

NEXT-GENERATION INDUSTRIAL & INFRASTRUCTURE OPPORTUNITY

DOSWELL, VIRGINIA

INDUSTRIAL USERS

INDEVCO
NORTH AMERICA



WEABER LUMBER

STATE FAIR OF
VIRGINIA

30

KINGS
DOMINION

SUBJECT PROPERTY



DOSWELL WASTEWATER
TREATMENT PLANT

Old Ridge Rd

DOSWELL GENERATING
PLANT - NRG

CASCADES PAPER

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EXECUTIVE SUMMARY

CBRE, as an exclusive advisor, has been retained to offer a 500+ acre development site along the I-95 Corridor in Virginia. Located in Doswell between Richmond and Northern Virginia, the property provides exceptional regional access for manufacturing, logistics, and other large-scale industrial operations.

The site is supported by existing 230kV and 115kV transmission lines, providing strong utility capacity for a wide range of industrial and commercial uses. This infrastructure gives future users the reliable, scalable power needed for modern operations.

Dominion Energy has acquired 10 acres on the western edge of the site to construct the Rollercoaster Substation, which will connect a new solar energy facility to the broader transmission grid. This project will enhance grid stability, improve local reliability, and support future growth, with completion expected in summer 2026.

Of the total acreage, approximately 189 acres lie in wetlands or floodplain, and 68 acres include the dormitory and campground. The seller is flexible and will consider offers on all or a portion of the site.



BUILDING TABLE	
BUILDING #	AREA (SF)
1	80,000
2	240,000
3	100,000
4	100,000
5	1,250,000
6	100,000
7	100,000
8	100,000
9	100,000
10	50,000
11	400,000

EAST PARCEL

WEST PARCEL

BLDG#2
240,000 SF

BLDG#4
100,000 SF

BLDG#5
1,250,000 SF

BLDG#1
80,000 SF

BLDG#3
100,000 SF

BLDG#11
400,000 SF

BLDG#10
50,000 SF

BLDG#9
100,000 SF

BLDG#8
100,000 SF

BLDG#6
100,000 SF

BLDG#7
100,000 SF

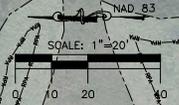
SUBSTATION

CAMPGROUND

KINGS DOMINION PARK

HYPOTHETICAL SITE PLAN #1

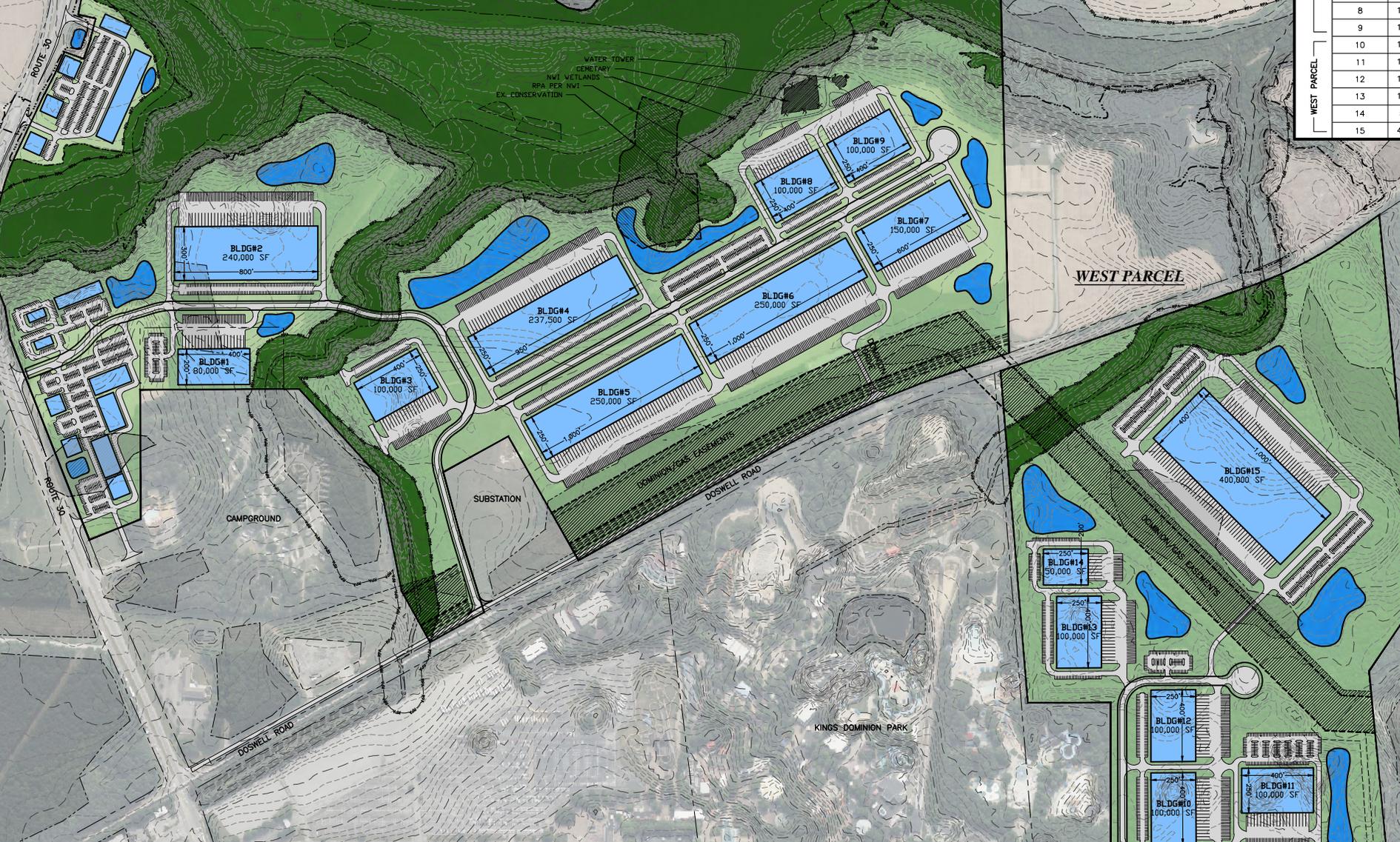
508 ACRES AVAILABLE (319 ACRES USABLE)



BUILDING TABLE		
BUILDING #	AREA (SF)	
1	80,000	EAST PARCEL WEST PARCEL
2	240,000	
3	100,000	
4	237,500	
5	250,000	
6	250,000	
7	150,000	
8	100,000	
9	100,000	
10	100,000	
11	100,000	
12	100,000	
13	100,000	
14	50,000	
15	400,000	

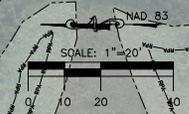
EAST PARCEL

WEST PARCEL



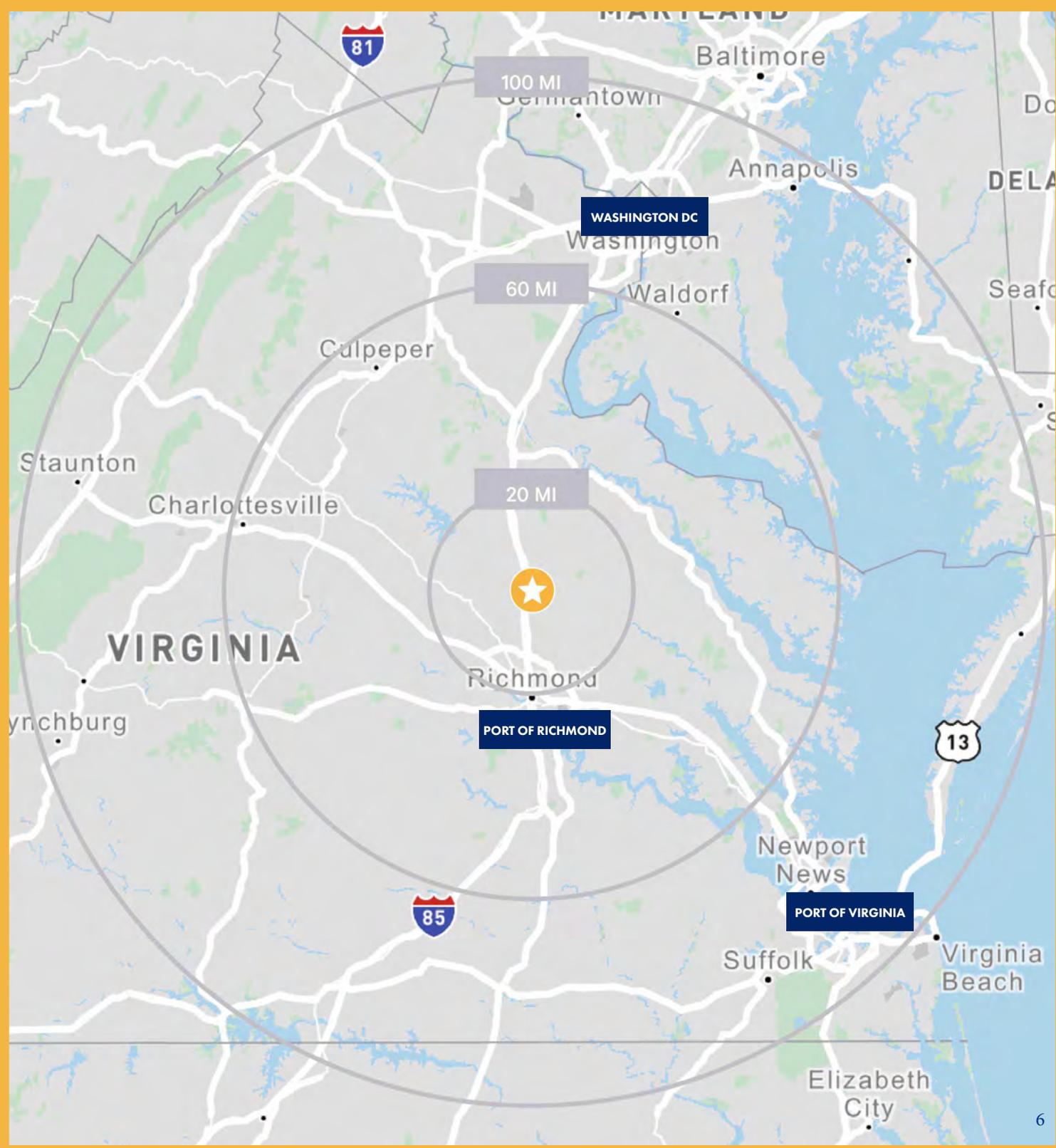
HYPOTHETICAL SITE PLAN #2

508 ACRES AVAILABLE (319 ACRES USABLE)



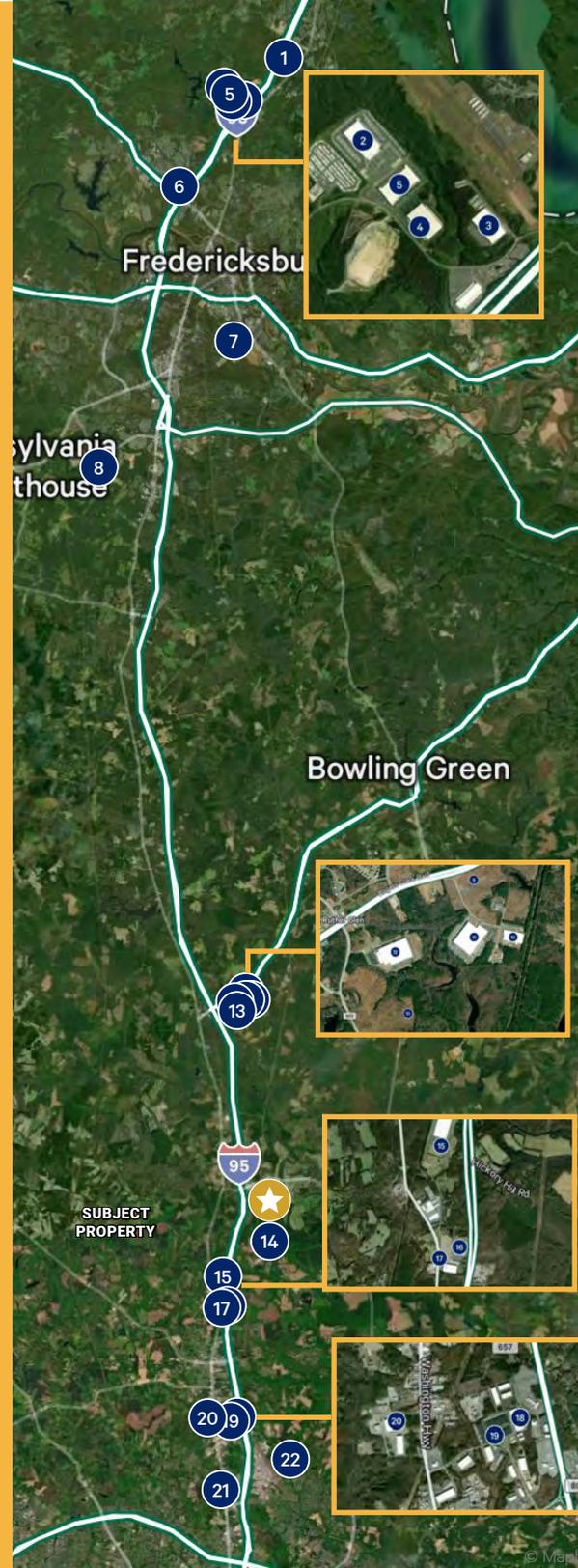
DRIVE TIME

LOCATION	DISTANCE	DRIVE TIME
I-95	1.4 Miles	4 Min.
I-295	19.6 Miles	20 Min.
City of Richmond	25.5 Miles	29 Min.
I-64	34.5 Miles	34 Min.
Port of Richmond	31.5 Miles	35 Min.
Washington DC	86.6 Miles	98 Min.
Port of VA	109 Miles	105 Min.
City of Norfolk	111 Miles	113 Min.



DISTRIBUTION

TENANT	PROPERTY	SIZE (SF)
1 DHL	DHL Distribution Center 705 Bradburn Pl, Stafford, VA	533k
2 Amazon	Building 1 - Amazon 220 Centerport Pky, Stafford, VA	610k
3 Fedex	95 Distribution Center 180 Centreport Pky, Fredericksburg, VA	486k
4 O'Reilly Auto Parts	200 Centreport Pky Fredericksburg, VA	530k
5 A&A Transfer/ JE Richards	Northern Virginia Gateway Phase II 210 Centreport Pky Fredericksburg, VA	559k
6 Hearthside Foods	37 McLane Dr, Fredericksburg, VA	539k
7 CVS	CVS Distribution Center 500 Lansdowne Rd, Fredericksburg, VA	487k
8 Lidl	Lidl Distribution Center 6120 Smith Station Rd Fredericksburg, VA	900k
9 MC Dean	Carmel Church Business Center 11174 Enterprise Pky, Ruther Glen, VA	325k
10 Costal Sunbelt/ Sysco Foods	23361 Business Center Ct, Ruther Glen, VA	125k
11 ValueCity Furniture	11266 Enterprise Pky, Ruther Glen, VA	359k
12 McKesson	10504 Mckesson Dr, Ruther Glen, VA	340k
13 Trader Joes	Caroline 95 Logistics 24098 Ruther Glen Rd, Ruther Glen, VA	1.1M
14 Cascades	Bear Island Paper Company 10026 Old Ridge Rd, Ashland, VA	600k
15 Sanmar	Hickory Hill 10462 Hickory Hill Rd, Ashland, VA	1.1M
16 The Vitamin Shoppe	112 The Vitamin Shoppe Way, Ashland, VA	311k
17 Republic National Distributing	Republic National Distributing Company 14060 Washington Hwy, Ashland, VA	250k
18 Amazon	Northlake Building D 11600-11690 N Lakeridge Pky, Ashland, VA	320k
19 Lansing Building/ NEFCO	Northlake Distribution Center 11800-11900 N Lakeridge Pky, Ashland, VA	293k
20 US Cabinets/ Fullscript	North Richmond Industrial Park - Phase 2 12063 Washington Hwy, Ashland, VA	315k
21 Performance Food Group	Cardinal North 10399 Washington Hwy, Glen Allen, VA	328k
22 Wegmans	Wegmans Distribution Center 9300 Sliding Hill Rd, Ashland, VA	1M

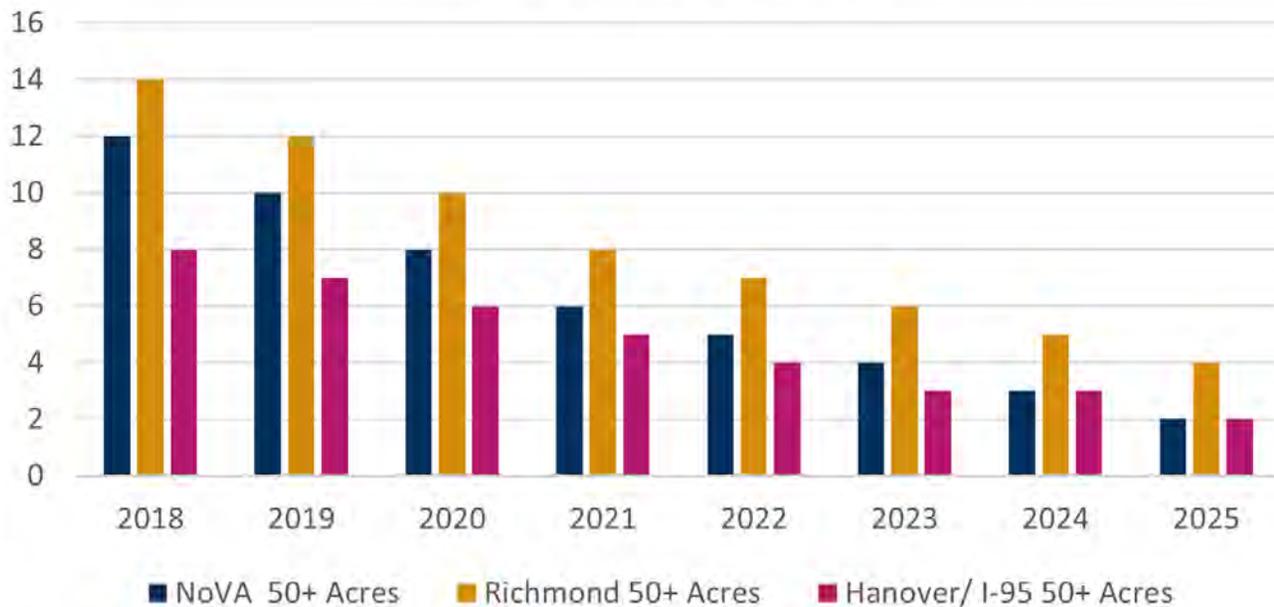


I-95 INDUSTRIAL CORRIDOR OVERVIEW

Virginia is a key East Coast industrial hub, driven by strong infrastructure, a pro-business climate, and access to major population centers. As large sites become scarce in Northern Virginia and Richmond, users are moving south along the I-95 corridor for scalable, cost-effective opportunities with excellent highway and port connectivity.

With favorable zoning, reliable utilities, and a deep labor pool, Hanover County continues to attract industrial investment, positioning the Doswell property as one of the region's most strategic development opportunities.

Scarcity of 50+ Acre Development Sites Along the I-95 Corridor

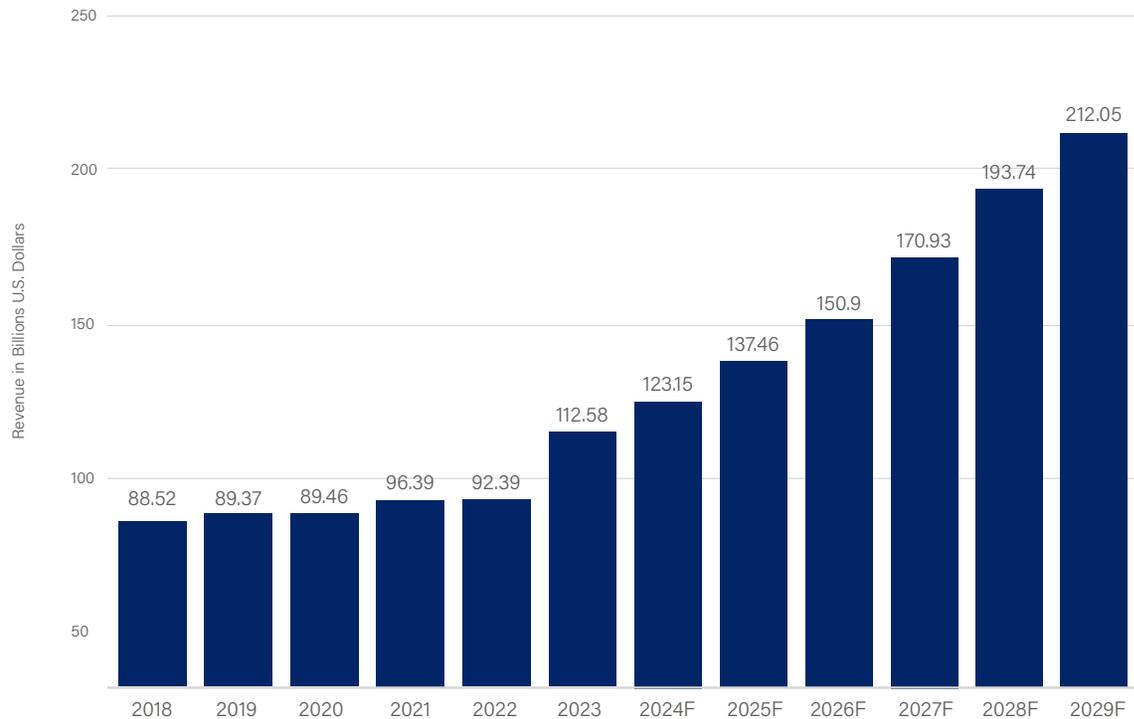


LARGE, DEVELOPMENT-READY INDUSTRIAL PARCELS HAVE STEADILY DECLINED ACROSS THE REGION.

REGIONAL LAND TRENDS

Industrial and commercial demand along the I-95 Corridor continues to accelerate, even as the supply of large, development-ready parcels has steadily diminished. With limited land remaining in Northern Virginia and Richmond, **users and developers are increasingly targeting Central Virginia for scalable sites with strong transportation access.** Hanover County's pro-business environment and strategic location along I-95 position the area **as a leading destination for new industrial and commercial growth**—making the Doswell property one of the region's **last true large-format development opportunities.**

DATA CENTER REVENUE BY YEAR IN U.S.



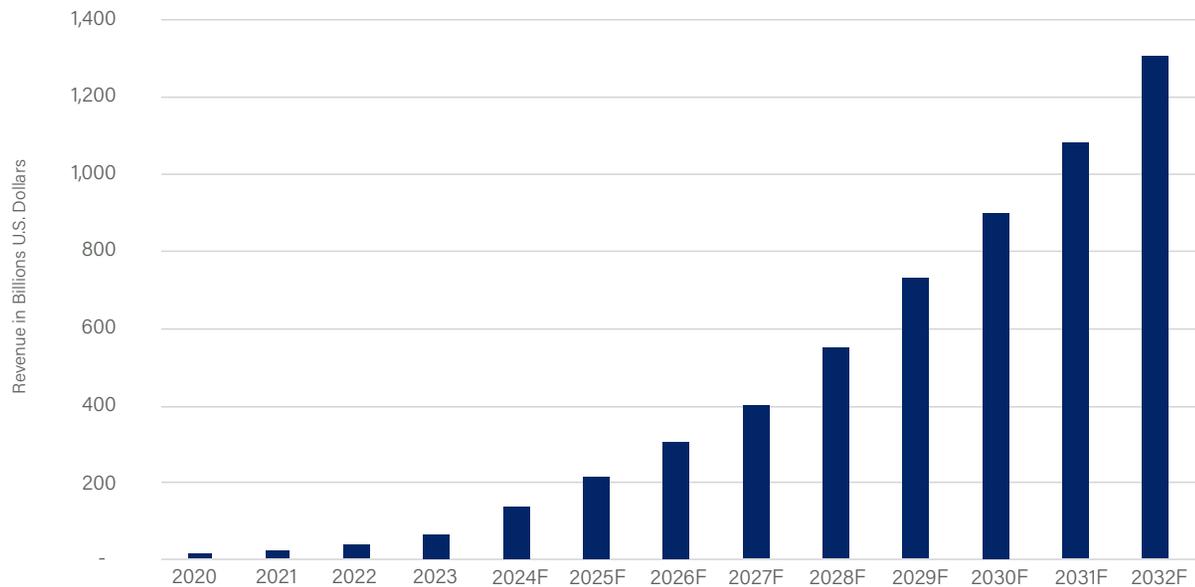
Source: Statista 2024

DATA CENTER INDUSTRY OVERVIEW

The U.S. data center market continues to experience significant growth, driven by strong demand from **cloud and AI companies**. Over the past decade, the growth of cloud service providers—*some of the largest technology companies in the world*—has transformed the data center industry as businesses increasingly migrate to cloud platforms for enhanced **scalability, flexibility, and cost efficiency**. This expansion is evident across key markets nationwide, with **end users and operators expanding data center footprints throughout the country**.

U.S. IS THE #1 INVESTOR IN AI IN THE WORLD

GENERATIVE AI REVENUE



Source: Bloomberg Intelligence, Stanford, AI Index Report 2024

The market's exponential growth is further fueled by the adoption of emerging technologies like **artificial intelligence (AI)** and the **Internet of Things (IoT)**. As a result, the overall **national vacancy rate has fallen below 2%**. Today, there is a historical amount of capacity under construction throughout North America, of which **90% is already preleased**.

With these dynamics, **new investors are entering the sector**, offering additional equity for developers during construction and property exits. This influx has also **heightened lending activity**, increasing the pool of lenders in the asset class. The expanding **investor and lender base** is drawn to the data center sector because of its continued strong fundamentals.

Advancements in **AI, high-performance computing, and cloud infrastructure** continue to drive long-term demand for data center development. Gartner forecasts **global cloud services spending will exceed \$1 trillion by 2027**, underscoring the **strength and durability** of the national data center market.

SITE DETAILS

The site presents a **unique opportunity for large-scale industrial and commercial development** in the heart of Virginia, offering rare, contiguous acreage along the **I-95 Corridor** with **outstanding regional accessibility**. With limited availability of sizable development sites in both Northern Virginia and Richmond, companies are increasingly expanding along I-95 in search of **well-located land that can support manufacturing, logistics, distribution, retail, and mixed commercial uses**.

The property can accommodate a multi-building campus with **flexible lot layouts, generous building footprints, outdoor storage potential, and direct access to major transportation routes**. Its scale, visibility, and land-use compatibility **support a wide range of industrial and commercial development strategies**. Hanover County, where the site is located, is highly supportive of business growth and economic development, making this an attractive location for users and developers alike.



PROPERTY ADDRESS

Doswell Road and
Dominion Drive, Doswell, VA



COUNTY

Hanover County, Virginia



ACREAGE

508 Acres Available (319 Usable)



ELECTRIC UTILITY PROVIDOR

Rappahannock Electric Cooperative
("REC")



DEVELOPMENT POTENTIAL

Up to ± 2.5M SF of Industrial &
Commercal Development Potential
(Subject to design and approvals)



HANOVER COUNTY

Hanover County, Virginia, is a growing suburban community **founded in 1720**. Home to a **population of 115,000**, and located just north of the state capital, **Richmond, with a population of 1,150,000**, the **regions labor force** is made up of **700,000 people**. The labor market in Hanover County is robust, characterized by a **diverse workforce that supports a range of industries**, including manufacturing, healthcare, and technology. The county's **strategic location** along major transportation routes, including **I-95 and I-295**, enhances its appeal to businesses seeking logistical advantages. Hanover's business-friendly environment is bolstered by **proactive local government initiatives, including tax incentives and support programs for startups and established companies**. This combination of a skilled labor force and supportive policies fosters economic growth, **attracting new businesses and encouraging existing ones to expand**.

"We value investments that are thoughtfully planned, create jobs, grow our tax base, and align with areas identified for employment and industrial uses while being good neighbors to the surrounding community."

-Hanover County Economic Development



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