

# FOR SALE

4-ACRE INDUSTRIAL SITE

331 S. Hill Carter Parkway | Ashland, VA 23005



**S.L. NUSBAUM**  
REALTY CO.



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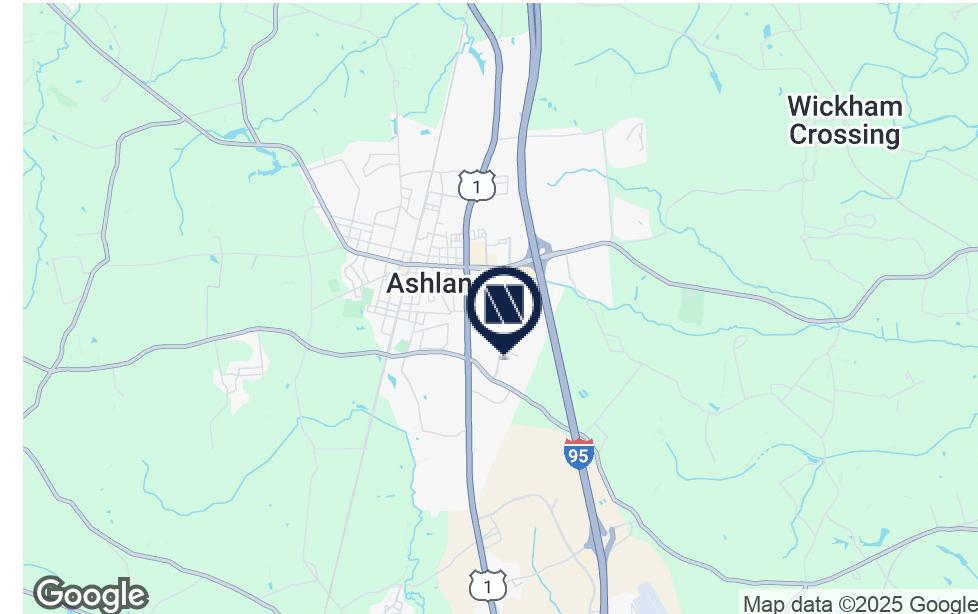
# PROPERTY SUMMARY

## 4-ACRE INDUSTRIAL SITE

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### OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	4 Acres
Zoning:	M-1

	3 MILES	5 MILES	7 MILES
Total Population	13,569	30,518	69,550
Daytime Population	18,632	33,952	71,085
Total Households	5,079	11,369	25,818
Average HH Income	\$120,254	\$146,070	\$144,323

### PROPERTY OVERVIEW

**Industrial pads with laydown yard available between Ashcake Rd & England St (Rt 54) Ashland VA. Near Hanover Industrial Airpark, Northlake Business Park and others in Ashland's large industrial market. Convenient to I-95 & Rt 1.**

### PROPERTY HIGHLIGHTS

- Utilities accessible at site frontage
- Convenient access to I-95 (Ashland Exit 92)
- Up to 43,000 SF building possible

# NEARBY HIGHWAY ACCESS

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# AREA IDUSTRIAL

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# CONTACT INFORMATION

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### **COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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