

ASHTON CREEK INDUSTRIAL PARK

NEW INDUSTRIAL DEVELOPMENT

14504 – 14512 Route 1, Chester (Chesterfield County), Virginia 23831

5,000 – 50,000 +/- SF
Build to Suit Opportunities



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Property Highlights

- 5,000 – 50,000 +/- SF Build to Suit Opportunities
- Buildings Available January 2026
- Site Work is Completed
- Zoning: I-2 General Industrial District
- Located in the Chesterfield County Technology Zone
- Outside Storage Available
- Heavy Duty 12-inch Gravel Base
- Fenced and Secure
- County Water & Sewer Onsite
- Adjacent to CSX Railroad
- Located very close to I-95, I-295, and Route 288



Demographics

5 Miles

Total Population	84,092
5 Year Population Growth	+ 8.87%
Median Household Income	\$79,214

DISCLAIMER: This information was obtained from sources deemed reliable; however, no warranty is made to the accuracy thereof.

The Chesterfield County Technology Zone offers a range of advantages for businesses. Being in the Technology Zone is an attractive destination for companies looking to grow and thrive in a technology-focused environment.



Tax Incentives: Businesses within the Technology Zone may be eligible for various tax incentives, including reduced machinery and tool taxes, sales and use tax, and business license tax exemptions. These incentives can significantly lower operating costs.



Supportive Regulatory Environment: Chesterfield County is known for its business-friendly regulatory environment. This includes streamlined permitting processes and a responsive local government that is committed to supporting the growth of businesses.



Potential for Growth and Expansion: Being in a Technology Zone positions businesses for growth and expansion. The environment is conducive to attracting investors, partners, and customers who are seeking cutting-edge technology solutions.



Access to a Skilled Workforce: Chesterfield County is home to a diverse and well-educated workforce. This ensures that businesses can utilize skilled talent to support their operations.



Collaborative Environment: The Technology Zone fosters a culture of collaboration and innovation. Businesses benefit from being part of a community where they can continuously network and work with other companies.

Prime Location

This newly developed 45-acre industrial site boasts a strategic industrial and commercial activity. It is easily accessible via major transportation routes, including I-95, I-64, and I-295, facilitating efficient transportation and logistics.

Proximity to Key Markets

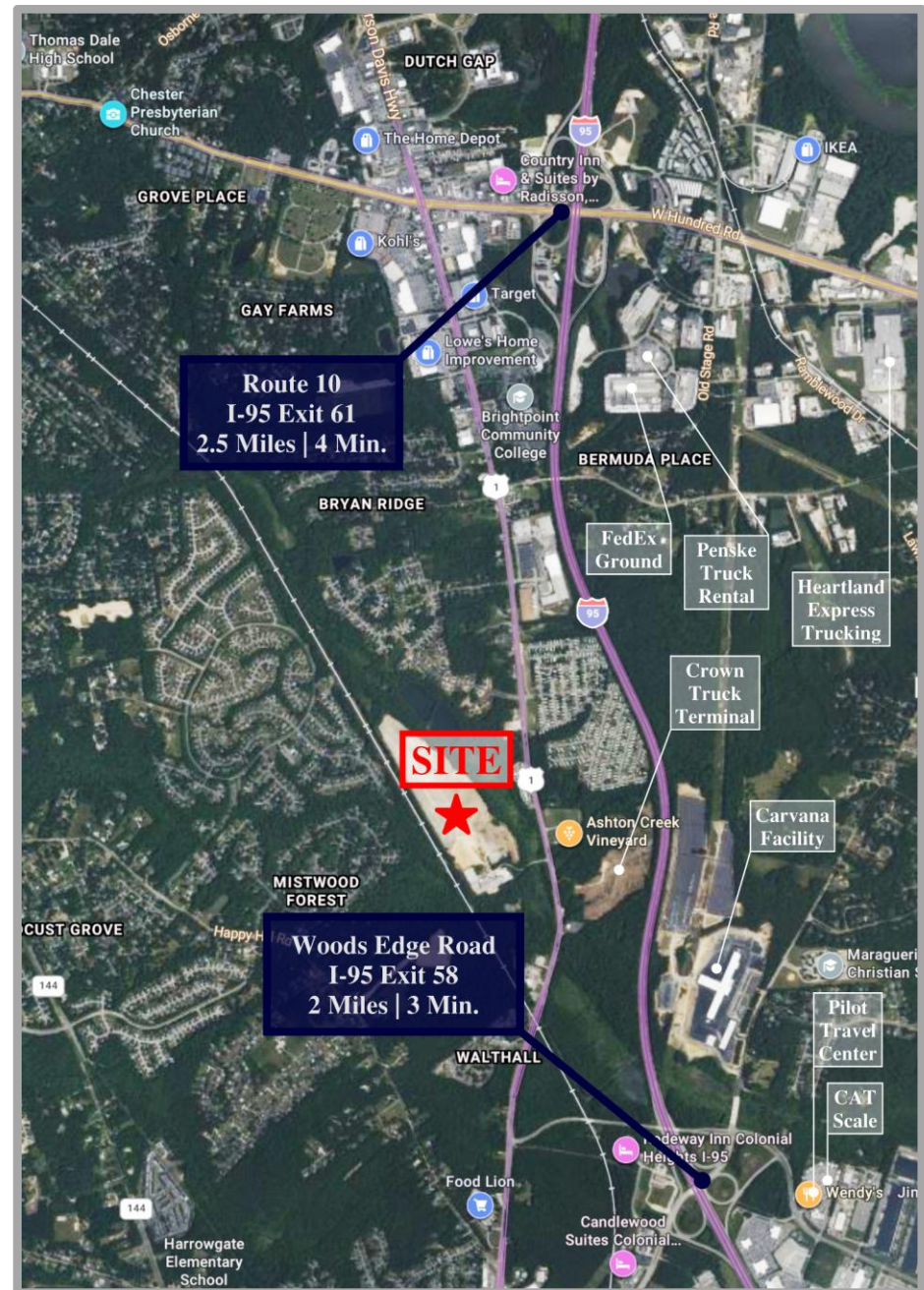
Located within the Richmond MSA along the I-95 corridor and in close proximity to major commercial hubs and transportation networks, this property is ideal for businesses that require easy access to regional, national, and even international markets.

Competitive Advantage

By leasing this unique property, businesses gain a competitive advantage by securing a prime industrial location that can support their long-term growth and operational needs.

I-2 Zoning

The property's zoning permits a wide range of industrial uses, making it ideal for outside storage yards and build-to-suit building construction.



Route 288

Route 10

SITE



Route 1

Ruffin
Mill Rd

Woods
Edge Rd



Chesterfield County has recently been recognized as the “17th Best Place to Live in America”, “One of the 100 Best Communities in America for Young People”, and it has the lowest crime rate in the Richmond Metropolitan region and is the fourth largest county in Virginia. The county is proud to provide its own public utility system and complete local government services including police protection, fire protection, and emergency rescue to all businesses.

