

FOR SALE

0 WAGNER WAY, PRINCE GEORGE, VA 23875 &
3287 COUNTY DRIVE, PETERSBURG, VA 23803

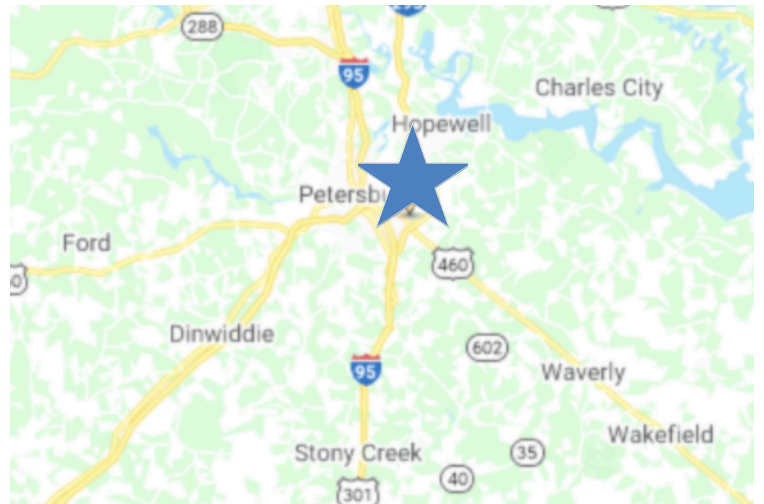
125 YEARS SERVING RICHMOND

POLLARD & BAGBY
REAL ESTATE



PROPERTY FEATURES

- Total Acreage: 50 +/-
- Signalized intersection of Route 460 & Wagner Way; off I-295 Exit 3 & I-95 Exit 48
- **Prince George County: 44.5 AC +/-; Commercial Vacant B-1**
 - Parcel ID: 340-0A-00-007-E; 40.25 AC
 - Parcel ID: 340-0A-00-007-D; 4.24 AC
- **City of Petersburg: 4.8052 AC +/-; Commercial Vacant B-2**
 - Parcel ID: 061-02-0001
 - Opportunity Zone
- Sold Together or Separately
- **\$3,750,000**



CONTACT INFORMATION

Tony Rolando

Associate Broker, Commercial Leasing and Sales Manager
C 804.647.6700 | O 804.643.9011 | tony@pollardandbagby.com

Pollard & Bagby, Inc.

Serving Richmond's Real Estate Market Since 1894
2 South 5th Street, P.O. Box 2488, Richmond, VA
O 804.643.9011 | F 804.782.9897 | www.pollardandbagby.com

FOR SALE

0 WAGNER WAY, PRINCE GEORGE, VA 23875 &
3287 COUNTY DRIVE, PETERSBURG, VA 23803

125 YEARS SERVING RICHMOND

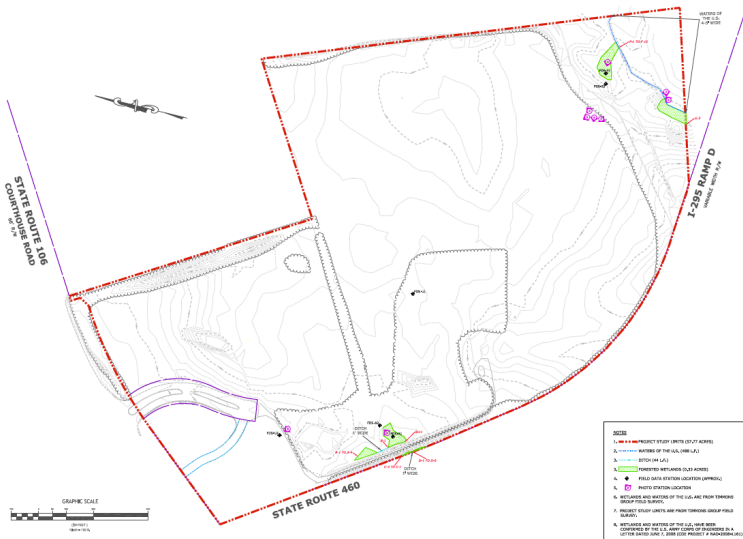
POLLARD & BAGBY

REAL ESTATE

PROPERTY PHOTOS



AERIAL MAP



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.