



FEATURES

- › Up to 158± acres available in Ashton Creek Business Center
- › I-2 Zoning
- › Located in Chesterfield County along Interstate 95 corridor, Exit 58
- › Abundance of amenities nearby; restaurants, shopping centers and entertainment
- › Price: \$97,500/acre
Call Agent for subdivision options and pricing

Demographics	5 miles	10 miles
2020 Population	88,516	217,164
2025 Population Projection	93,036	227,269
Med HH Income	\$89,497	\$80,250
HH 2020 Estimate	33,175	80,437
HH 2025 Projection	33,637	83,324
HH Growth 2020 to 2025	4.41%	4.6%
Total # of Business	3,248	7,552
# Employees	41,851	97,660

For More Information Regarding This Property, Please Contact:

COLTON KONVICKA

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Utilities

WATER & SEWER:

Chesterfield County

Water: 30^{1/8}" line along Ashton Park Drive

Sewer: 8^{1/8}" gravity line along Ashton Park Drive

Pump station planned for additional capacity if needed.

NATURAL GAS:

Columbia Gas of Virginia

ELECTRIC:

Dominion Energy

FIBER OPTIC CABLE:

Verizon

CHESTERFIELD COUNTY INCENTIVES:

[CLICK HERE](#)

TECHNOLOGY ZONE:

Technology Zones are designated geographic areas that provide an attractive local incentive package to businesses choosing to locate in these areas. Incentives include development fee waivers, business license tax exemptions, machinery and tools tax rebates and utilities connection fee credits. For more information on applying for Technology Zone incentives, contact Chesterfield County Economic Development at 804-318-8550. [CLICK HERE](#)



Chesterfield County EDA website:

<https://www.chesterfield.gov/1286/Economic-Development-Authority>

Park Occupants



FILTRONA - 57,000 SF BUILDING.
A market leader in porous materials development, manufacturing, and innovation.



EPT - 60,000 SF BUILDING.

EPT develops and distributes circuit board connectors used in communication technology and medical applications.



CW WRIGHT CONSTRUCTION COMPANY, LLC - 35,000 SF BUILDING.

CW Wright Construction is a leading contractor servicing the electric utility industry through the Mid-Atlantic region.



FOR SALE 1600 Ashton Park Drive | Colonial Heights, VA 23834



ACCESS:

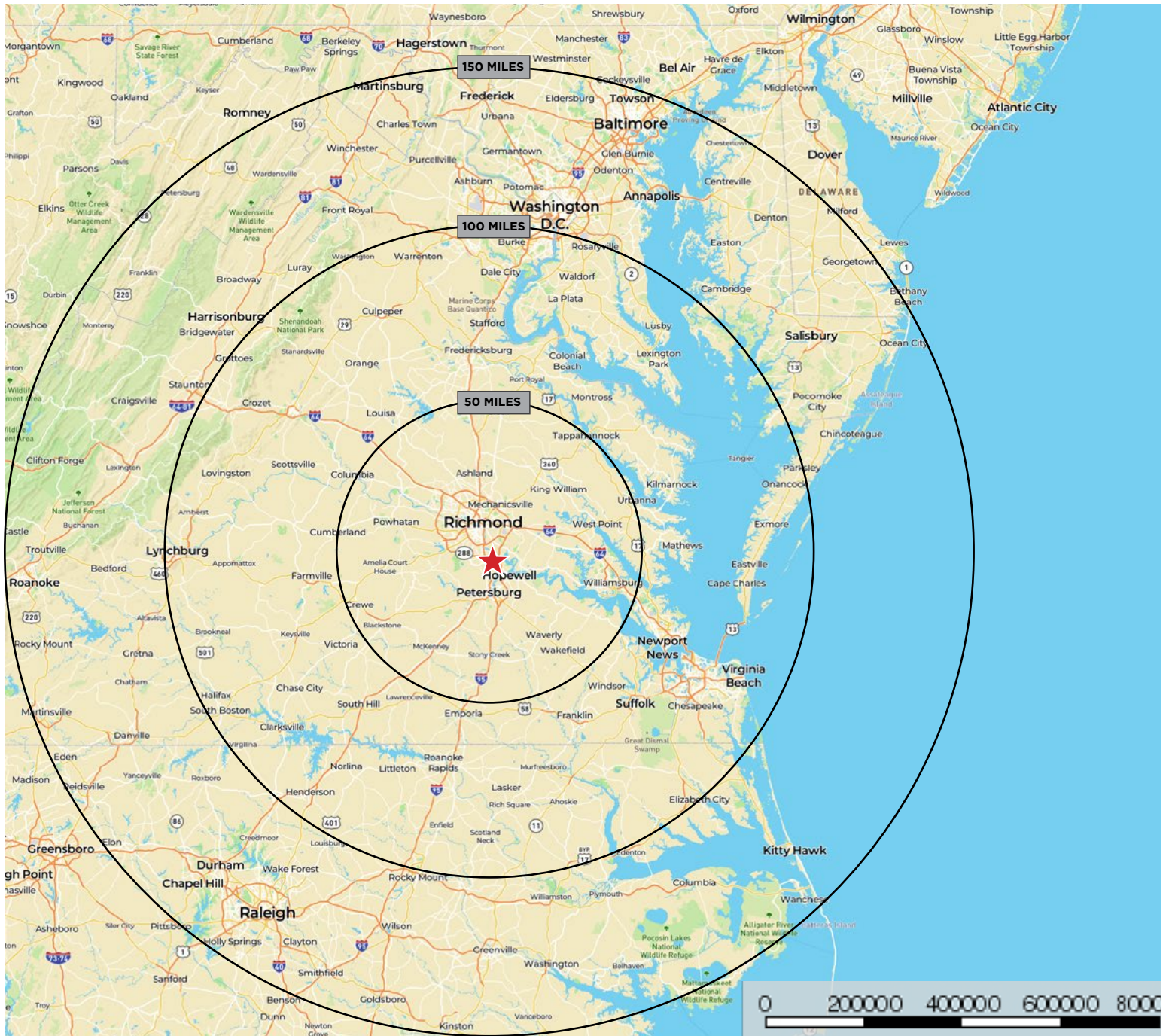
- Port of Virginia (Richmond Marine Terminal) - 15 miles
- Richmond International Airport - 18 miles
- Port of Virginia (Hampton Roads Terminal) - 72 miles
- Downtown Richmond - 19.5 miles
- Tri City (Petersburg) - 9 miles

INTERSTATE ACCESS:

- I-95 - 2.3 miles
- I-295 - 8.3 miles
- I-85 - 11.6 miles
- I-64 - 20.1 miles



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**PROXIMITY
FROM 1600 ASHTON PARK DRIVE**

Washington DC - **128 Miles**

Raleigh - **140 Miles**

Norfolk Marine Terminal - **72 Miles**