

# INDUSTRIAL FOR SALE

701 S. 6th

Hopewell, Virginia 23860



THALHIMER

## VIRTUAL TOUR



## Virginia's Premier Industrial Manufacturing Site

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Potential Development  
Site on 53 Acres  
Former Ethanol Plant

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | [www.thalhimer.com](http://www.thalhimer.com)



# PROPERTY HIGHLIGHTS

## Virginia's Premier Industrial Manufacturing Site

- Approximately 53 acres
- Zoned M2 – Intensive Industrial District
- Water: potable and non-potable, rated capacity of 18 MGD with reliable capacity of 13 MGD
- High speed fiber
- 2" gas main on site
- Power to site: 34.5kv primary voltage (3 phase)
- Active rail spur with connection to Norfolk Southern Railway
- 90 miles to the Port of Virginia and 20 miles to the Port of Richmond
- Easy access to I-295, and close proximity to I-95 and I-64
- Much of the former ethanol manufacturing plant has been demolished. All was decommissioned in accordance with regulatory guidelines.
- All underground fire protection piping remains in place.

## INDUSTRIAL FOR SALE

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Milling Building



Grain Silos



# SITE PLAN

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# PROPERTY PHOTOS



Grains Receiving Building



Scales



Grains Receiving Building



Grains Receiving Building



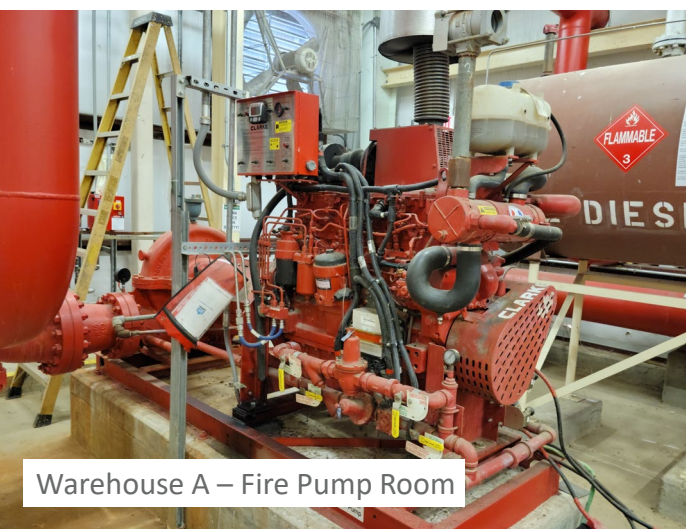
Admin Building & Scale House



# PROPERTY PHOTOS



Warehouse A



Warehouse A – Fire Pump Room



Warehouse B



Warehouse B



# PROPERTY PHOTOS



Warehouse C – Electrical Room



Warehouse D



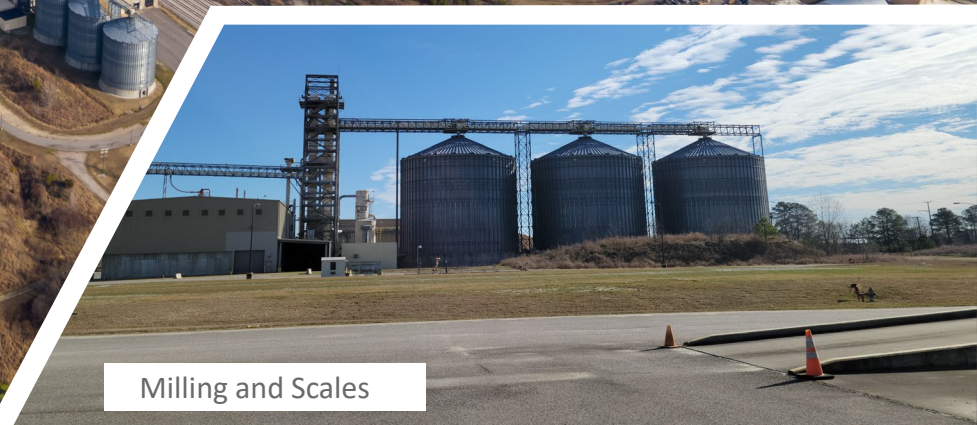
Warehouse C - Lab



Warehouse C - Office



# PROPERTY PHOTOS



Milling and Scales



Warehouse D



Warehouse D



Water Tank and Warehouse A

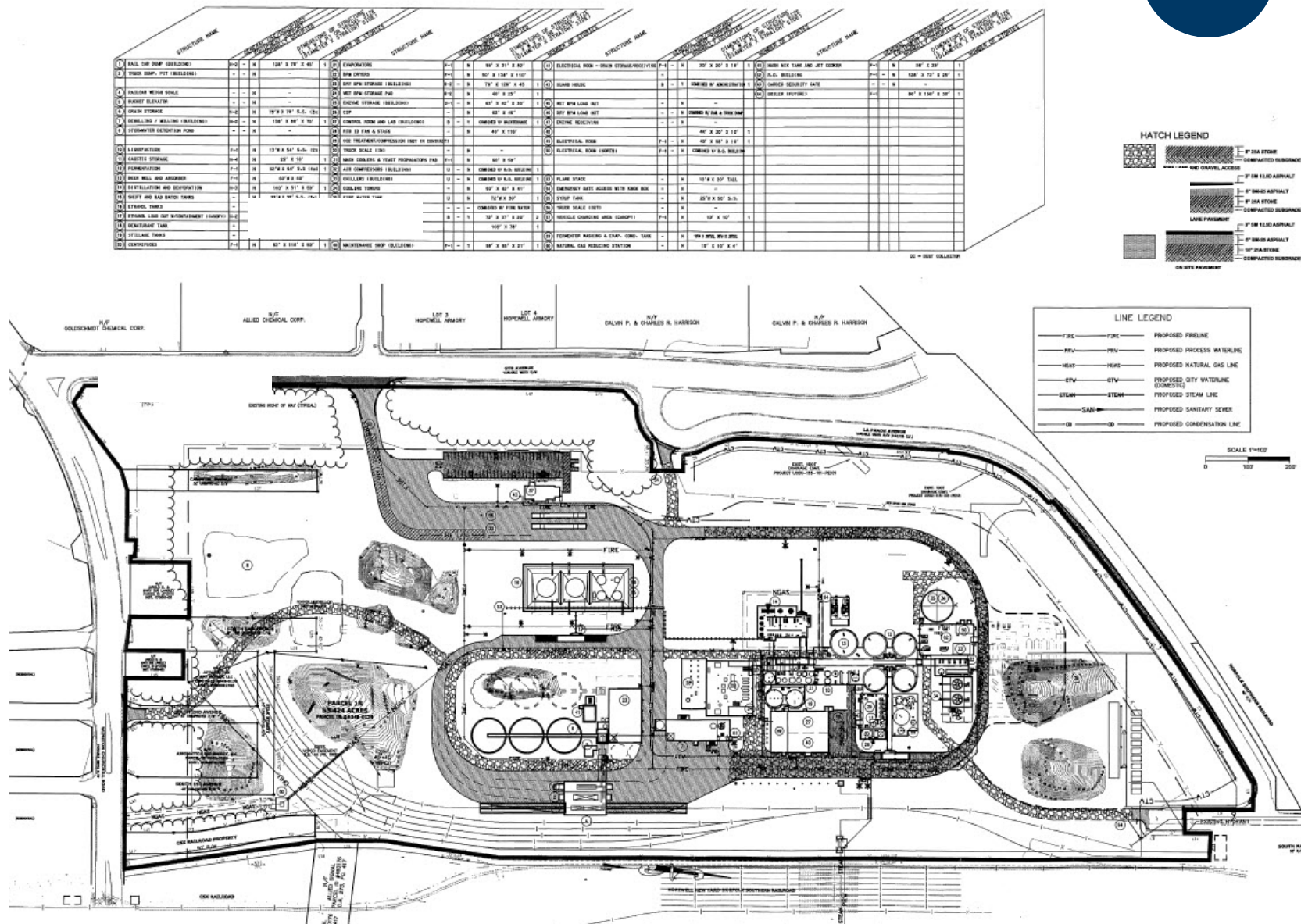


# SITE PLAN

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[View  
Online](#)



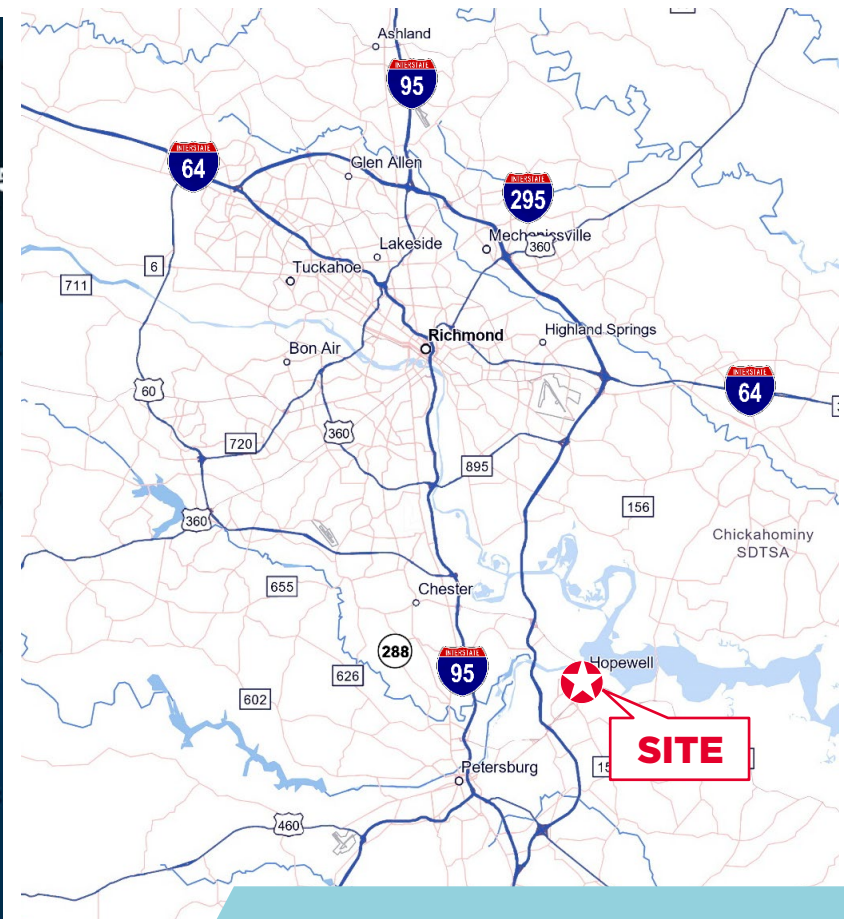


# LOCATION MAPS

## INDUSTRIAL FOR SALE

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### STRATEGICALLY LOCATED IN THE SOUTHEAST REGION



### DRIVING DISTANCES:

- 119 MILES TO WASHINGTON DC
- 111 MILES TO VIRGINIA BEACH, VA
- 162 MILES TO RALEIGH, NC
- 250 MILES TO PHILADELPHIA, PA





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