



# 8.32 AC ± BUILD-TO-SUIT OPPORTUNITY

12021 WASHINGTON HIGHWAY | ASHLAND, VIRGINIA 23005



**ADJACENT  
TO NORTH  
RICHMOND  
INDUSTRIAL  
PARK**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

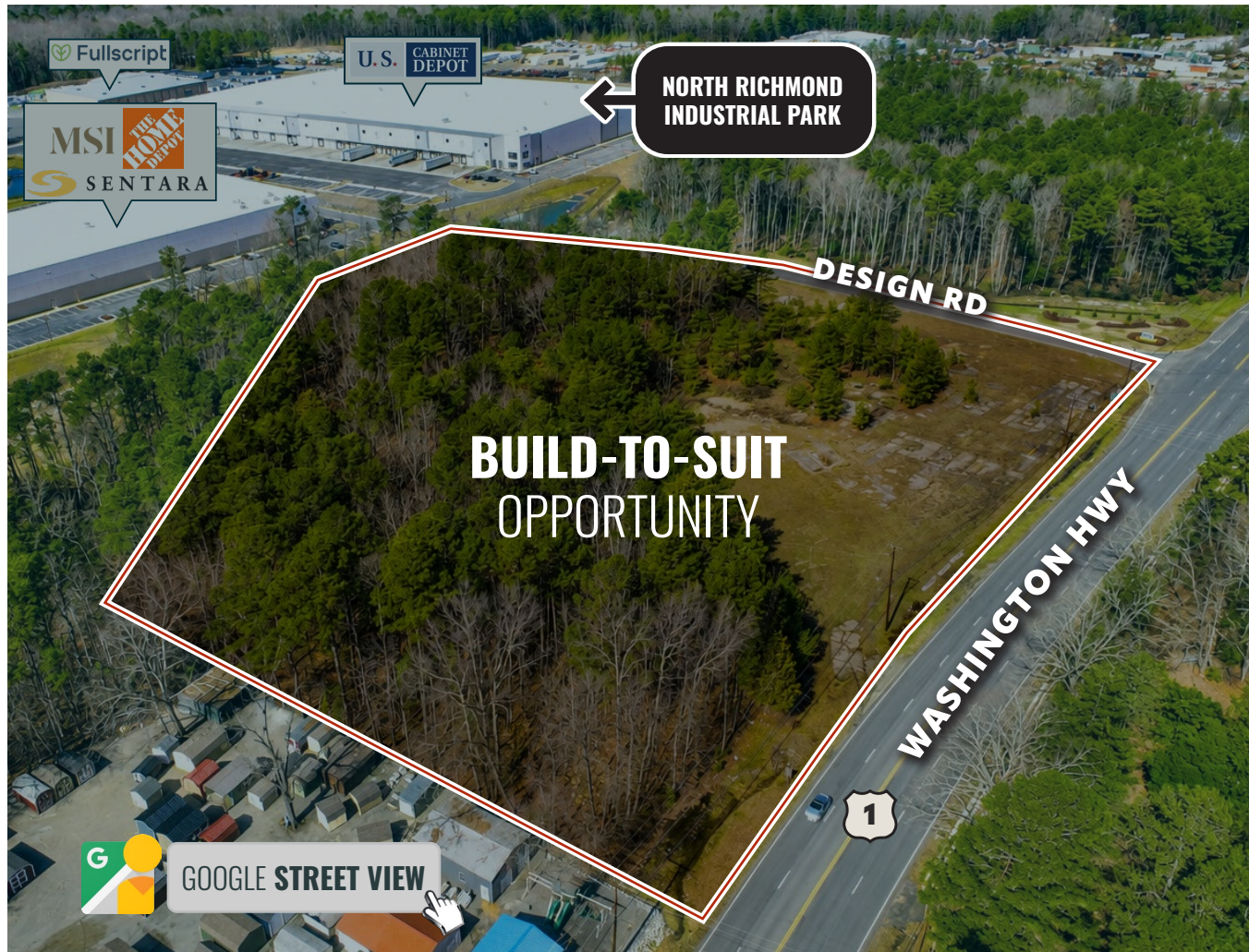
- Up to 32,000 SF  $\pm$  on 5 developable acres  $\pm$
- Adjacent to the newly built North Richmond Industrial Park, with frontage on US-1
- North Richmond Industrial Park:
  - » Phase I: Home Depot, Sentara Health and MS International
  - » Phase II: U.S. Cabinet Depot and Fullscript
- Convenient access to I-95 and I-295 at the center of Virginia's supply chain corridor
- Strategic logistics hub located between the Port of Virginia and the Inland Virginia Port in Front Royal
- Access to rail freight service through CSX and Norfolk Southern, and Richmond International Airport
- Location provides direct route for to Washington, DC and Richmond allowing operators to implement a 'hub and spoke' model
- M-2 zoning allows for a wide variety of uses including fabrication, processing, wholesale distributing and various warehouse uses
- Located in Foreign Trade Zone (FTZ)

LOT SIZE:

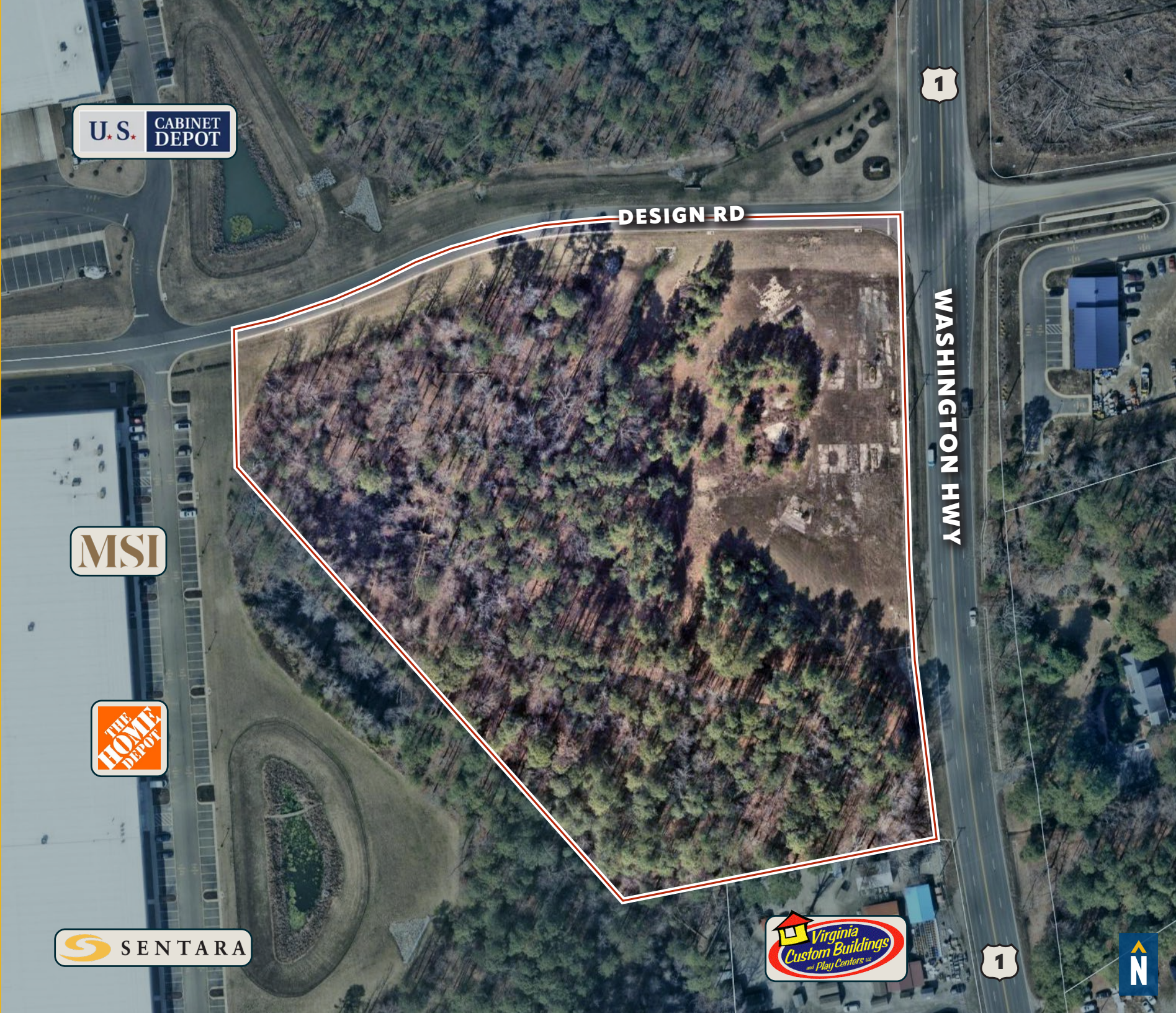
8.323 ACRES  $\pm$

ZONING:

M-2 (LIGHT INDUSTRIAL DISTRICT)



# AERIAL: EXISTING CONDITIONS



U.S. CABINET DEPOT

MSI



SENTARA

DESIGN RD

WASHINGTON HWY



# CONCEPTUAL SITE PLAN



U.S. CABINET  
DEPOT

MSI

THE  
HOME  
DEPOT

SENTARA

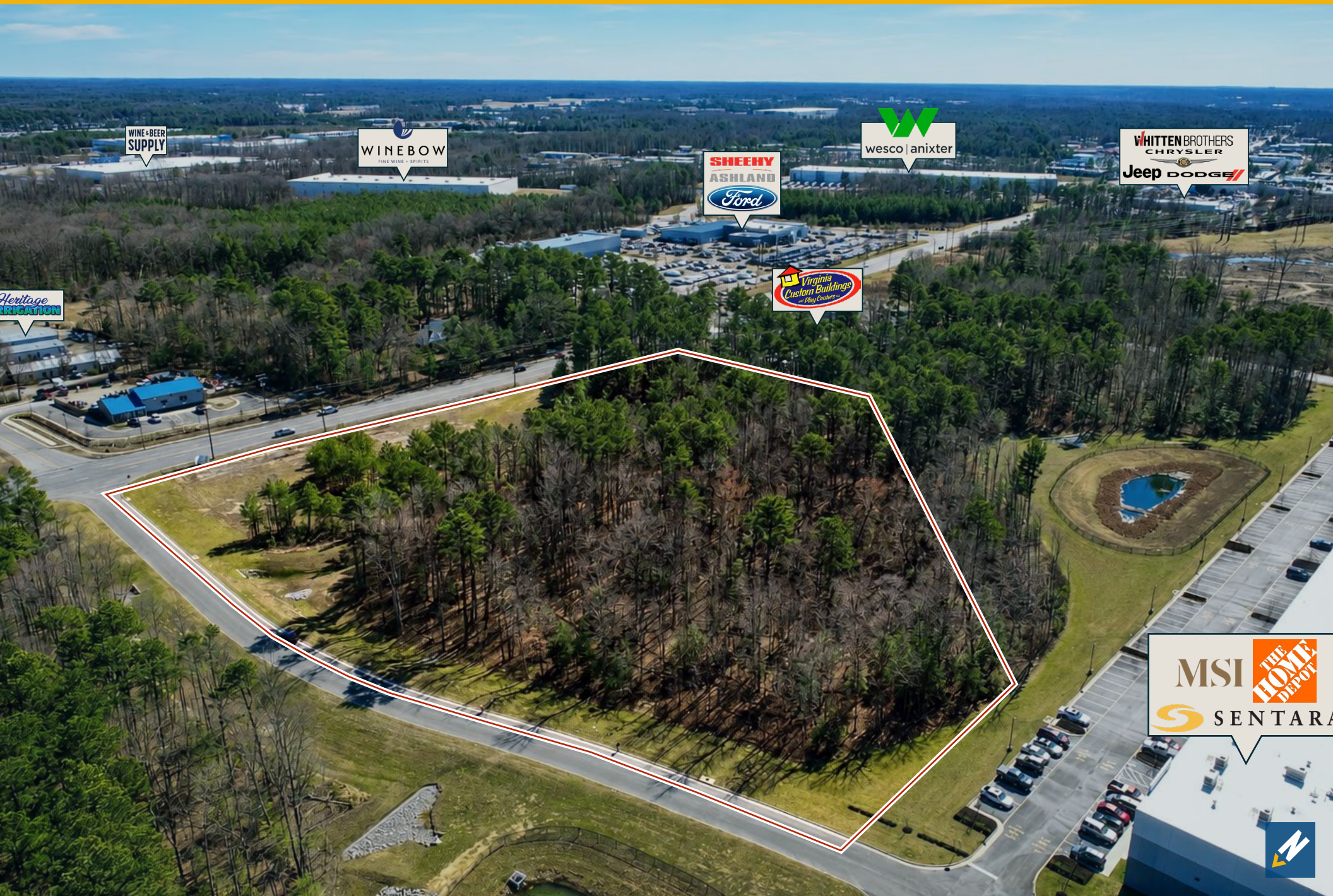
Virginia  
Custom Buildings  
and Play Centers

DESIGN RD

WASHINGTON HWY



# LOCAL BIRDSEYE



WINE & BEER  
SUPPLY

WINEBOW  
FINE WINE • SPIRITS

SHEEHY  
ASHLAND  
Ford

wesco | anixter

WHITTEN BROTHERS  
CHRYSLER  
Jeep DODGE

Heritage  
IRRIGATION

Virginia  
Custom Buildings  
Play Centers & More

MSI THE HOME DEPOT  
SENTARA



# TRADE AREA

## DRIVING DISTANCE TO:

**1** 0.0 MILES  
0 MIN. DRIVE

**95** 2.2 MILES  
5 MIN. DRIVE

**295** 4.9 MILES  
8 MIN. DRIVE

**THE PORT OF VIRGINIA**  
22.1 MILES  
26 MIN. DRIVE  
(RICHMOND MARINE TERMINAL)

**THE PORT OF VIRGINIA**  
104.0 MILES  
1 HR. 30 MIN. DRIVE  
(PORTSMOUTH OPERATIONS CENTER)

**RICHMOND, VA** 16.1 MILES  
20 MIN.

**CHARLOTTESVILLE, VA** 70.1 MILES  
1 HR. 15 MIN.

**WASHINGTON, DC** 94.6 MILES  
1 HR. 30 MIN.

**NORFOLK, VA** 102.0 MILES  
1 HR. 40 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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