

BERMUDA HUNDRED
INNOVATION PARK

FOR SALE
POWERED LAND OPPORTUNITY

Data Center. Alternative Energy Campus.

± 320 Surplus Acres

4101 Bermuda Hundred, Chester, VA

JLL

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Premier Land Opportunity
in Chesterfield, VA

Bermuda Hundred Innovation Park is a premier, highly versatile industrial site strategically positioned within Richmond's dominant commerce corridor, offering exceptional East Coast connectivity and access to a deep regional workforce. With its robust utility infrastructure and flexible configuration options, the park is uniquely primed to accommodate energy users.

Property Highlights

SITE SIZE

Approx. ±320 gross acres
Divisble by 260 and 60 acres

USES

Logistics, Advanced Manufacturing, Pharma, R&D

LOCATION & ACCESS

Positioned in Chesterfield County, minutes from I-295 and I-95

ZONING

Heavy Industrial (I-3)

Utility Infrastructure

ELECTRICITY

5 MW - 8 MW of existing power capacity fed by two 230 kV lines
- ±50 MW bridging power

NATURAL GAS

8" high-pressure line servicing the property

WATER

6" municipal service line + river capacity of >15MM GPD

SEWER

Approx. 15,000 GPD, municipal served



CONCEPTUAL ENERGY CAMPUS LAYOUT



CONTACT:

JIMMY APPICH
Executive Managing Director
+1 804 200 6420
jimmy.appich@jll.com

JAKE SERVINSKY
Executive Managing Director
+1 804 200 6428
jake.servinsky@jll.com

MATT GALLAGHER
Data Center Advisory
+1 703 485 8741
matthew.gallagher@jll.com