

1701 & 1801 Reymet Road

Richmond, VA 23237

INDUSTRIAL AVAILABLE
25 ACRES | ROBUST INFRASTRUCTURE
I-3 HEAVY INDUSTRIAL ZONING

Proposed Data Center
(WestDulles)



Nuclear Fusion Power Plant
(400 MW to deliver 2030)
"Commonwealth Fusion
Systems ARC Site"

Reymet Road

1701 & 1801 Reymet Road
Chesterfield, VA
25 Acres | I-3 Zoning

Contact Agent for More Info

Chesterfield Power
Station Expansion
(Under Construction)



This predominantly single-story, aluminum manufacturing plant was originally constructed in 1959 (Finishing Building). The Cast House / Hot Mill facility followed in 1964 and the Office/ Lab facility was constructed in 1966. The remaining Support Areas followed over the years. Construction is noncombustible, consisting of insulated metal on steel frame walls and roofs. The site facilities' construction appears to be well maintained.

CBRE

Property Features

BUILDING DETAILS

1701 REYMET ROAD, RICHMOND, VA 23237	
Property Size (Acres)	21 Acres
Zoning	I-3 (Heavy Industrial)
Access	Reymet Road & Coach Road
Year Built/Renovated	<ul style="list-style-type: none">▪ 1959: Original Year Built▪ 1961: + 34,4298 SF▪ 1989: + 1,193 SF▪ 1991: + 6,308 SF
Electrial Capacity	Heavy Power 5,000 KVA / 3-Phase / 4,160 V
Total Building Size	± 47,599 SF
Docks	1 Recessed Loading Dock with Equipment
Drive-In	None
Clear Height	12' - 26'
Sprinkler	<ul style="list-style-type: none">▪ Wet Fire Supression System in Place▪ Supplied Via 10' Public Water Main at Reymet Road

1801 REYMET ROAD, RICHMOND, VA 23237	
Property Size (Acres)	3.52 Acres
Zoning	I-3 (Heavy Industrial)
Access	Reymet Road & Coach Road
Year Built/Renovated	1974
Electrial Capacity	Heavy Power 4,167 KVA / 3-Phase / 4,167 V
Total Building Size	± 50,565 SF
Docks	2 Loading Docks with Equipment
Drive-In	4 Automatic 10' Height
Clear Height	12' - 18'
Sprinkler	<ul style="list-style-type: none">▪ Wet Fire Supression System in Place▪ Supplied Via 10' Public Water Main at Reymet Road



Willis Road

**Proposed Data Center
(WestDulles)**

**1701 & 1801 Reymet Road
Chesterfield, VA
25 Acres | I-3 Zoning**

Contact Agent for More Information

Coach Road



Reymet Road



**Nuclear Fusion Power Plant
(400 MW to deliver 2030)
"Commonwealth Fusion
Systems ARC Site"**

**Chesterfield Power
Station Expansion
(Under Construction)**

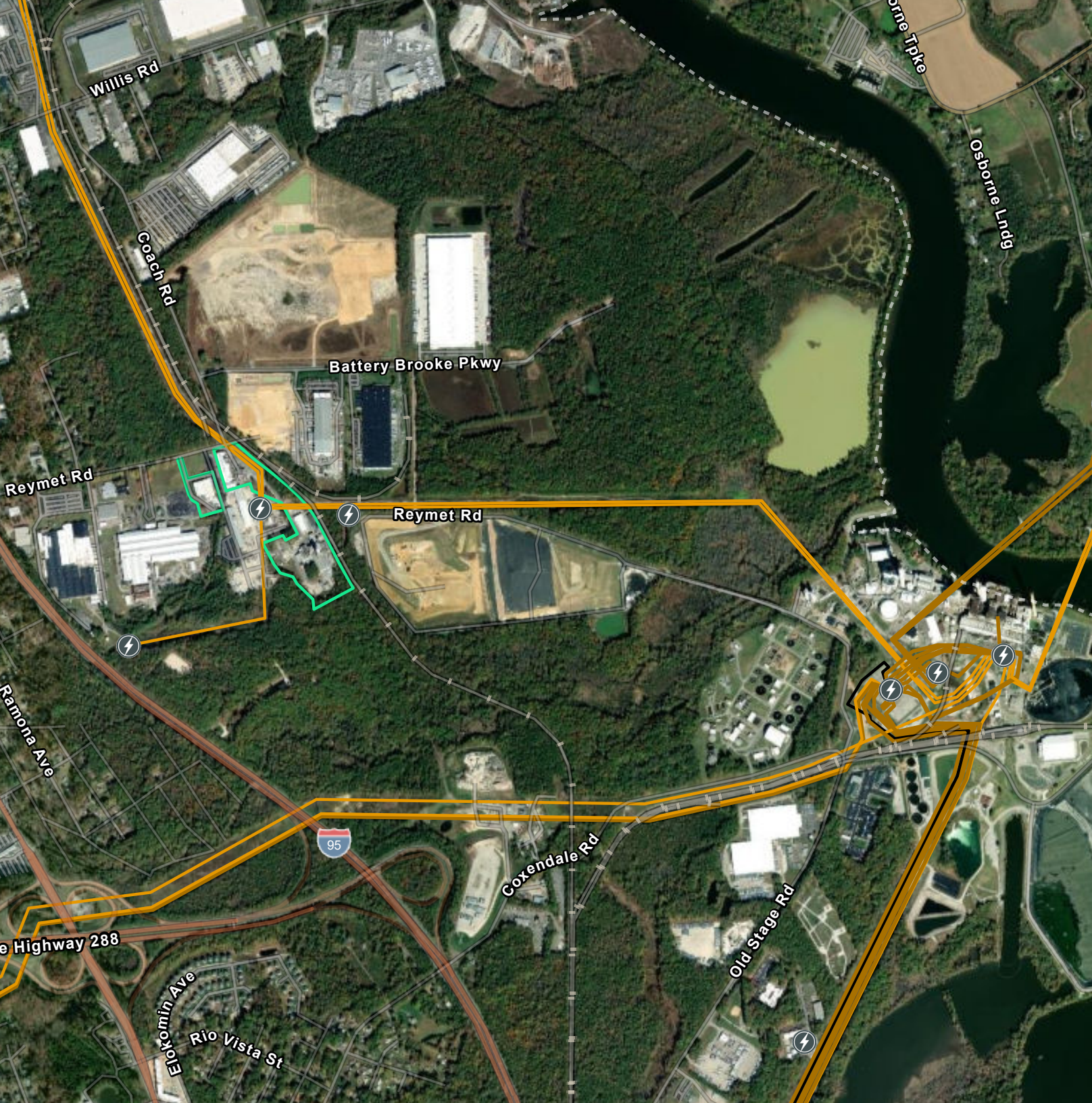


Richmond - Petersburg Turnpike

Dominion Energy is developing the **Chesterfield Energy Reliability Center (CERC)** adjacent to the site—a substantial expansion that will incorporate four simple-cycle combustion turbines, each with a capacity of 250 MW, resulting in a total output of 1,000 MW. Construction is anticipated to commence in 2025, with operations projected to begin in 2027.

**Dominion Energy
Chesterfield Power Station
(existing natural gas fired plant)**





LEGEND

ELECTRIC SUBSTATIONS



ELECTRIC POWER TRANSMISSION LINES

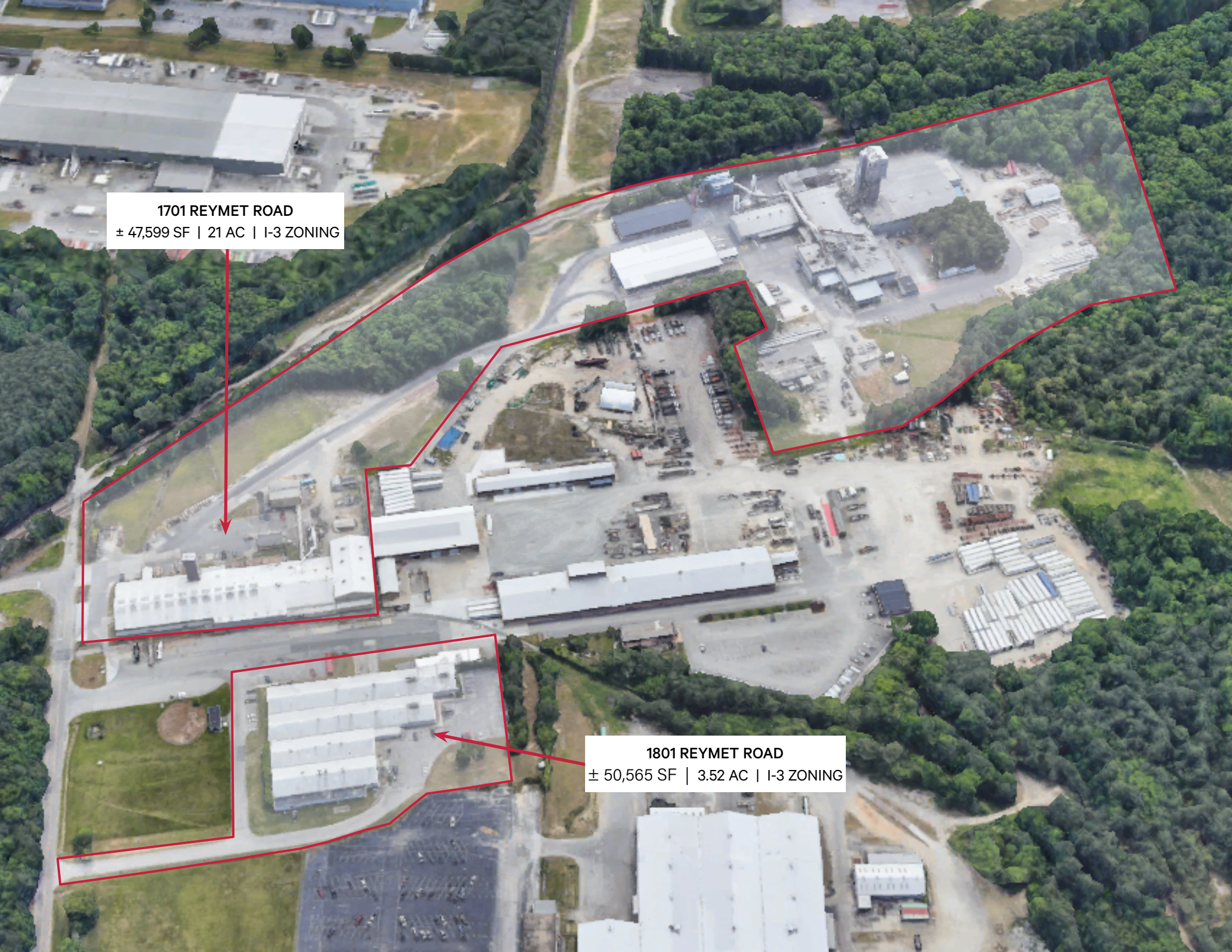
- 220 - 287 kV
- 100 - 161 kV
- Under 100 kV
- Not Available

UTILITY OVERVIEW

This site sits in one of Virginia's most power-rich corridors, adjacent to **Dominion Energy's Chesterfield Power Station** and near major transmission infrastructure. Dominion's Chesterfield Energy Reliability Center will **add 1,000 MW** by 2027, and the nearby Commonwealth Fusion Systems ARC Site is expected to deliver **400 MW** by 2030. With I-3 zoning and on-site heavy power capacity (up to 5,000 KVA / 3-Phase / 4,160 V), the property offers **exceptional scalability** for data centers and power-intensive operations.

HIGHLIGHTS

- Adjacent to Chesterfield Power Station (447 MW)
- 1,000 MW CERC expansion (2027)
[APPROVED](#)
- 400 MW fusion facility (2030)
- Three nearby sub-stations provide robust grid connectivity for the site



1701 REYMET ROAD
± 47,599 SF | 21 AC | I-3 ZONING

This aerial photograph shows an industrial park with several large buildings and extensive parking lots. A red line outlines a large section of the park. Two red arrows originate from the text labels: one points to a building at 1701 Reymet Road, and the other points to a building at 1801 Reymet Road. The surrounding area includes dense green trees and other industrial structures.

1801 REYMET ROAD
± 50,565 SF | 3.52 AC | I-3 ZONING



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I-3 HEAVY INDUSTRIAL ZONING**

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