

# Stunning I-95 Visibility:

## Ideal Mix-Use, Industrial Fulfillment or Critical Facility Site

I-95 - Exit 110, Ladysmith | Caroline County, Virginia



### PROPERTY HIGHLIGHTS

- **Zoned B-1** <click for more info>
- 1,500± feet of I-95 frontage
- 67,000 SF Building
- 97 Acres
- 65 Miles south of DC and 25 miles north of Richmond
- 2 Exits north of Kings Dominion
- **DEVELOPMENT FROM 500,000 SF TO OVER 1 MILLION SF**  
(example on page 2)
- High interstate visibility
- Cleared land
- **Utilities on Site**



John Jay Schwartz, MCR, RPA  
phone (804) 350-1866  
jjschwartz@havesitewilltravel.com  
www.HaveSiteWillTravel.com

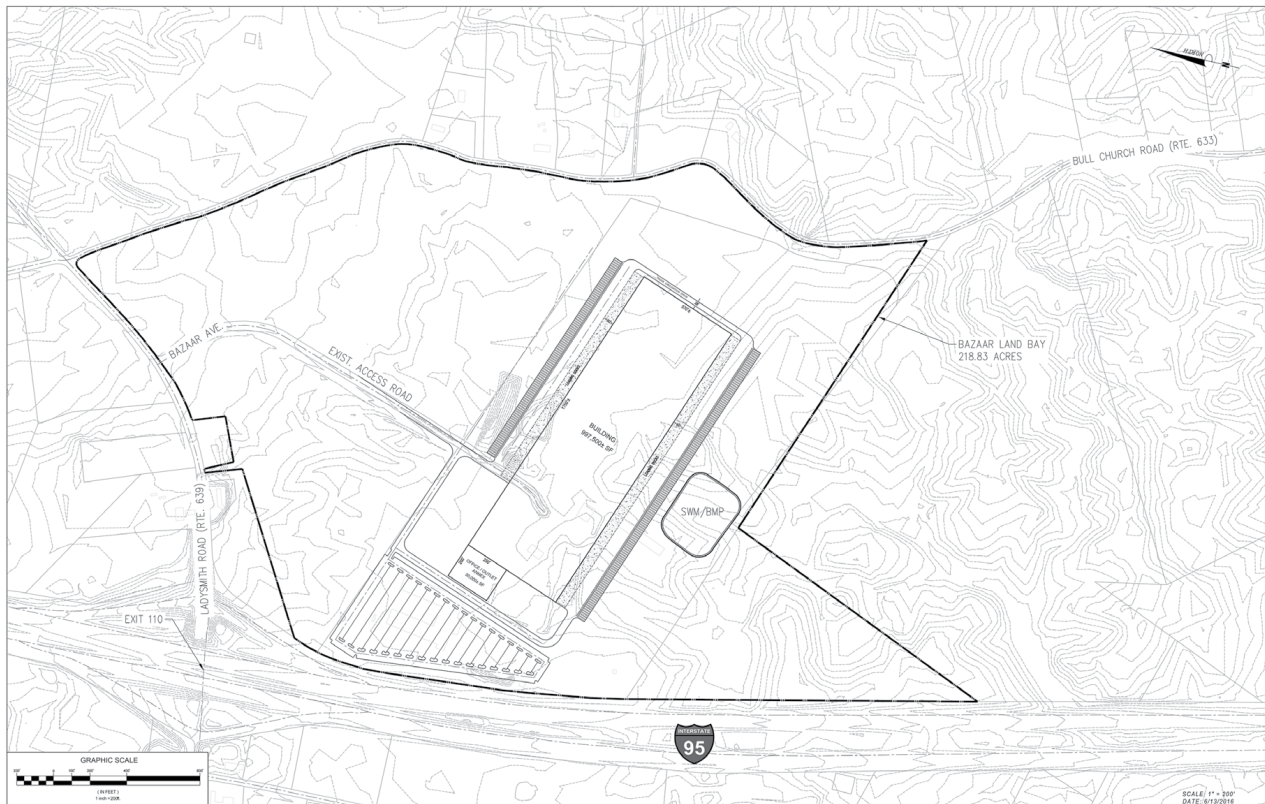


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## SITE CONCEPT

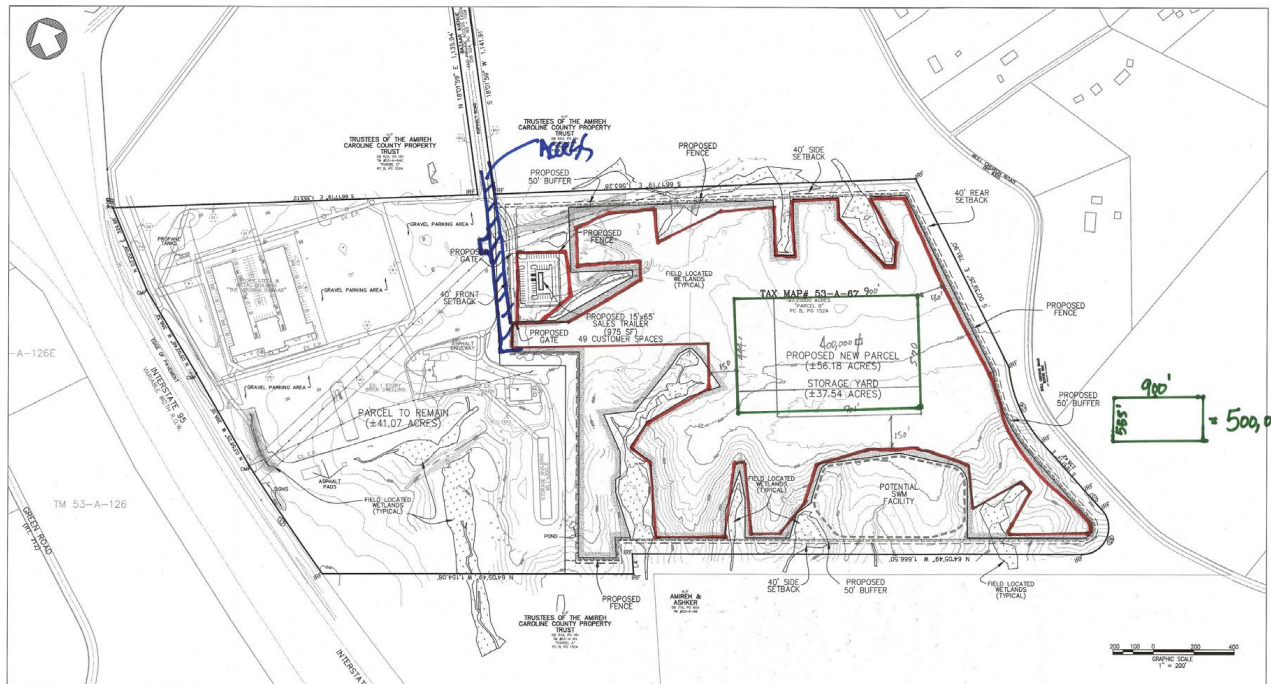


**Bowman CONSULTING**

3951 Westerre Parkway, Suite 150 Richmond, Virginia 23233

Virginia Bazaar Site-Redevelopment Concept, Caroline County, VA

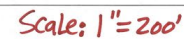
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1. THE GENERALIZED DEVELOPMENT PLAN IS PRELIMINARY AND SUBJECT TO MAJOR CHANGES WITH FINAL ENGINEERING.
2. THE SIZE OF THE STORAGE AREA SHALL BE DETERMINED WITH SITE PLAN SUBMISSION.
3. FINAL LOCATION OF GATE CONTROL BOX/GATE CONFIGURATIONS TO BE DETERMINED WITH SITE PLAN SUBMISSION.
4. THE FINAL PROPOSED GROSS FLOOR AREA MAY INCREASE WITH THE SITE PLAN SUBMISSION; SUBJECT TO, AND NOT EXCEEDING, THE MAXIMUM F.A.R. ALLOWED BY THE CAROLINE COUNTY ZONING ORDINANCE.



**GENERAL NOTES**

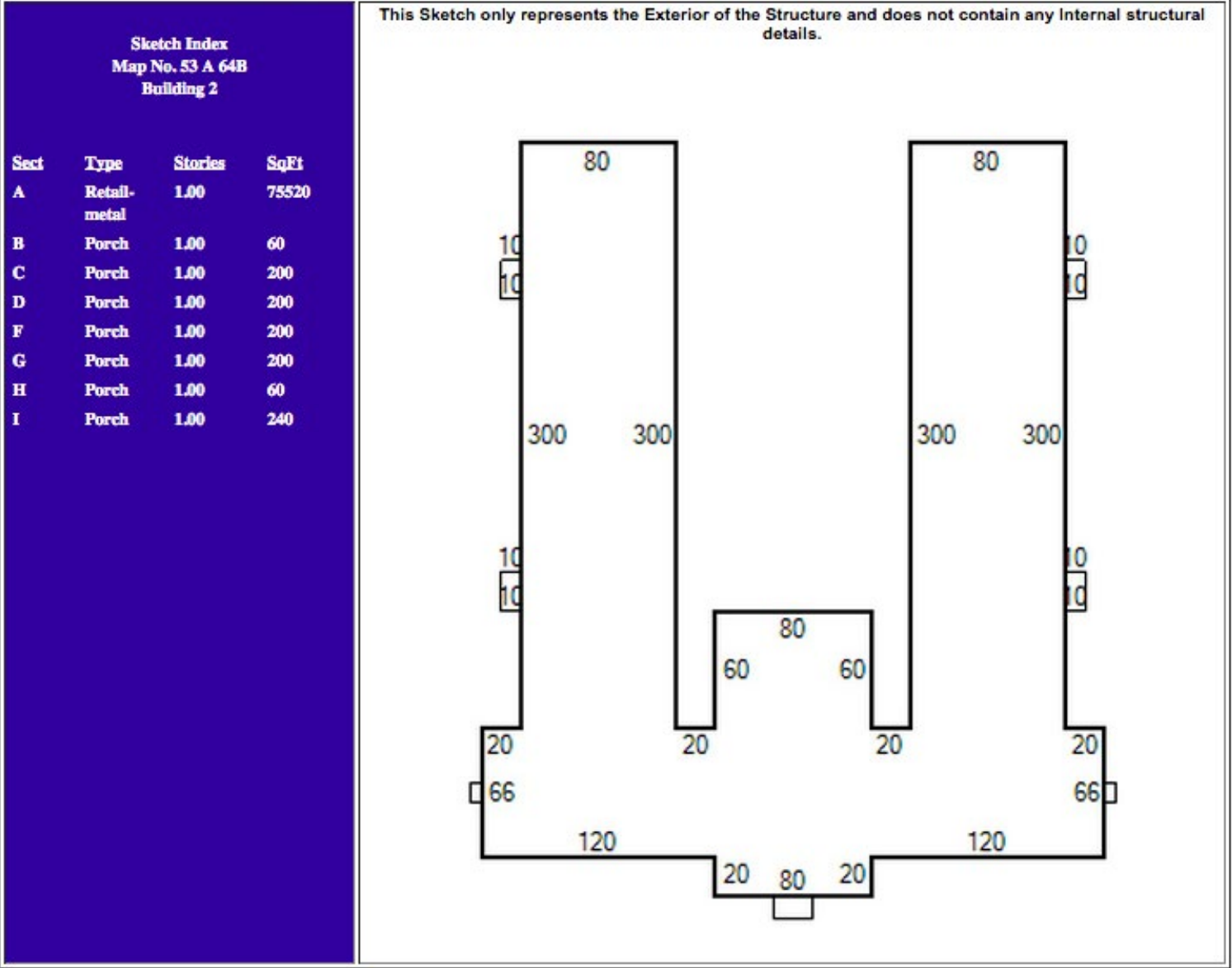
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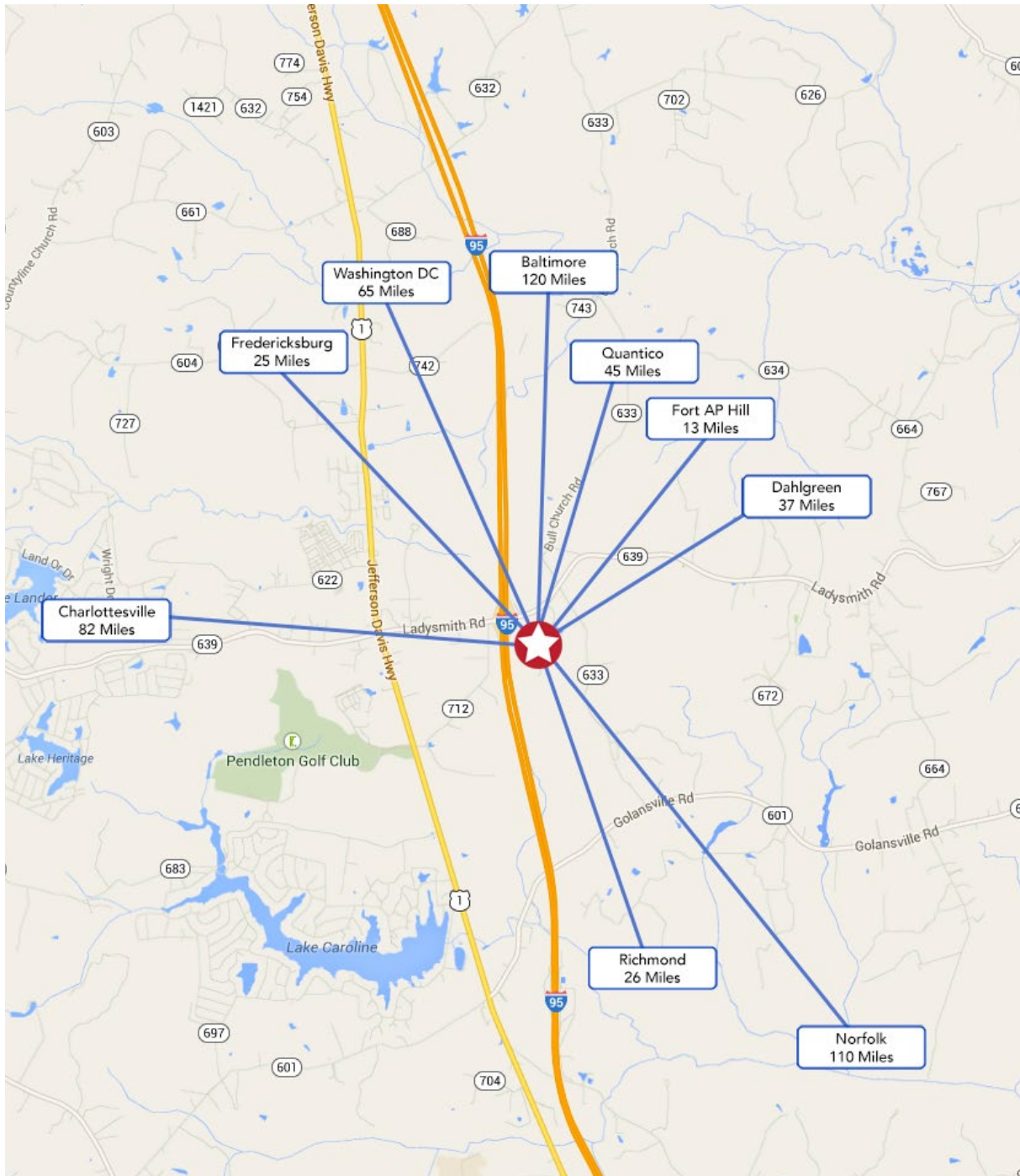


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