

Available

# 14.06 acres on Quarles Road

309 Quarles Road  
Ashland, VA 23005

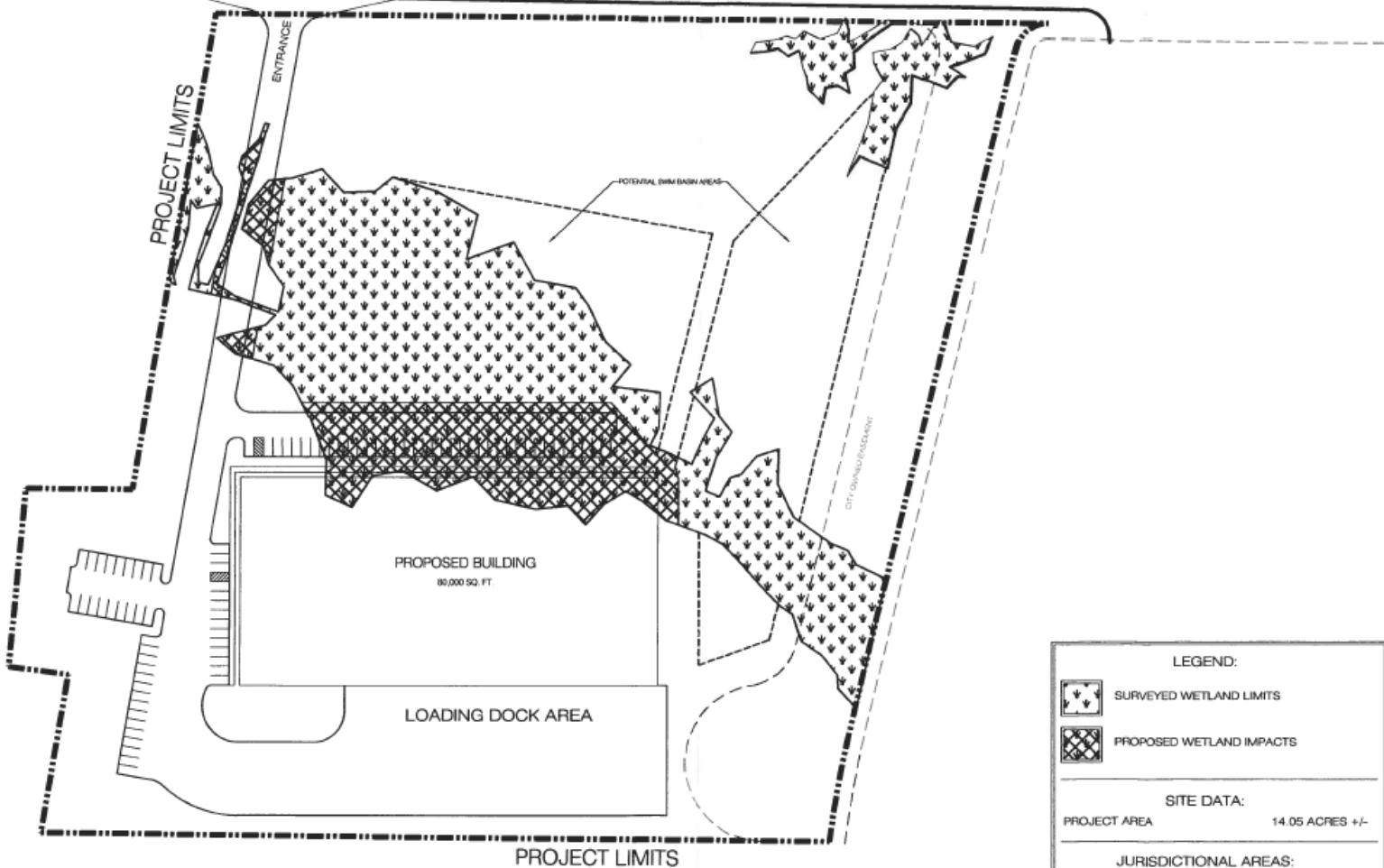


## Features

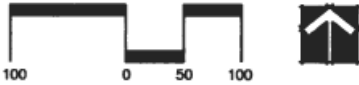
- 14.06 acres on Quarles Road in Ashland, VA
- Zoned M-1, light industrial
- Approximately 3+/- acres impacted by wetlands
- Business friendly Hanover County location
- Convenient location along Quarles Road and US Route 1
- Immediate proximity to I-95 with easy access to I-64 and I-295
- Existing industrial corridor and nearby industrial occupiers
- Owner will consider lease and build-to-suit opportunities
- For sale: \$675,000

Site

QUARLES ROAD ROUTE 1314

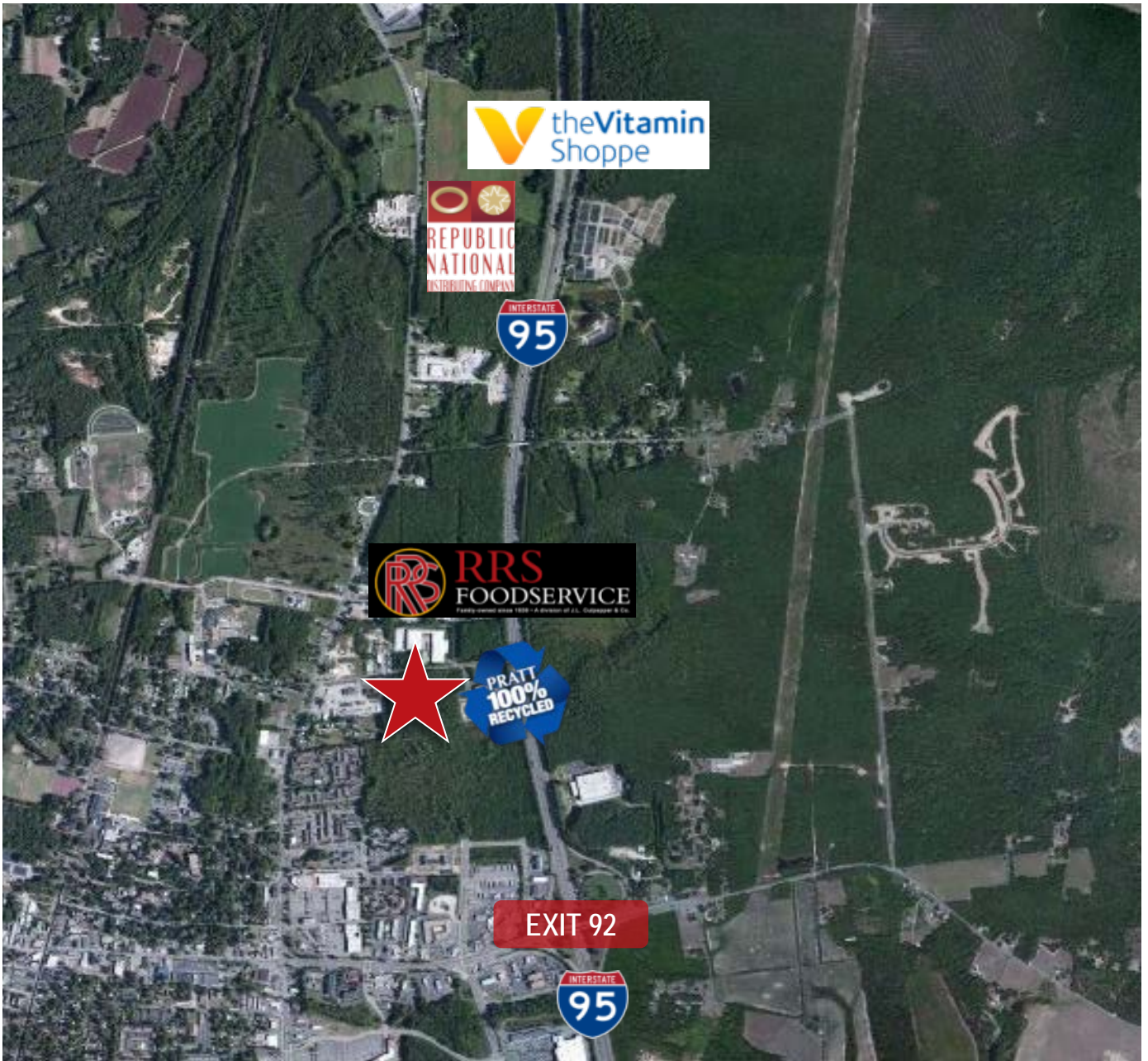


| LEGEND:                      |                          |
|------------------------------|--------------------------|
|                              | SURVEYED WETLAND LIMITS  |
|                              | PROPOSED WETLAND IMPACTS |
| SITE DATA:                   |                          |
| PROJECT AREA                 | 14.05 ACRES +/-          |
| JURISDICTIONAL AREAS:        |                          |
| WETLANDS                     | 2.82 ACRES +/-           |
| JURISDICTIONAL AREA IMPACTS: |                          |
| WETLANDS                     | 0.75 ACRE +/-            |





## Aerial Map



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