

FOR SALE | 53.18 ACRE M-2 INDUSTRIAL PROPERTY

**13264 MOUNTAIN ROAD**  
**GLEN ALLEN, VIRGINIA 23059**  
**(HANOVER COUNTY)**



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# PROPERTY FEATURES



**53.18 ACRES**  
PROPERTY SIZE



**M-2**  
ZONING



**IMMEDIATE**  
TIMING

## SITE WELL SITUATED FOR REDEVELOPMENT

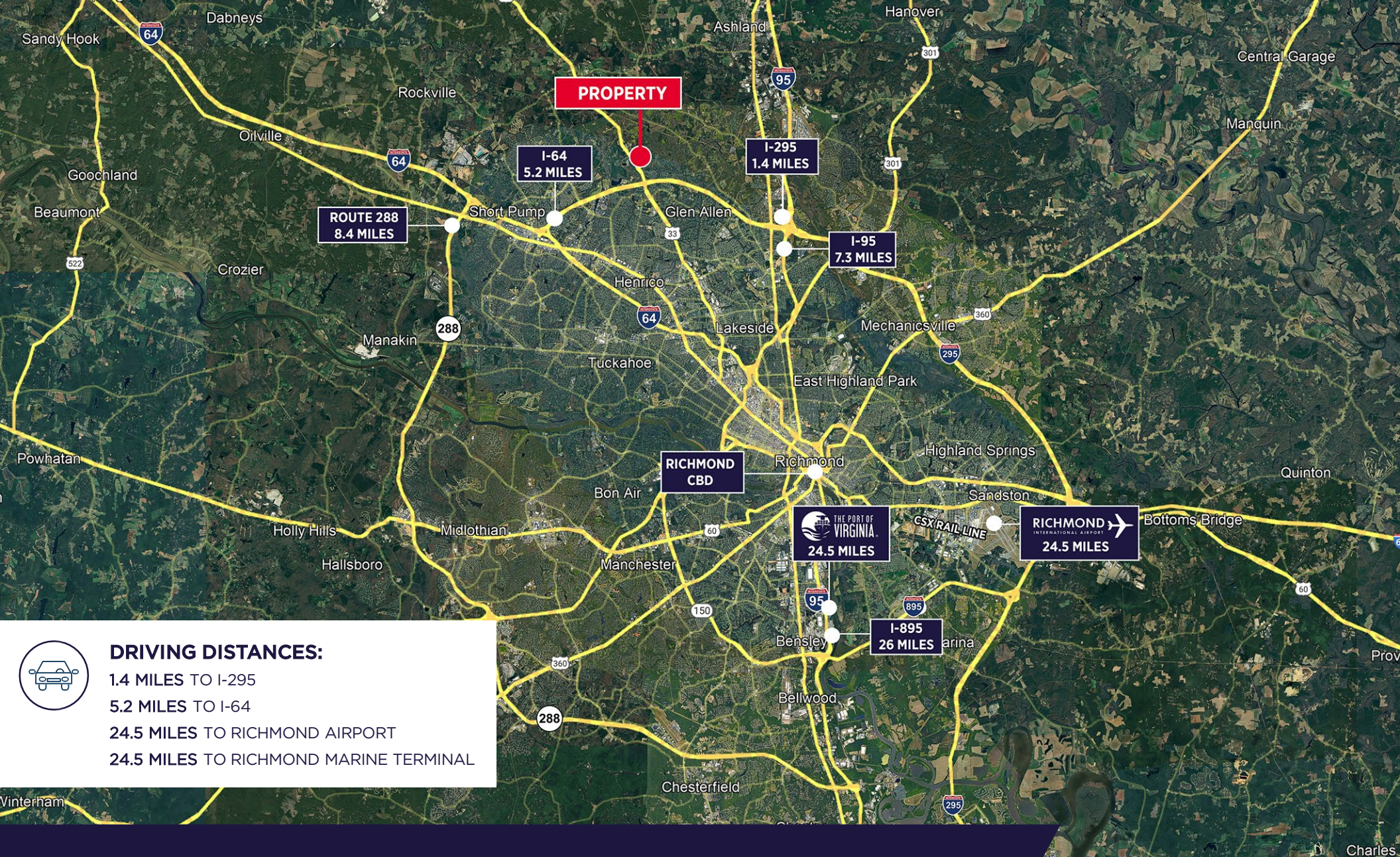
- Located less than 1.5 miles from I-295
- Heavy on-site utility infrastructure
- Designated Employment Center area
- Located in the path of progress
- ± 208,000 SF facility
- Heavy power to site (23,000+ amps)

## USEFUL INFORMATION (LINKS PROVIDED)

- [Utility Map](#)
- [Site Plan](#)
- [M-2 Industrial Zoning](#)







#### DRIVING DISTANCES:

1.4 MILES TO I-295

5.2 MILES TO I-64

24.5 MILES TO RICHMOND AIRPORT

24.5 MILES TO RICHMOND MARINE TERMINAL

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