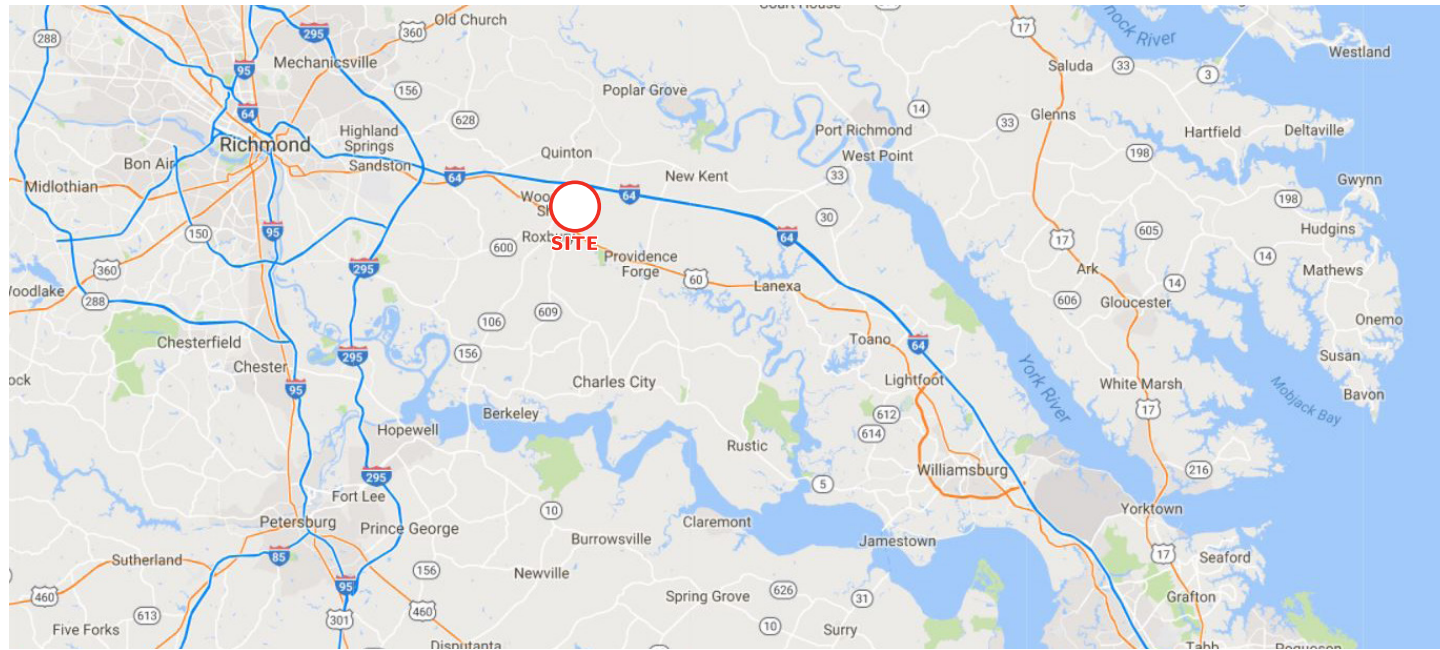


FOR SALE / 1,600 ACRES

NEW KENT COUNTY WEBSITE: WWW.CO.NEW-KENT.VA.US



Emmaus Church Road / Providence Forge, VA 23140



HARRISON & BATES

Commercial Real Estate
7200 Glen Forest Drive / Suite 200
Richmond, VA 23226
www.harrison-bates.com

CONTACT INFORMATION

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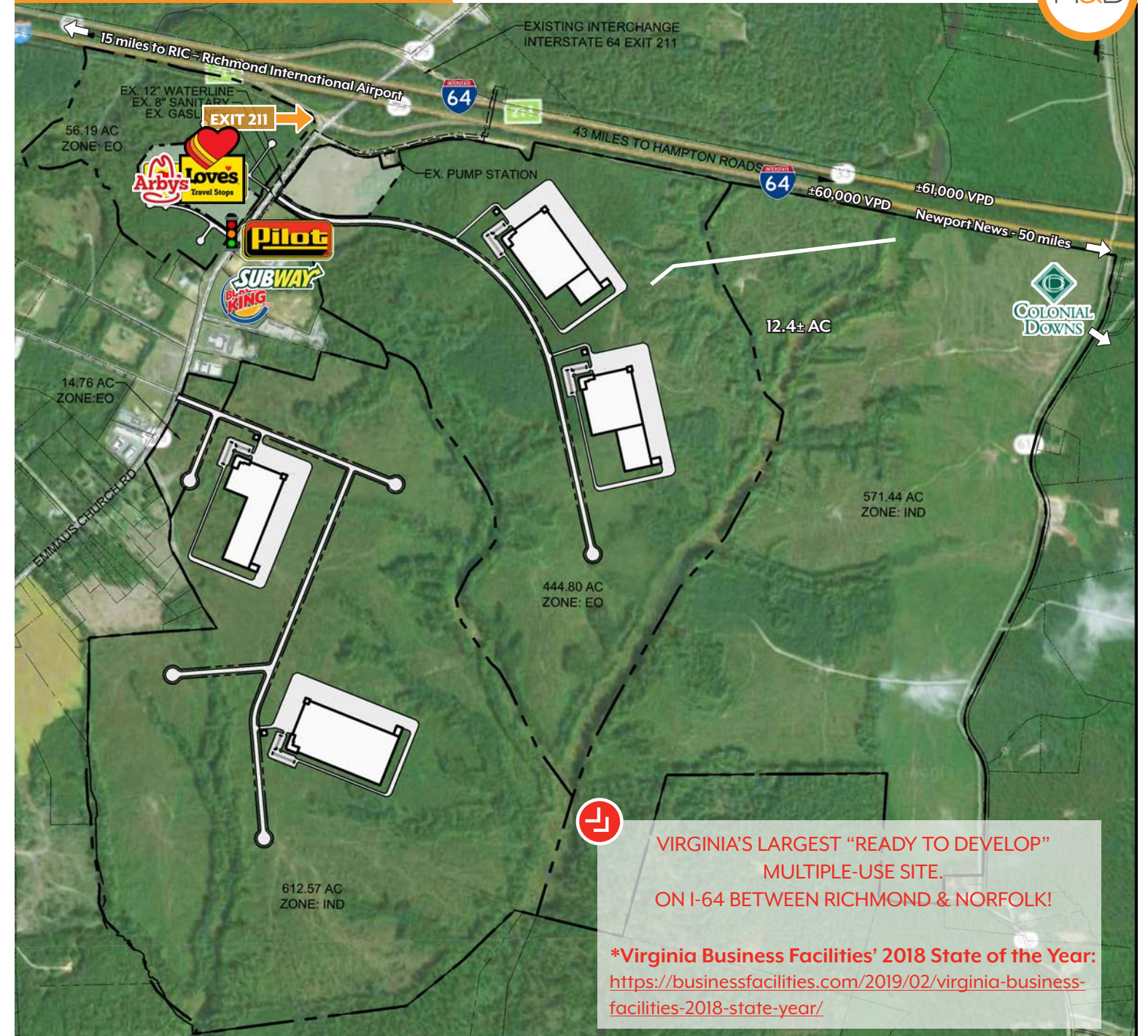


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The information contained in this document has been obtained from sources believed reliable. While does not doubt its accuracy, Harrison & Bates, Incorporated has not verified it and makes no guarantee, warranty or representation about it.

FOR SALE / 1,600 ACRES

NEW KENT CITY CENTER



VIRGINIA'S LARGEST "READY TO DEVELOP" MULTIPLE-USE SITE. ON I-64 BETWEEN RICHMOND & NORFOLK!
\*Virginia Business Facilities' 2018 State of the Year:
https://businessfacilities.com/2019/02/virginia-business-facilities-2018-state-year/

Emmaus Church Road | Providence Forge, VA 23140

PROPERTY FEATURES

- 1,600 acres available; can subdivide
1,200± acres Industrial; 400± acres Industrial/Economic Opportunity
Interstate exposure for retailers
Ready for development, utilities in place
Excellent interstate access; just off I-64 and Route 106 (Exit 211-Talleysville)
Call agent for pricing information

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# FOR SALE / 1,600 ACRES / DEVELOPMENT OPPORTUNITY / NEW KENT CITY CENTER



Emmaus Church Road / Providence Forge, VA 23140

## UTILITIES AVAILABLE

### ELECTRIC POWER

- Primary Supplier: Dominion Virginia Power
- Redundant: Yes
- Phase: 3
- Amps: 5,500 kW
- Electric UPS: Mp
- Generator: No

### NATURAL GAS

- Supplier: Dominion Virginia Power
- Distance from Property(feet): On Site
- Line Size (Inches): 8"
- Pressure (psi): 120-150 psi

### WATER

- Provider: New Kent County
- Distance from Property: On Site
- Line Size: 12"
- Total Capacity of Treatment Plant (gpd): no treatment required
- Available Capacity to Property (gpd): 250,000 gpd
- Water Tank Capacity (gallons): 1 million gallons
- On Site Treatment Plant: No
- Well Capacity (gpd): 2 wells at 1,200 gpd each

### SEWER

- Provider: New Kent County
- Distance from Property (feet): On Site
- Line Size (Inches): 15" gravity sewer, 12" force main
- Total Capacity Treatment Plan (gpd): 2 mgd
- Available Capacity to Property (gpd): 250,000 gpd
- On Site Treatment Plant: No
- Septic System Capacity (gpd): N/A

### TELECOMMUNICATIONS

- Primary Telecommunications Provider: Verizon
- Other Providers: Cox Communications
- Fiber: Yes
- Distance to Fiber (feet): On Site
- Redundant Routes: No
- Wireless Broadband: No
- Sonet Ring: No
- Broadband Speed Level: High, 6 Mbps
- Other: T-1 line on site along Route 106



Visit property website: [www.havesitewilltravel.com/newkent-citycenter](http://www.havesitewilltravel.com/newkent-citycenter)

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