

HOPEWELL
INNOVATION PARK

FOR SALE
INNOVATION READY LAND OPPORTUNITY

Data Center. Alternative Energy Campus.

±120 Acres

905 E Randolph Rd, Hopewell, VA 23860

JLL

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Premier Land Opportunity
in Hopewell, VA

Hopewell Innovation Park is a premier, highly accessible development opportunity strategically positioned near Richmond's major transportation arteries, offering exceptional East Coast connectivity and proximity to the Port of Virginia. With its flexible zoning and robust utility capacity, the site is uniquely primed to an energy campus or data center user.

Property Highlights

SITE SIZE

Approx. 120 acres

USES

Data Center/Energy Campus

LOCATION & ACCESS

Minutes from I-295 and I-95 at the apex of East Coast commerce

ZONING

Heavy Industrial (M-2)

Utility Infrastructure

ELECTRICITY

- Onsite substation (Dominion Cogentrix 0148) with dedicated 230kV transmission to the Hopewell switchyard; idle but maintained, previously supporting up to ~130MW of generation.
- Primary and secondary Dominion voltage service available at two entry points.

NATURAL GAS

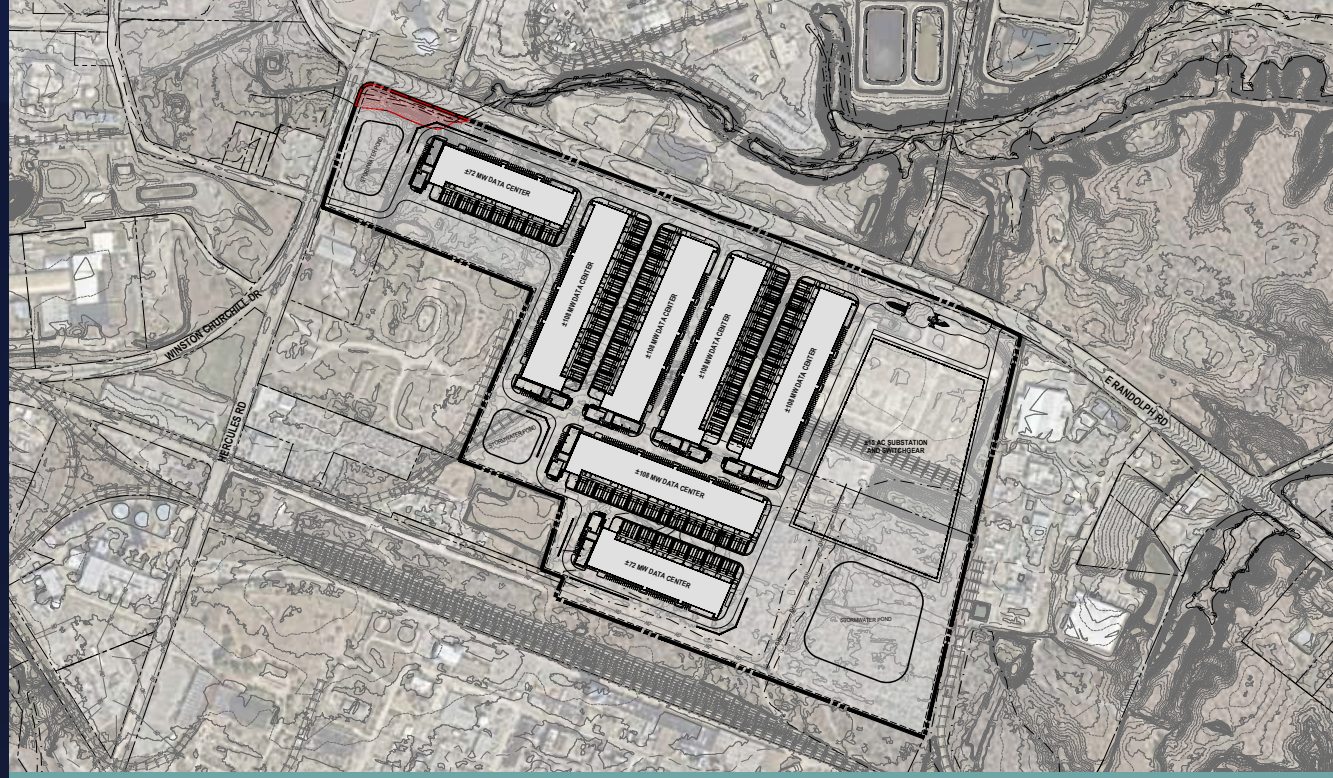
- Columbia Gas municipal medium-pressure supply runs along Rt10.
- Adjacent 12" TCO interstate pipeline (500 psig) can supply high-volume usage (500,000-10,000,000 cuft/day).

WATER

- Dual-source service.
- 20" diameter industrial header with prior flow capacity exceeding 2,000 GPM.

SEWER

- Current 6" force main with prior permitted discharge capacity up to 750,000 GPD.
- Nearby second lift station additional capacity.



CONCEPTUAL ENERGY CAMPUS LAYOUT



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