

FOR SALE

ZONED M-2C

Industrial Space

Techpark Place & Technology Blvd | Sandston, VA 23150



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 5-40± acres available near White Oak Technology Park (currently under contract)
- › Zoned M-2C
- › Located in eastern Henrico County
- › Approximate to QTS Data Center and the USPS distribution facility
- › Sale price: \$135,000/acre
Call agent for tiered pricing & subdivision options

AVAILABLE UTILITIES

Water: There is 10 MGD delivery capacity to the area with 6 MG of water storage located at WOTP. Technology has a 24-inch waterline, Portugee has a 30-inch line, and Techpark Place has a 12-inch line.

Sewer: Poplar Spring SPS (shown on the map) serves Techpark and has a capacity of 2.9 MGD. Adding a 3rd pump would increase the capacity to 3.7 MGD.

Gas: 8" and 12" line, 150 PSI along Technology Boulevard and Tech Park Place. High-pressure gas mains on Technology Boulevard and Memorial Drive have 120 psi. Intermediate pressure gas mains on Techpark Place have 15 psi.

Electric Power: Redundant feed options available, 230kV and substation served by Dominion Energy.

Fiber Optic Cable Possible: Zayo Group, Level 3, AT&T, Verizon & Cox Communication. (Reported but buyers need to verify with each provider)

For More Information Regarding this Property, Please Contact:

BEN BRUNI, SIOR

804-793-0046

bbruni@commonwealthcommercial.com

DAVID WILLIAMS, CCIM

804-426-5288

dwilliams@commonwealthcommercial.com

COLTON KONVICKA

804-324-7209

ckonvicka@commonwealthcommercial.com

Leaders in technology, advanced manufacturing, data centers and distribution centers call WHITE OAK TECHNOLOGY PARK HOME – including Polykon, Anord CPI, QTS, Facebook & more.



 **FACEBOOK BUILDING** (CONCEPTUAL)



For Municipal
Information Contact:
Henrico County
Economic
Development
804.501.7654
www.henrico.com



POLYKON BUILDING (CONCEPTUAL)

SEE WHY HENRICO COUNTY IS A LEADER IN DATA CENTER DEVELOPMENT:

www.henrico.com/target-sectors/data-centers

www.henrico.com/incentives

www.henrico.com/competitive-operating-cost

THESE INCENTIVES
APPLY TO PARTIES
INTERESTED IN
TECHPARK PLACE!

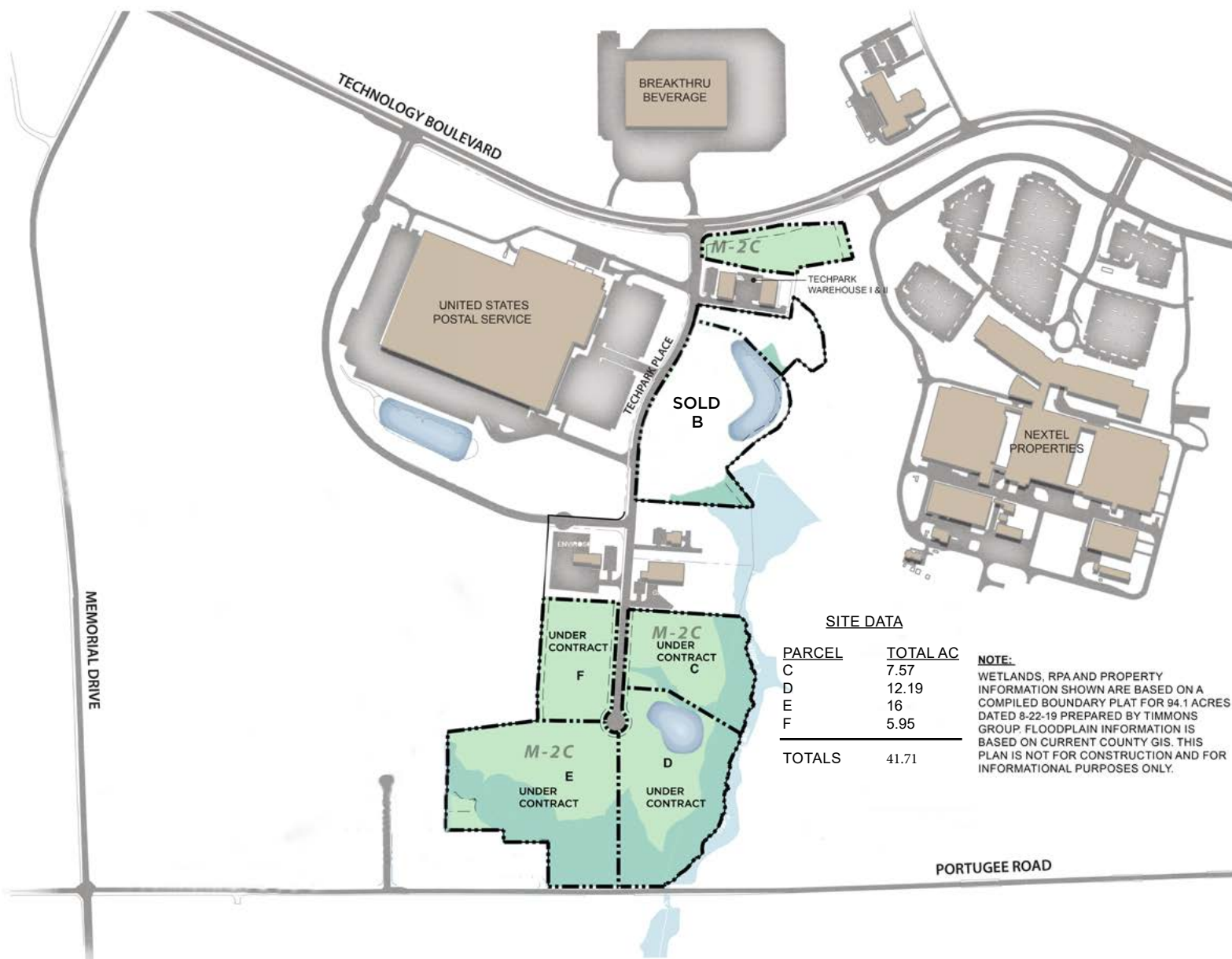
Henrico County recently passed incentives for data center developments.
Visit: www.henrico.com/white-oak-tech-park

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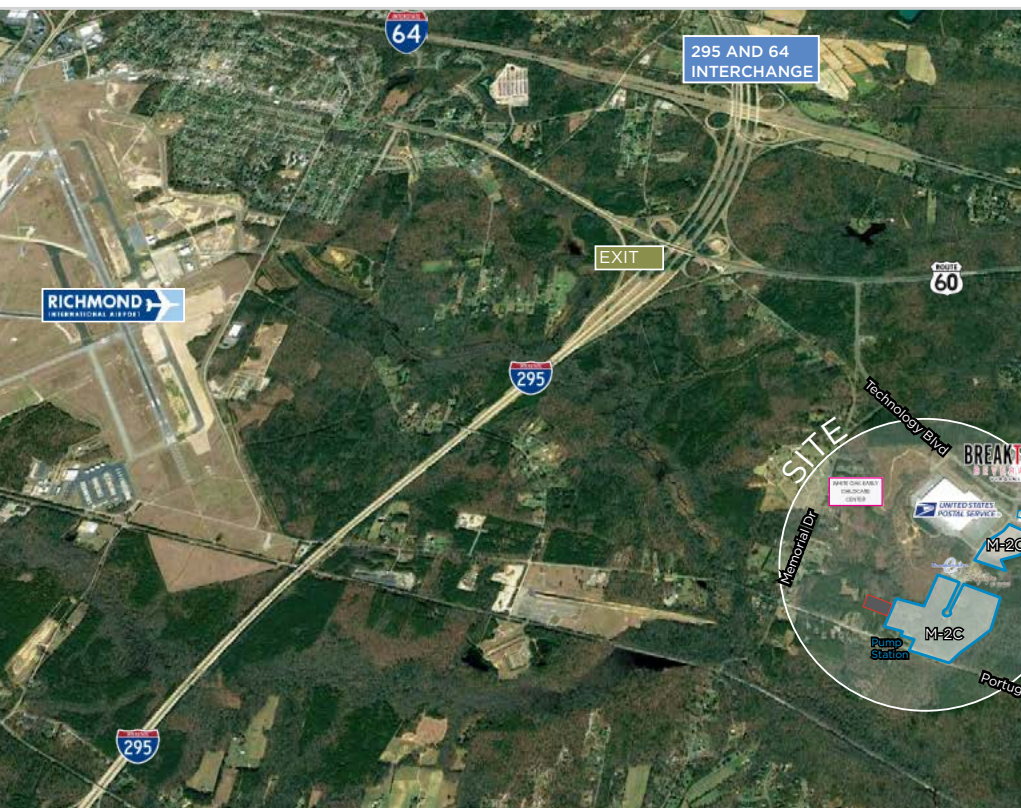
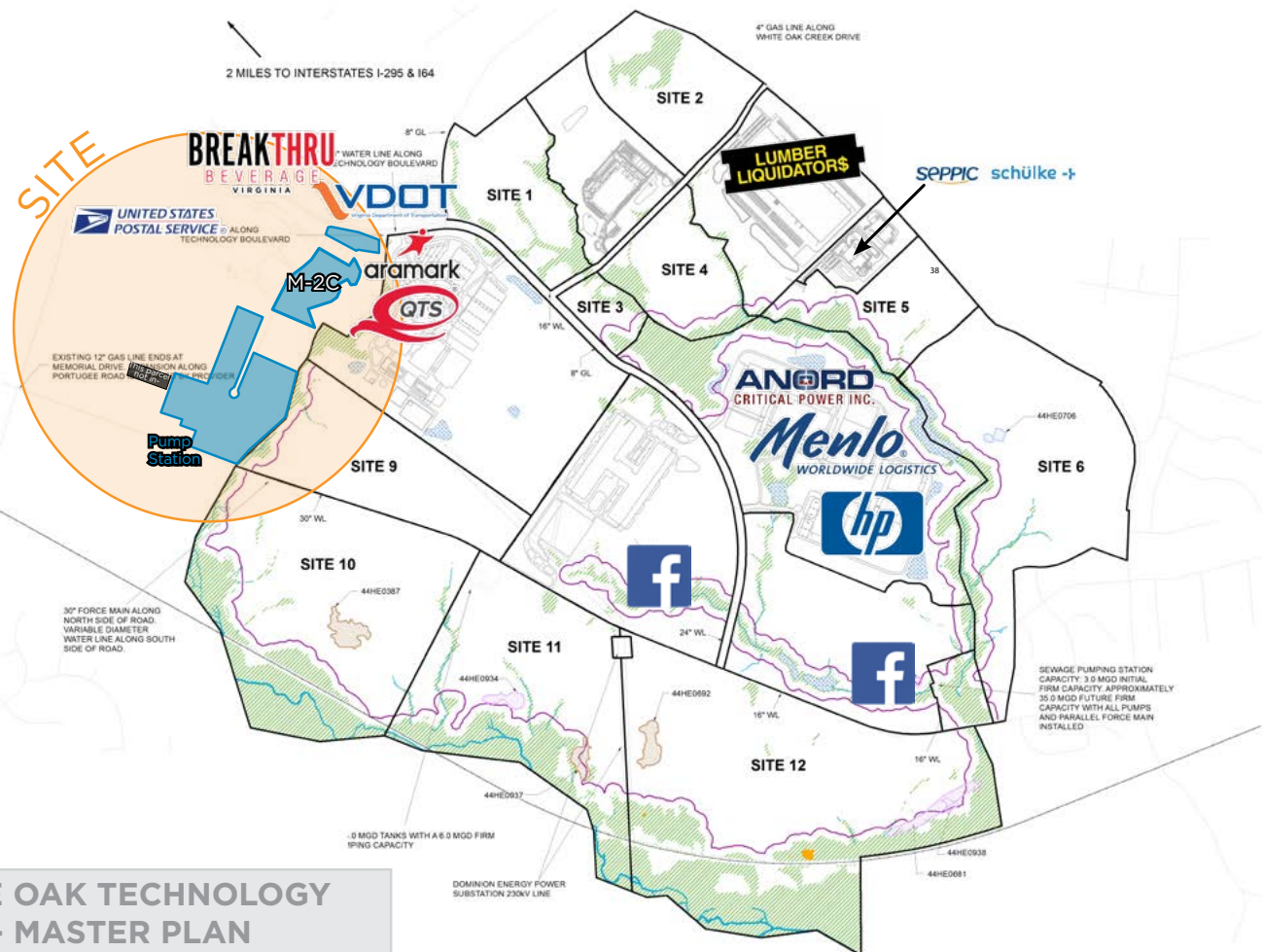
TECH PARK EXHIBIT



SITE DATA

PARCEL	TOTAL AC
C	7.57
D	12.19
E	16
F	5.95
TOTALS	41.71

NOTE:
WETLANDS, RPA AND PROPERTY INFORMATION SHOWN ARE BASED ON A COMPILED BOUNDARY PLAT FOR 94.1 ACRES DATED 8-22-19 PREPARED BY TIMMONS GROUP. FLOODPLAIN INFORMATION IS BASED ON CURRENT COUNTY GIS. THIS PLAN IS NOT FOR CONSTRUCTION AND FOR INFORMATIONAL PURPOSES ONLY.



ACCESS:

- I-64 - 1¼ mile • I-295 - 1 mile
- U.S. Route 60 & Memorial Drive - ½ mile
- Richmond International Airport - 7 miles
- Downtown Richmond - 15 miles

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