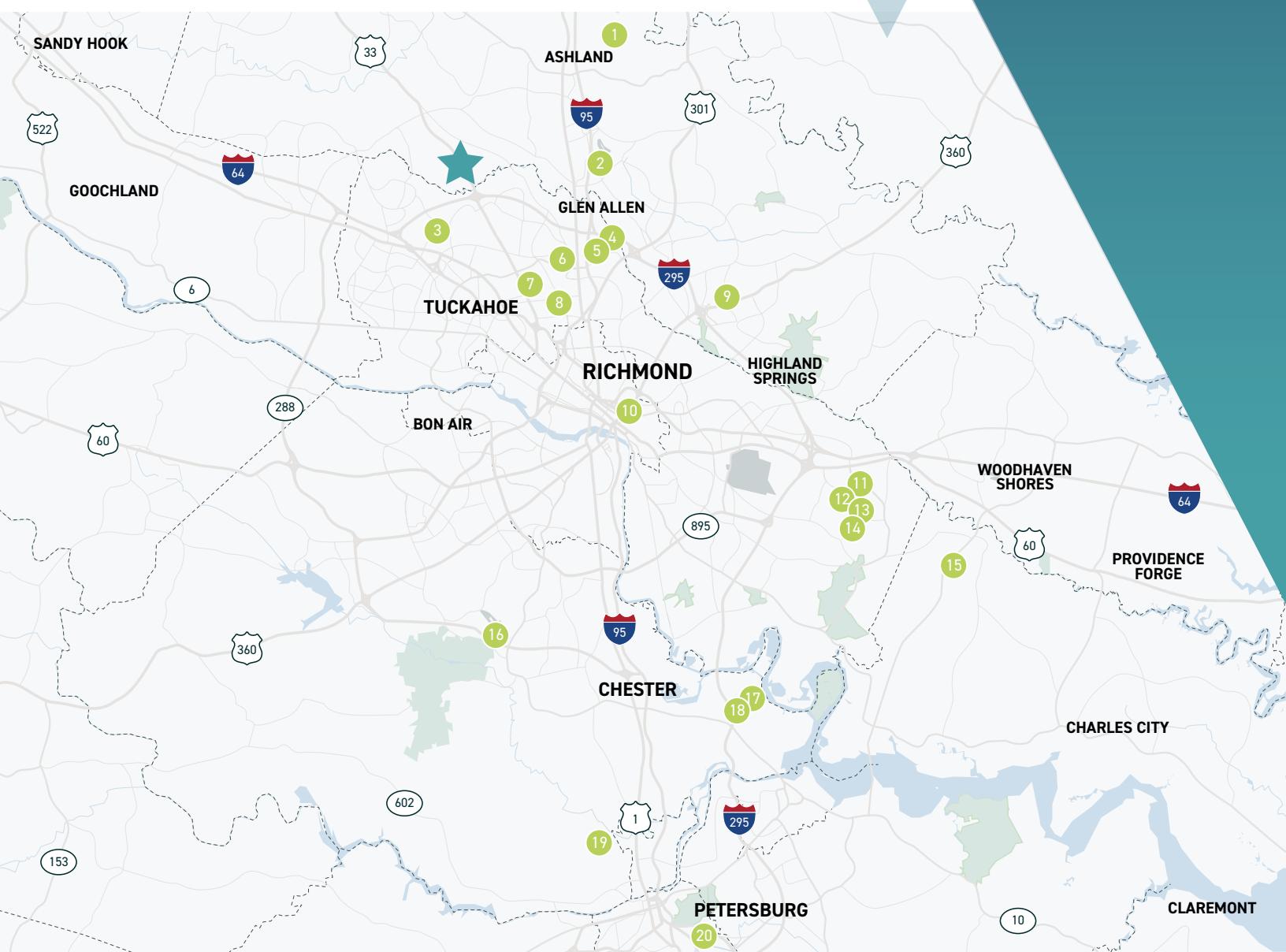
23,000+

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)



Source: datacentermap.com

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