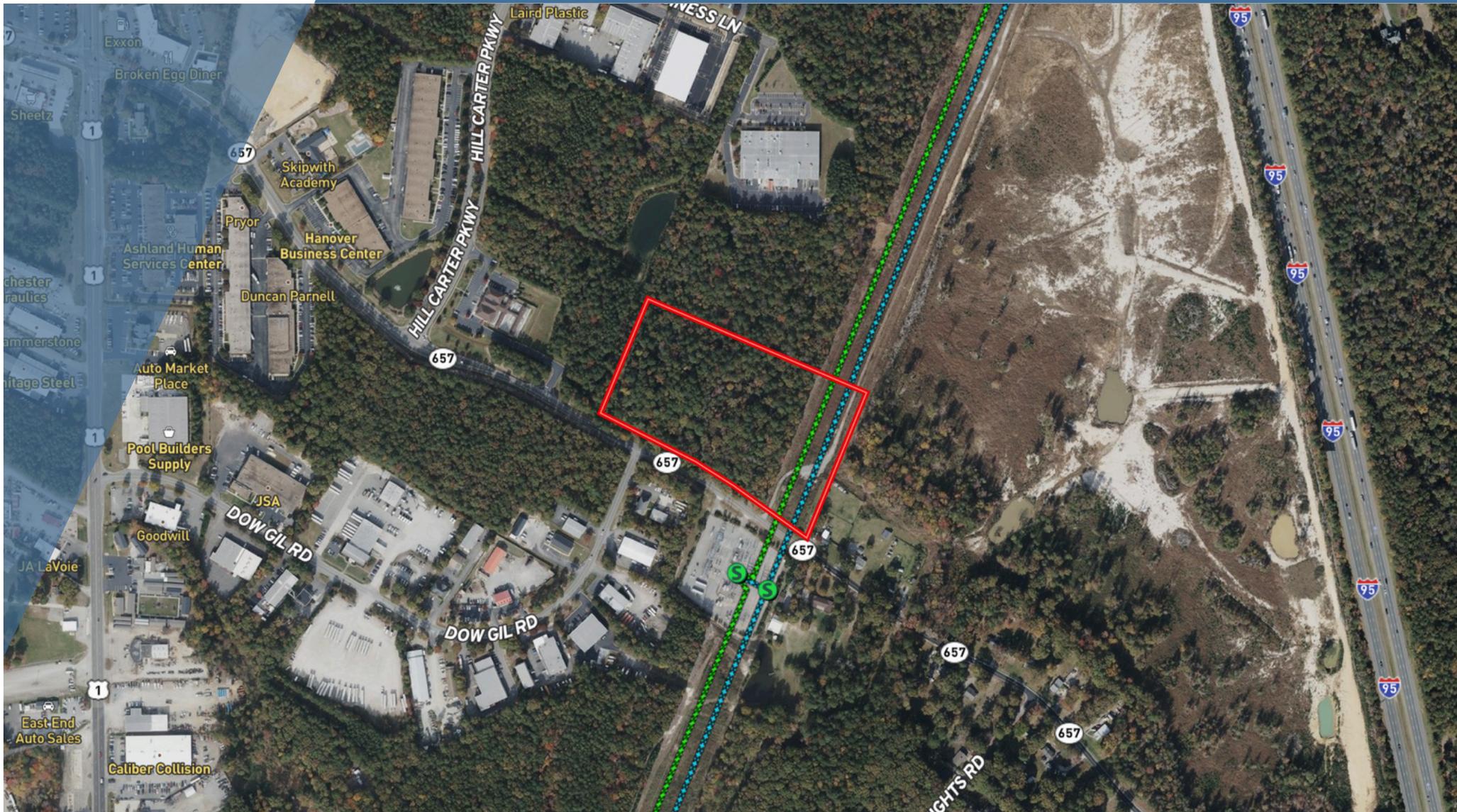




ASHLAND-HANOVER INDUSTRIAL SITE

0 ASHCAKE RD, ASHLAND, VA 23005



8+ BUILDABLE ACRES (10.77 TOTAL)

ALLAN SHARRETT
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LIST PRICE: Please Inquire

- **DIRECT ACCESS TO 230/115 KV SUBSTATION & TRANSMISSION LINES** (Dominion Energy)
- Parcel: 8+ buildable acres (10.77 AC total)
- Zoning: Limited Industrial (M-1); includes data centers, light manufacturing and many other uses. Zoning allows for up to 4.99 acres of outdoor storage
- Locality: Located within Town of Ashland limits, on Hanover County border
- Substation: Dominion Energy's Hanover Substation (230/115kV), directly across from parcel (Ashcake Rd)
- Location: 0 Ashcake Rd, ASHLAND, VA 23005 (intersection of Ashcake Rd & Dow Gil Rd)
- Parcel ID: 7789-25-6605
- 1/2 mile to U.S. Route 1 (Washington Hwy); 1.5 miles to I-95 interchange (exit 92)

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