

EWELL INDUSTRIAL PARK

OFFICE | WAREHOUSE **PRE-LEASING 15,000 SF**
NEW CONSTRUCTION



EWELL INDUSTRIAL PARK | YORK COUNTY, VA 23188



PRELIMINARY PROPERTY FEATURES

- **BUILDING 8: NEW CONSTRUCTION - 15,000 SF**
 - Two 3,000 SF (50'x60') UNITS
 - Six 1,500 SF (25'x60') UNITS
 - ESTIMATED DELIVERY 2021
- **BUILDING 9: NEW CONSTRUCTION - 20,000 SF**
 - 5,000 SF UNIT AVAILABLE
 - ESTIMATED DELIVERY FALL 2020
- RATIO OF OFFICE TO WAREHOUSE ~ 1:2
- ZONED LIMITED INDUSTRIAL
- JAMES CITY COUNTY AUTHORITY WATER
- AMPLE PAVED AND LIGHTED PARKING
- JOIN ALEWERKS BREWING COMPANY, CUNNINGHAM CONTRACTING, BATCHELDER & COLLINS, WJCC PUBLIC SCHOOLS, LOOMCRAFT MILL, SOMERSET STEEL ERECTION, HARRY'S MOBILE REPAIR, AND MORE!

TRAFFIC COUNTS: 13,000 RICHMOND ROAD
 8,400 MOORETOWN ROAD



BERKSHIRE HATHAWAY
 HomeServices
 Towne Realty

COMMERCIAL DIVISION

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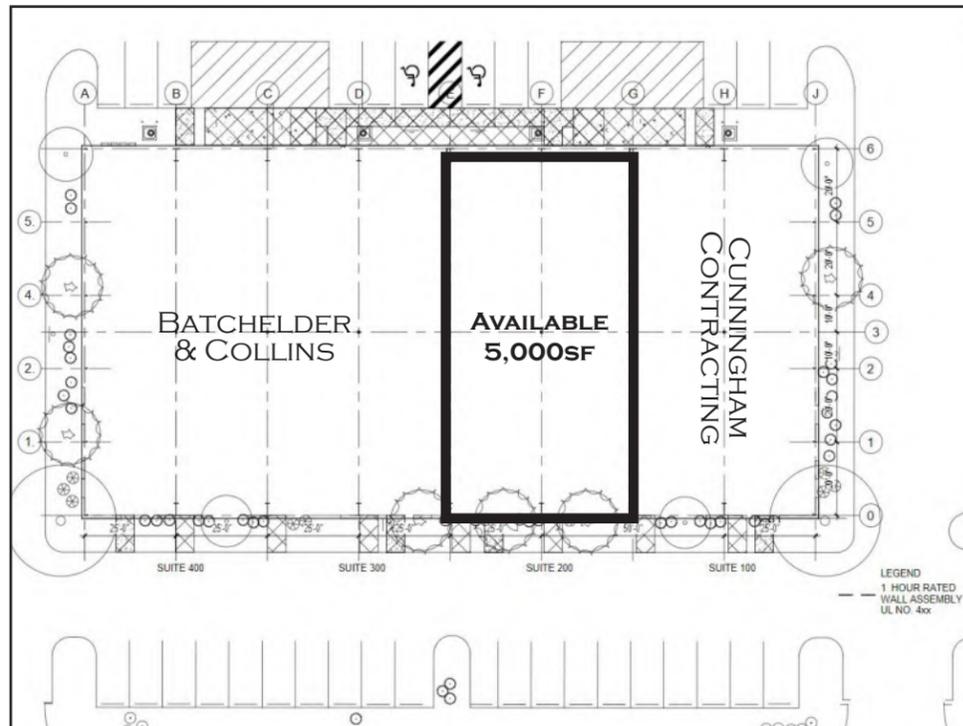
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DISCLAIMER: BUILDING DESIGN IS SUBJECT TO CHANGE

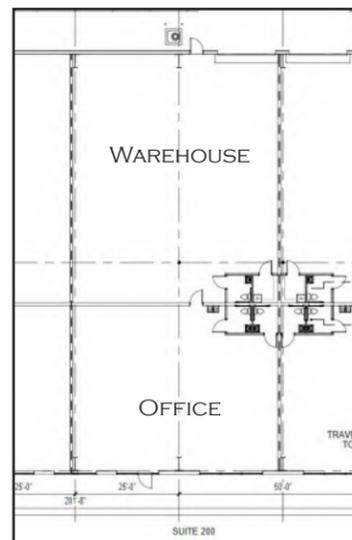
**BUSINESS GROWTH
GRANT OPPORTUNITY
WITH YORK COUNTY
UP TO \$2,500**

**PRE-LEASING
NEW CONSTRUCTION
BUILDING #8
15,000 SF**



EWELL ROAD

**RATIO OF OFFICE
TO WAREHOUSE ~ 1:2**



PROPOSED PROPERTY DETAILS

- 1,500SF, 3,000SF, AND 5,000SF UNITS
- CEILING HEIGHT WAREHOUSE 20'; OFFICE 9'
- LOADING: GRADE LEVEL OVERHEAD DOOR 14'x14' (5,000SF UNIT)
- 3 PHASE POWER
- SPLIT SYSTEM HEAT PUMP; WAREHOUSE GAS HEAT
- ONE RESTROOM FOR 1,500SF UNITS, TWO RESTROOMS FOR 3,000SF UNITS
- NESTING PO BOXES, FEDEX & UPS SHIPPING LOCKERS
- CONTRACTOR LAYDOWN YARDS AVAILABLE

PROPOSED NEW SIGNAGE



DEMOGRAPHICS	1 MI	5 MI	10 MI
POPULATION	3,726	60,655	109,273
HOUSEHOLDS	1,352	23,307	42,266
AVERAGE INCOME	\$71,595	\$80,319	\$84,085
DAYTIME POPULATION	7,043	72,992	113,648