

BERMUDA HUNDRED
INNOVATION PARK

FOR SALE

± 320 Surplus Acres

INNOVATION READY LAND OPPORTUNITY

Industrial. Logistics. Manufacturing. Pharmaceuticals.

4101 Bermuda Hundred, Chester, VA

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JLL

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 large-scale logistics, advanced manufacturing, and pharmaceutical 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

NATURAL GAS

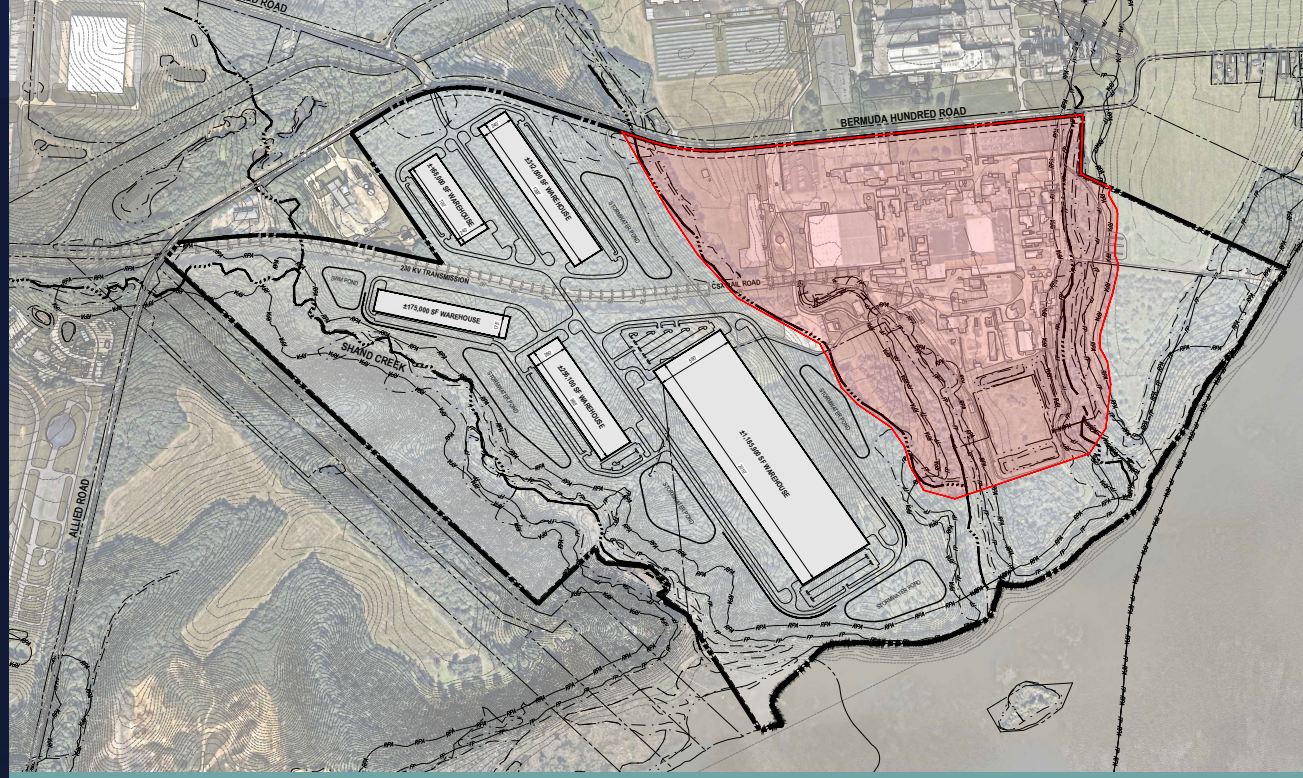
8" high-pressure line servicing the property

WATER

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

SEWER

Approx. 15,000 GPD, municipal served



CONCEPTUAL INDUSTRIAL PARK LAYOUT



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