




For Sale

up to +/- 167 acres

11136 Old Telegraph Road, Ashland, VA 23005

 **JLL** SEE A BRIGHTER WAY

PROPERTY FEATURES

- Parcel A:
 - +/- 144 acres for sale
 - A-1 zoning
- Parcel B:
 - 2.8 acres, assemblage opportunity
 - A-1 zoning
- Parcel C:
 - 19.98 acres, assemblage opportunity
 - M-3 zoning

Old Telegraph Rd

Washington Hwy

Lakeridge Pwky

An aerial photograph of an industrial and commercial area. A large, irregularly shaped area is highlighted in red with a dashed white border. This area is situated between Lewistown Rd to the north and Sliding Hill Rd to the south. To the west of the red area is a major road marked with a '1' shield. To the east is a highway marked with a '95' shield. The surrounding landscape includes various industrial buildings, parking lots, and some green spaces.

PROPERTY HIGHLIGHTS

- Premium infill industrial or data center development opportunity in one of the Mid-Atlantic's most desirable areas
- Adjacent to Winding Brook/Bass Pro Shop Development which includes hotels and restaurants
- Strategically located less than 2 miles for I-95 and minutes away from two highway interchanges, connecting the Property to the most densely populated corridor in the U.S. stretching from Southern Florida all the way to Maine.
- Immediate access to Route 1
- Proximity to The Port of Virginia and Richmond Marine Terminal
- Outstanding Labor Pool
- Utilities at site or nearby

Conceptual site plan



PROPOSED DEVELOPMENT
ASHLAND, VA

CONCEPT B

VAB240000.00 | OCTOBER 2024



BOHLER

Drive Time Analysis

POPULATION



91 MILLION

8 Hour
2024 Total Population



144 MILLION

11 Hour
2024 Total Population

DISTANCE TO PORTS



22.7 MILES

Richmond Marine Terminal

97.7 MILES

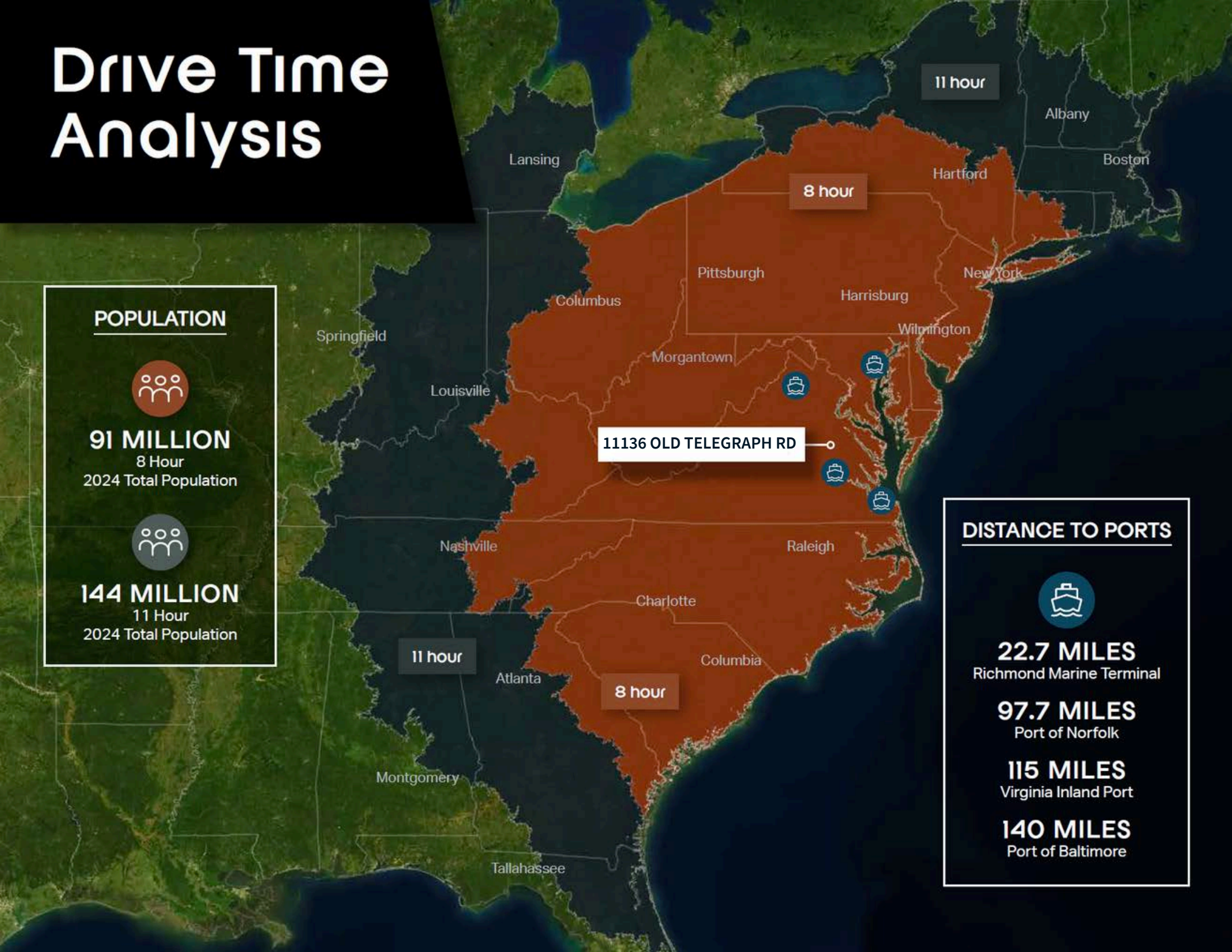
Port of Norfolk

115 MILES

Virginia Inland Port

140 MILES

Port of Baltimore



Access Map & Nearby Tenants

11136 OLD TELEGRAPH RD

ANIXTER

OLUTRON

MYGRANT
Giant Co.



MC DEAN
BUILDING MATERIALS

CEEUS
50th ANNIVERSARY

PFG
Performance Food Group

Keefe Group
Kemon

Chadwell
SUPPLY
FERGUSON

GENERAL
AIR CENTER

OM Owens & Minor
Appalachian Insulation Supply of VA
WINEBOW
LANSING
PSI
ICONEX
pitney bowes



Hanover County
Municipal Airport

HANOVER COUNTY
INDUSTRIAL PARK
FedEx Ground
James River
Equipment Xylem
Richmond Fidelitone
Fastenal
Thermo King
ABC Supply Co

Sliding Hill Road





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