

# SPOTSYLVANIA INDUSTRIAL SITE

11120 Gordon Rd, Fredericksburg, VA 22407



**FOR SALE**  
**50+ ACRES**



ALLAN SHARRETT  
Vice President, Sales/Leasing  
804.308.8825  
AllanS@sugaroak.com

ANDY WALSH  
President/Principal Broker  
804.308.1603  
AndyW@sugaroak.com



# SPOTSYLVANIA INDUSTRIAL SITE

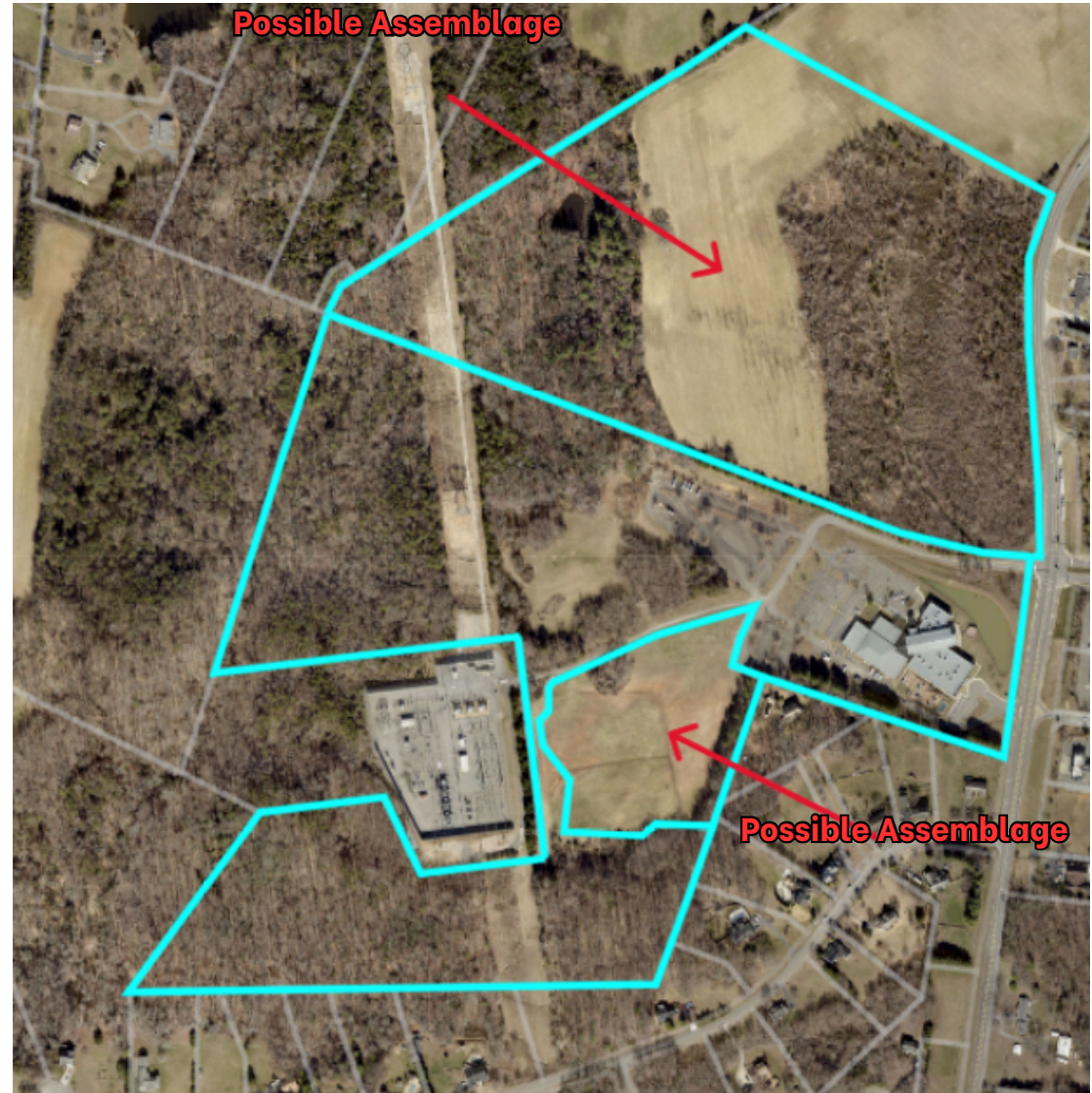
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## PROPERTY FEATURES

LIST PRICE: \$6,000,000.00

- **Approximately 50 acres to the west and south of facilities occupied by Salem Fields Community Church.**
- Acreage to be sub-divided from existing 61-acre parcel with assistance of landowner. Adjacent 8-acre & 40-acre parcels possibly available for assemblage.
- Dominion Energy's Chancellor Substation: 115kV (min); 500kV (max)
- Dominion Energy transmission lines, 115kV & 500kV (north/south)
- Natural gas transmission pipeline (onsite)
- Parcel ID: 21-A-93
- Zoning: RU (Rural District)

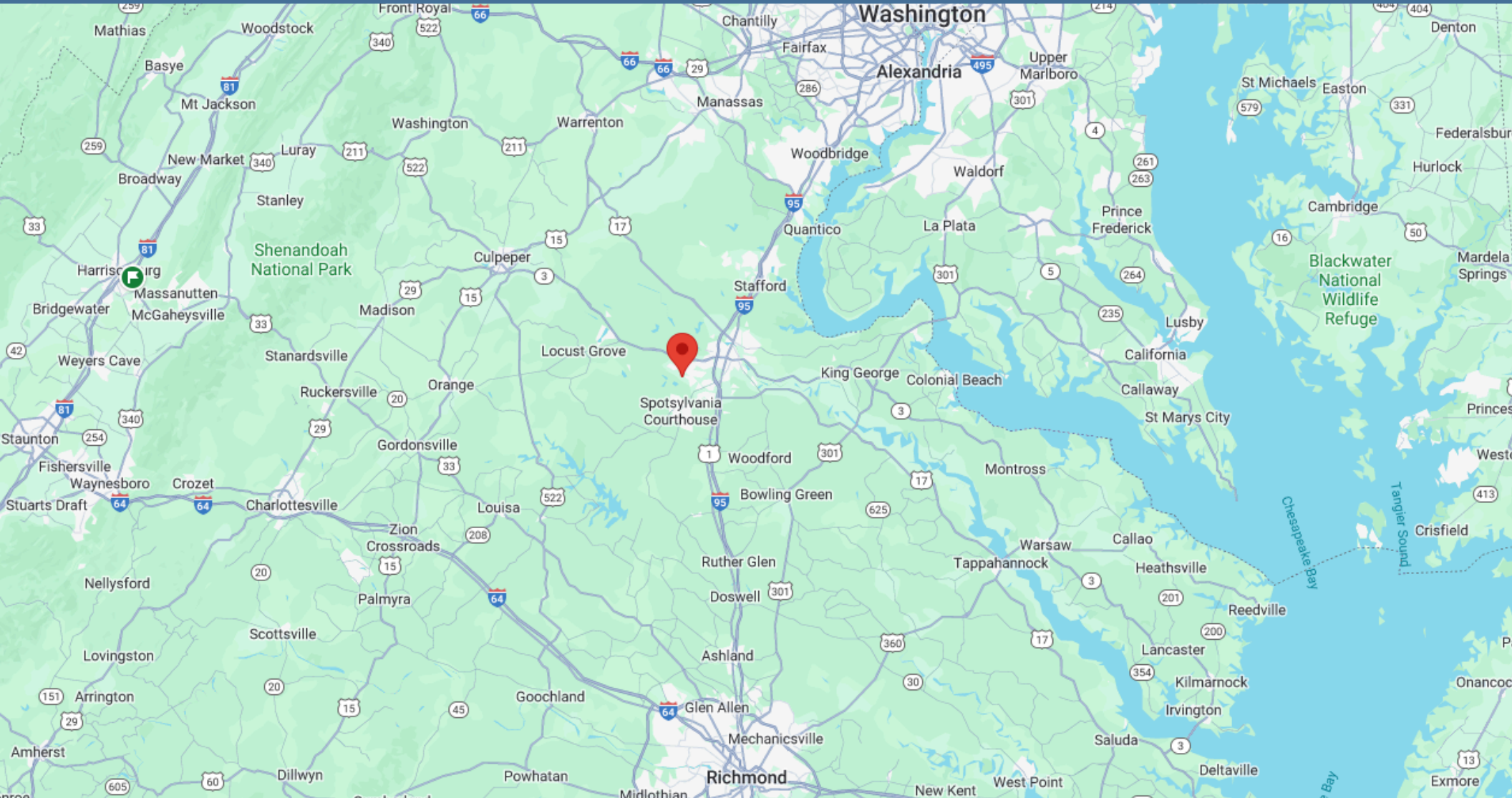


# SPOTSYLVANIA COUNTY ENERGY SITE

11120 Gordon Rd, Fredericksburg, VA 22407



## LOCATION



ALLAN SHARRETT  
Vice President, Sales/Leasing  
804.901.4454  
AllanS@sugaroak.com

ANDY WALSH  
President/Principal Broker  
571.237.0264  
AndyW@sugaroak.com

www.sugaroak.com | 2809 Emerywood Pkwy, #110 | Richmond, VA 23294 | 804.956.3448