

15400 Normans Lane

Culpeper, Virginia 22701

Investment Highlights

Greysteel is pleased to present 15400 Normans Lane, a 10.31-acre, industrial-zoned site in Culpeper County, Virginia. Positioned just off Route 15 Business (Brandy Road) via Normans Lane, the site is less than one mile from Route 29 access in both directions. The site is split-zoned, with approximately 1.5 Acres zoned Heavy Industrial and 8.81 Acres zoned Light Industrial. Contractor's equipment storage yards, building materials, and lumberyards are all permitted uses under Light and Heavy Industrial zones.

Culpeper County has quickly become one of the region's most active development markets, driven by multiple large-scale data center campus projects planned or underway within the Culpeper Tech Zone. With most of these projects still in the site-preparation, rezoning, site-planning, and utility-enabling phases, 15400 Normans Lane presents a timely opportunity to capitalize on the area's accelerated demand and ongoing growth.



Asset Snapshot

10.31

LOT SIZE (ACRES)

HI

ZONING (HEAVY INDUSTRIAL)

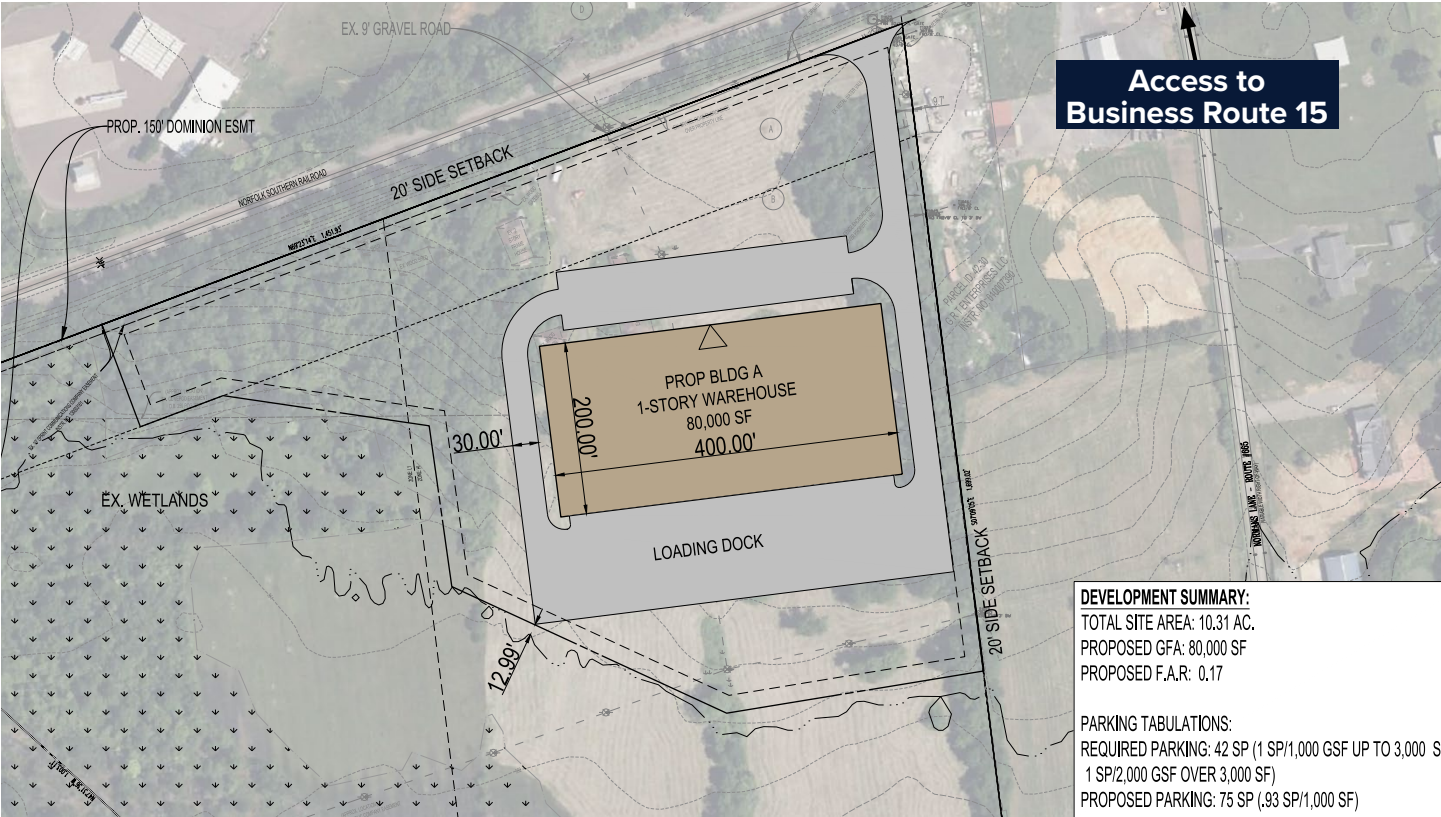
LI

ZONING (LIGHT INDUSTRIAL)

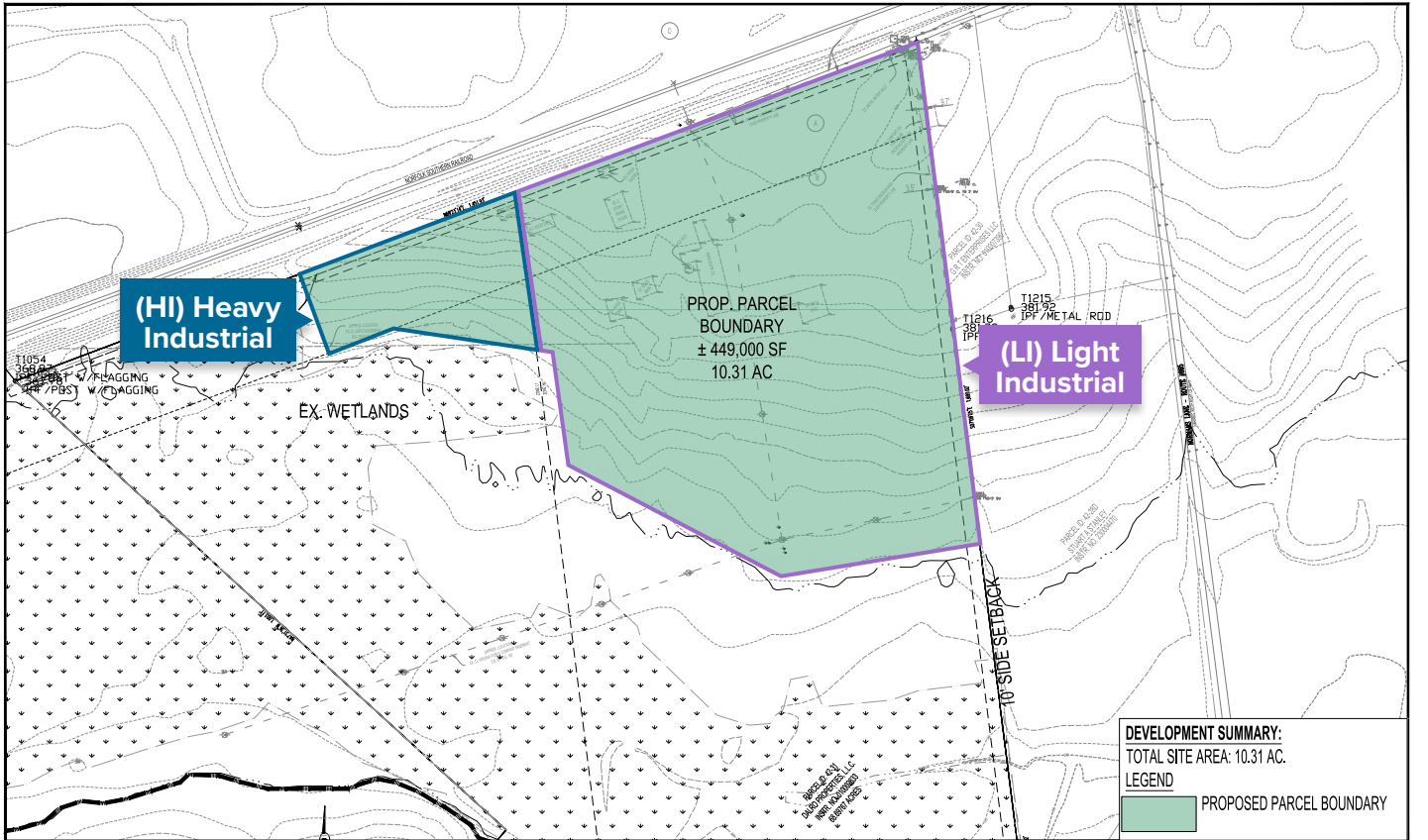
Culpeper

COUNTY

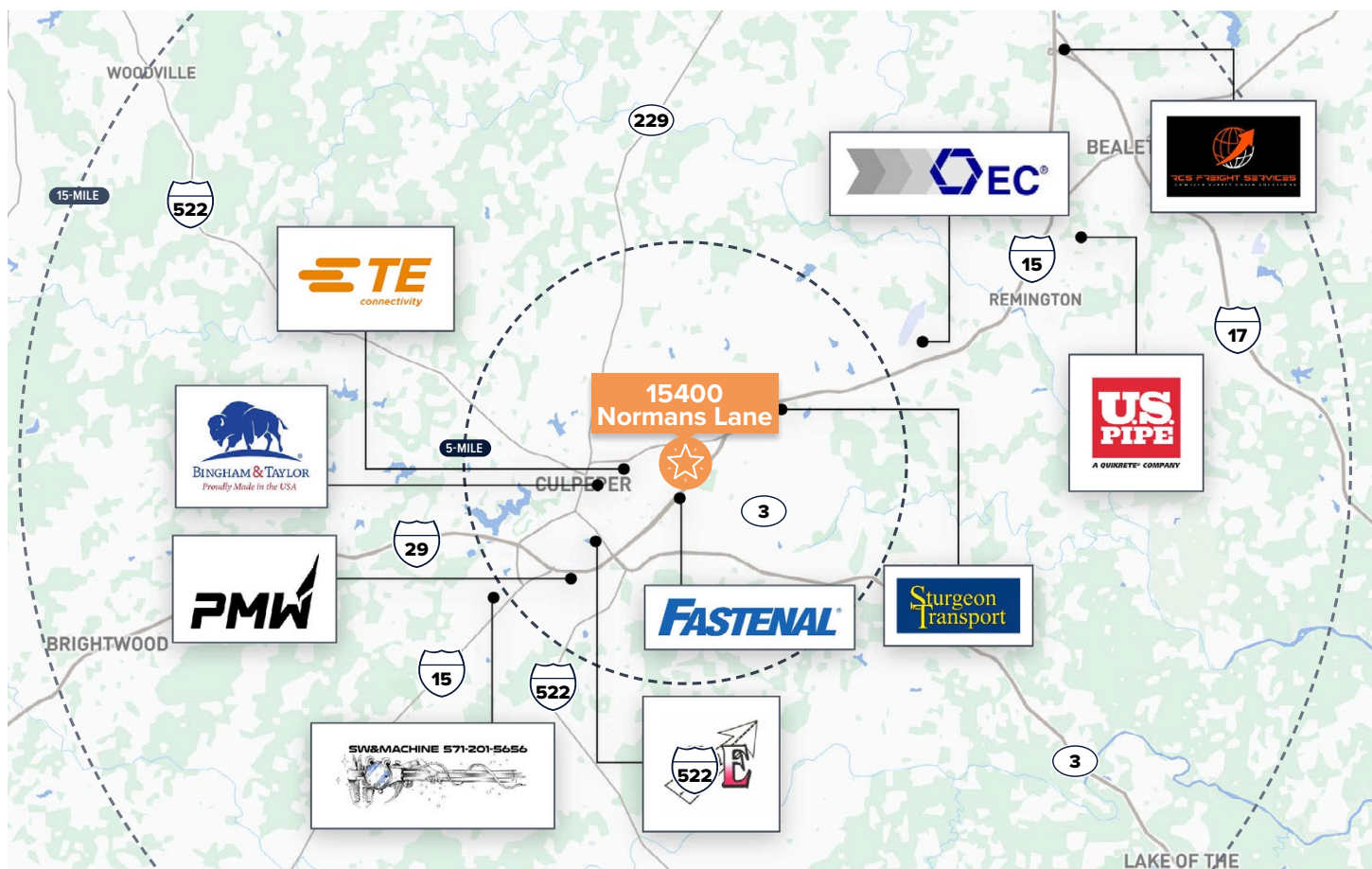
Conceptual Plan



Parcel Boundary



Distribution Map



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