

INDUSTRIAL FOR SALE

701 S. 6th

Hopewell, Virginia 23860

VIRTUAL TOUR



THALHIMER

**Virginia's Premier Industrial
Manufacturing Site**

Potential Development
Site on 53 Acres
Former Ethanol Plant

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.



SITE PLAN



PROPERTY PHOTOS



Grains Receiving Building



Scales



Grains Receiving Building



Grains Receiving Building

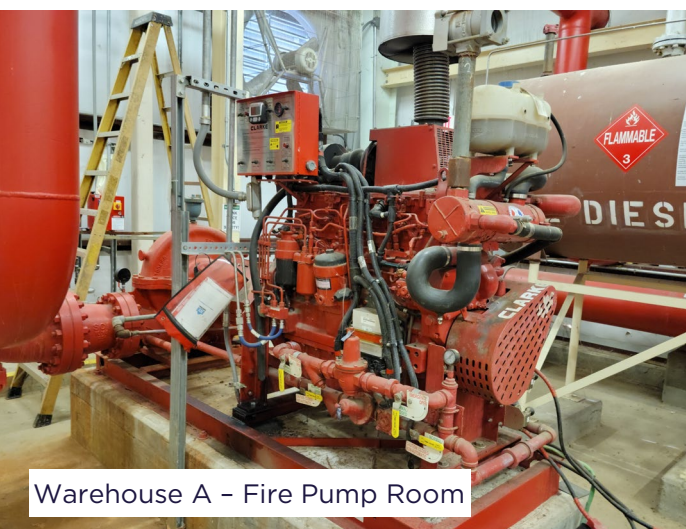


Admin Building & Scale House

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

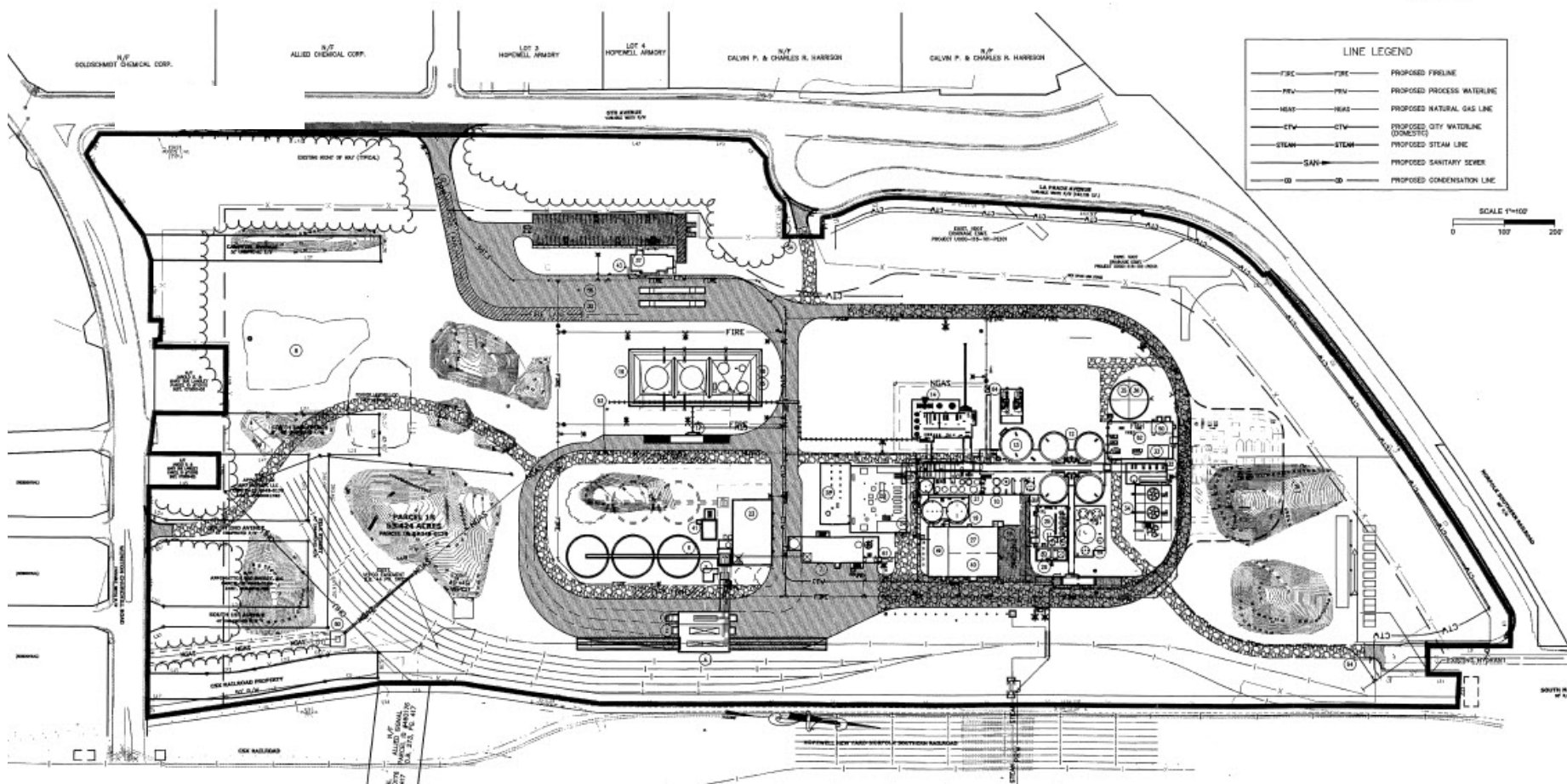


Water Tank and Warehouse A

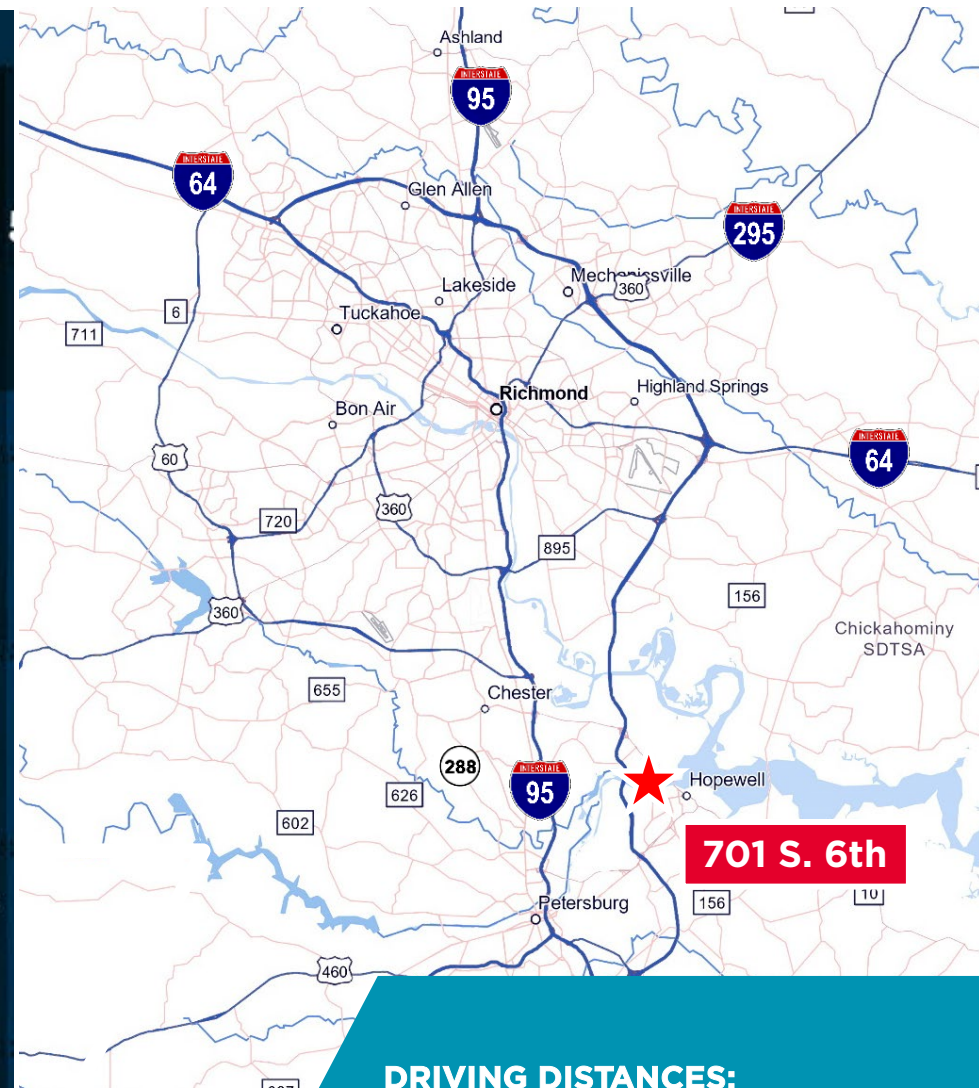
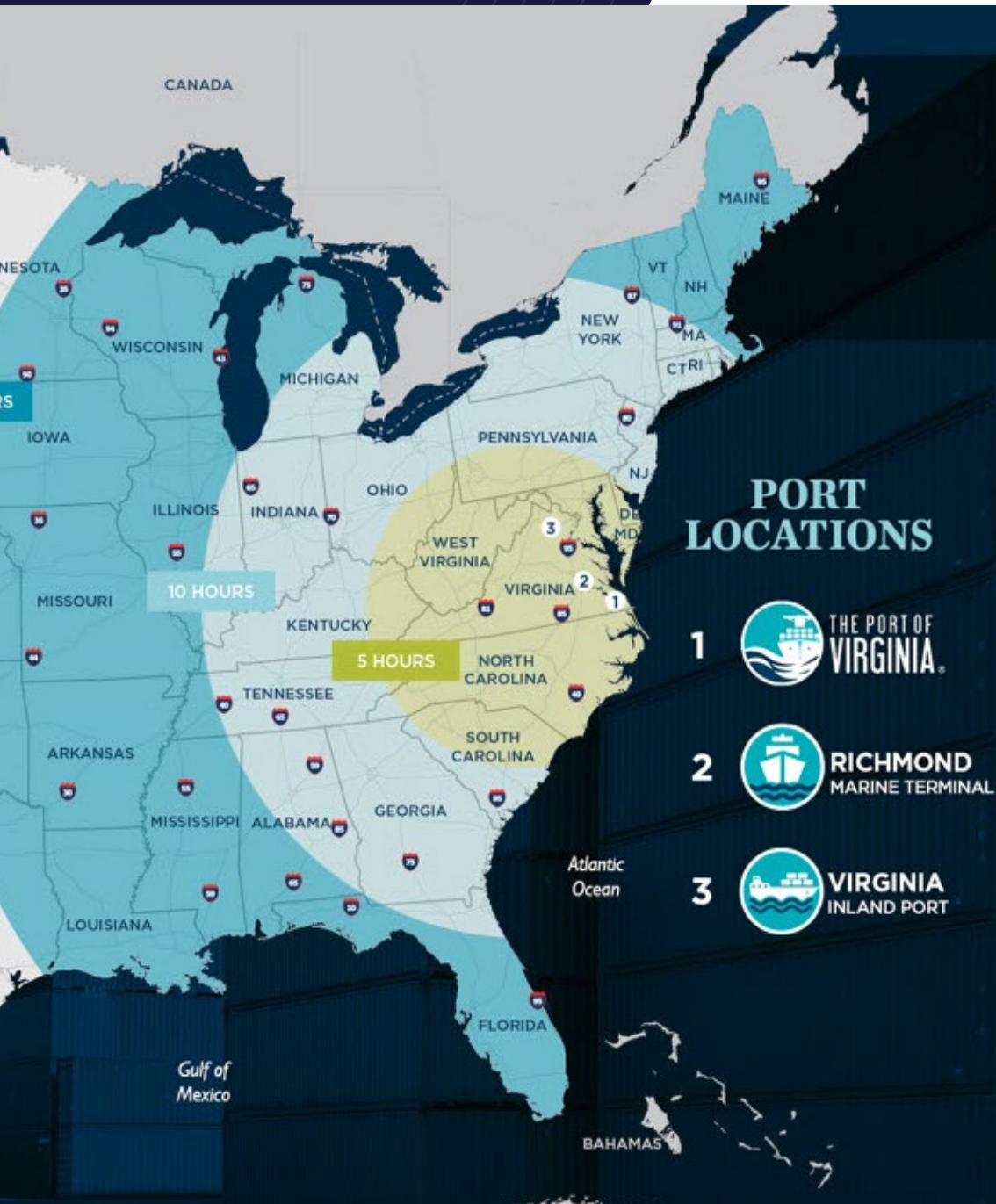
View Online

HATCH LEGEND

		8\" 21A STONE	COMPACTED SUBGRADE
		PMS LANE AND GRAVEL ACCESS	
		2\" 12D ASPHALT	8\" 21A STONE
		2\" 12D ASPHALT	COMPACTED SUBGRADE
		TURN LANE PAVEMENT	
		2\" 12D ASPHALT	8\" 21A STONE
		2\" 12D ASPHALT	COMPACTED SUBGRADE
		ON SITE PAVEMENT	



PROPERTY AERIAL MAP



DRIVING DISTANCES:

119 MILES TO WASHINGTON DC

111 MILES TO VIRGINIA BEACH, VA

162 MILES TO RALEIGH, NC

250 MILES TO PHILADELPHIA, PA



THALHIMER

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com



DANNY HOLLY

Cushman & Wakefield | Thalhimer
Senior Vice President
+1 804 697 3552
danny.holly@thalhimer.com

MICHAEL FLYNN

Cushman & Wakefield
Senior Director
+1 908 868 2022
michael.flynn@cushwake.com

New Media Systems, Inc.
804.359.3620
www.newmediasystems.net

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