

Industrial | For Sale

CBRE

1290 Mount Landing Road

Tappahannock, VA 22560
www.cbre.com/richmond

±287,000 Total Square Feet





Property Overview

CBRE is pleased to offer the former Canon USA copier facility located at 1290 Mount Landing Road. The property is situated on 61 acres and it was constructed by copier giant Canon Inc. in 1990 as an injection molding plant until 2012 when FDP Friction Science acquired the facility and has continued to use it since for their distribution. Building is to be sold vacant. 1290 Mt. Landing Rd is located in a Foreign Trade Zone which provides tax incentives for those importing materials from Asia and abroad as well as an Opportunity Zone.


Property Features

- + Fully conditioned
- + Located in Foreign Trade Zone
- + 20,000 Amps
- + Production, quality control, packaging, distribution, and office spaces all under one roof

Potential Uses Include

- + Injection Molding
- + Food and Beverage
- + Warehouse/Distribution
- + Advanced Manufacturing
- + Cosmetics
- + Manufacturing

 **287,000**
Total Square Feet

 **36 Docks**
Separate Incoming & Outgoing Docks

 **3 Drive-In**
Separate Incoming & Outgoing Docks

 **24' - 45'**
Ceiling Height

 **317**
Car Parking Spaces

 **71 AC**
Room for Expansion

Location Highlights

The Port of Virginia

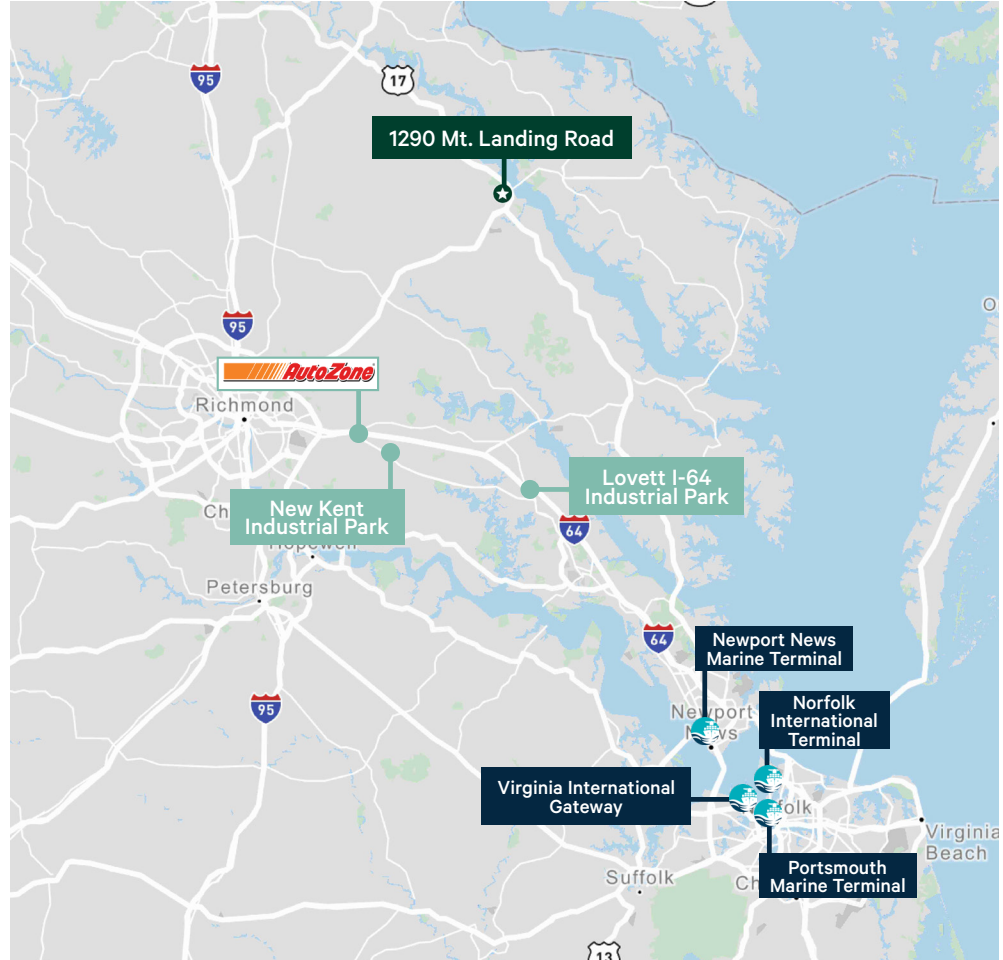
The Port of Virginia has made significant advancements in recent years, enhancing its infrastructure and operational efficiency. Key developments include the expansion of container handling capacity through the addition of new cranes and the deepening of navigation channels to accommodate larger ships. The implementation of advanced technology, such as automated systems for cargo processing, has improved turnaround times and reduced congestion. Additionally, the port's strategic investments in rail and trucking connectivity have strengthened its position as a critical hub for international trade on the East Coast. These enhancements not only boost the port's competitiveness but also support economic growth in the region.

Foreign Trade Zone

Foreign Trade Zones (FTZs) offer several benefits, including reduced tariffs, streamlined customs procedures, and improved cash flow for businesses. They allow tenants to import goods without immediate duty payment, leading to cost savings and enhanced competitiveness. Additionally, FTZs facilitate inventory management and can attract foreign investment, making them crucial for tenants looking to optimize their supply chain and expand operations.



Large Users, Developments & Port of Virginia



	Distance
I-64	43 Miles
Richmond, VA	44 Miles
I-95	48 Miles
The Port of Richmond	51 Miles
The Port of Virginia	92 Miles
DC Metro	104 Miles



Property Specifications

Property Address	1290 Mt. Landing Road, Tappahannock, VA
Market	East Central Virginia
Building Size	287,000 SF fully conditioned, expansion space available
Land Area	61 acres
Clear Height	24' - 32'
Year Built	1990 / 1993
Zoning	M-1 Industrial
Office SF	21,000 SF
Parking	317 employee parking spaces.
Loading Docks	36 loading docks with mechanical levelers; separate truck court entrance
Drive In Doors	2
Security	Guard House at entrance
Amenity Spaces	Atrium Lobby, Cafeteria, Auditorium
HVAC	Building is fully conditioned 23 rooftop units. 20 ton per unit
Electrical Service	10K AMPS - 400 & 800 AMP panels throughout
Sprinkler	Water Tower and Pump
Lighting	LED
Floor	Electrostatic Discharge Floor
Cranes	8

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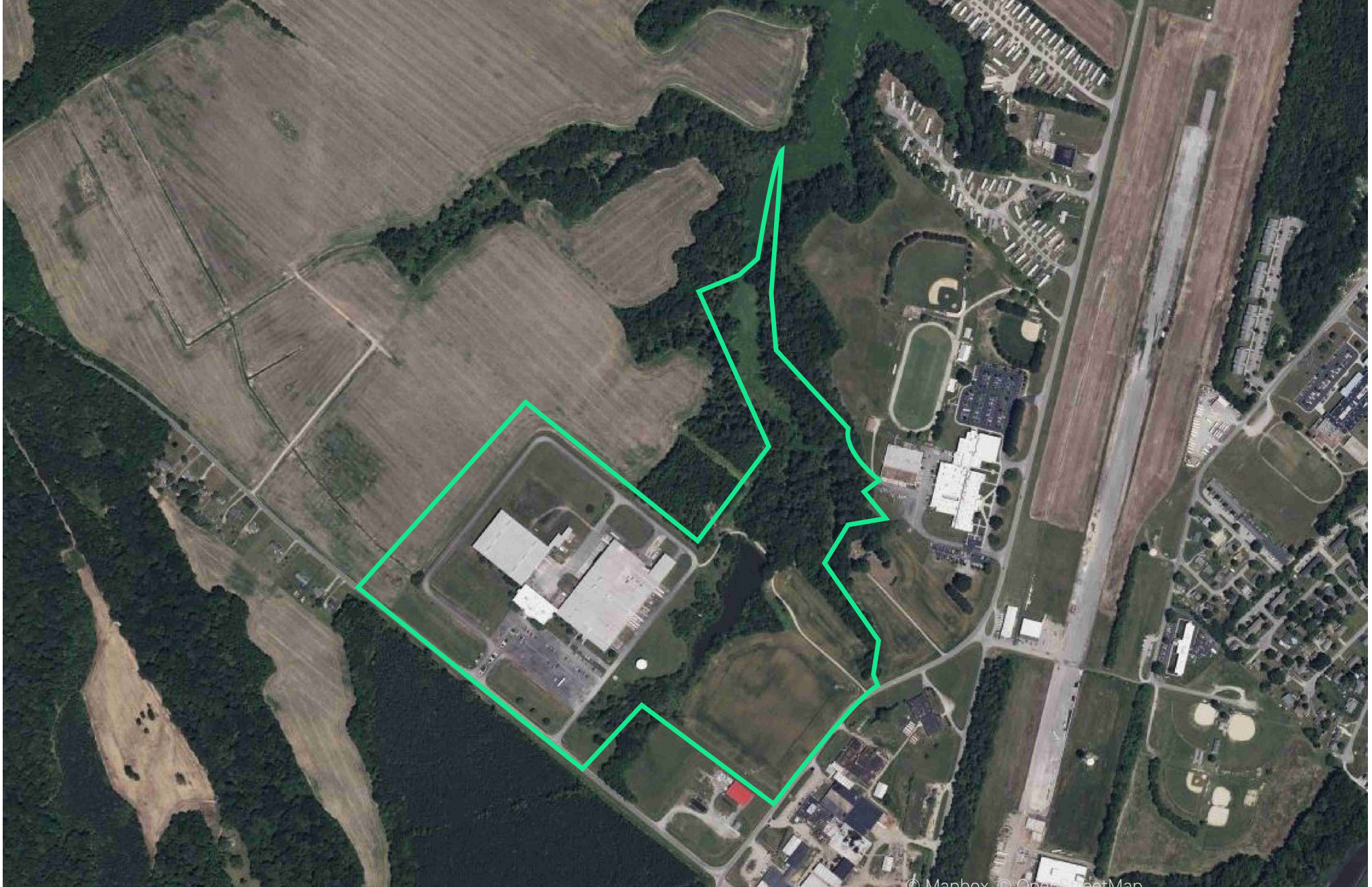


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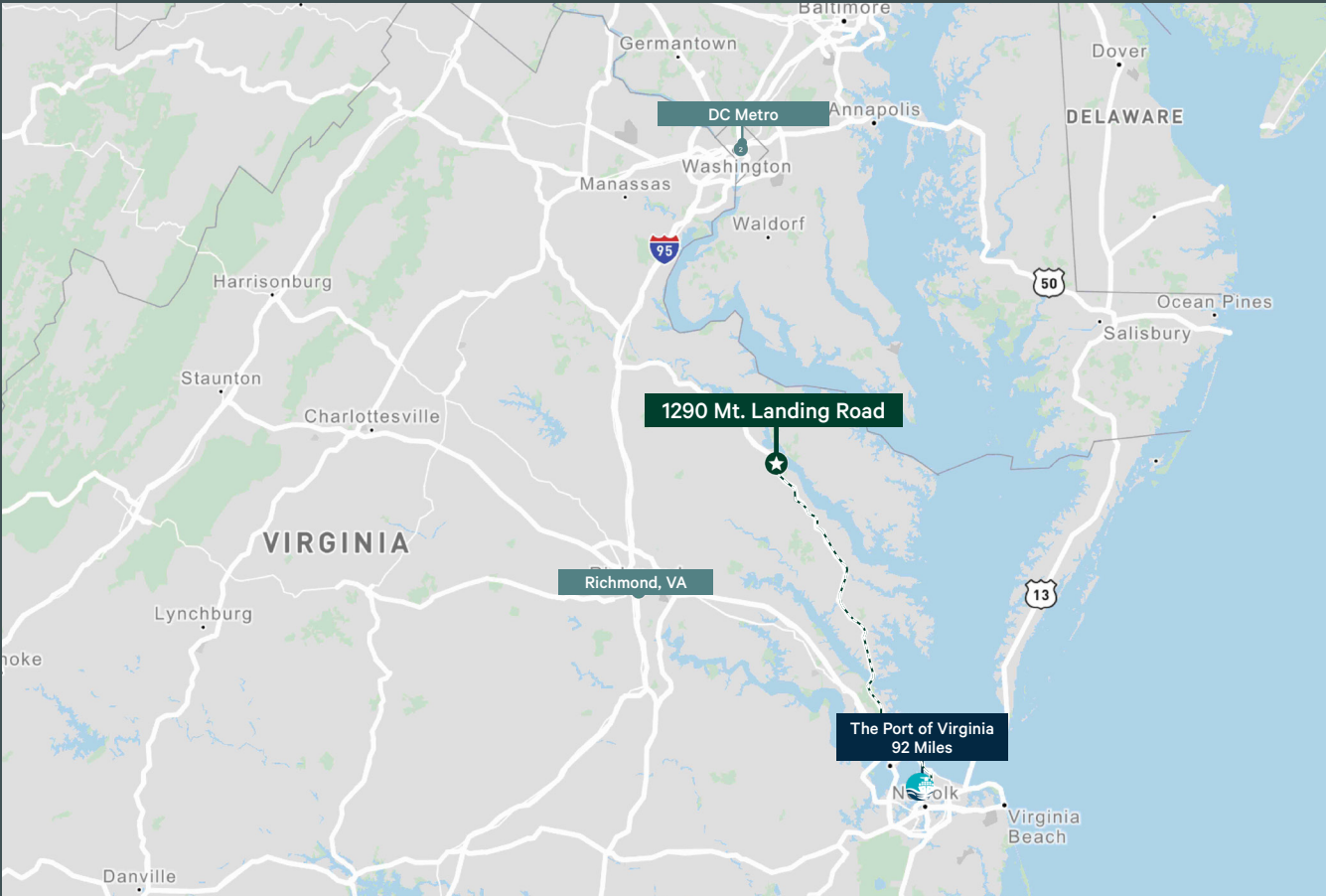


Aerial View



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Contact Us

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