



237,740 SF  
±25.37 ACRES

FOR SALE

# 281 KENTUCKY RD

ORANGE, VA 22960



CUSHMAN &  
WAKEFIELD

THALHIMER



## PROPERTY HIGHLIGHTS

**237,740**

BUILDING  
SQUARE FEET

**±25.37**

ACRES

**14**

BUILDINGS

**\$4,750,000**

ASKING  
PRICE

## PROPERTY PHOTOS

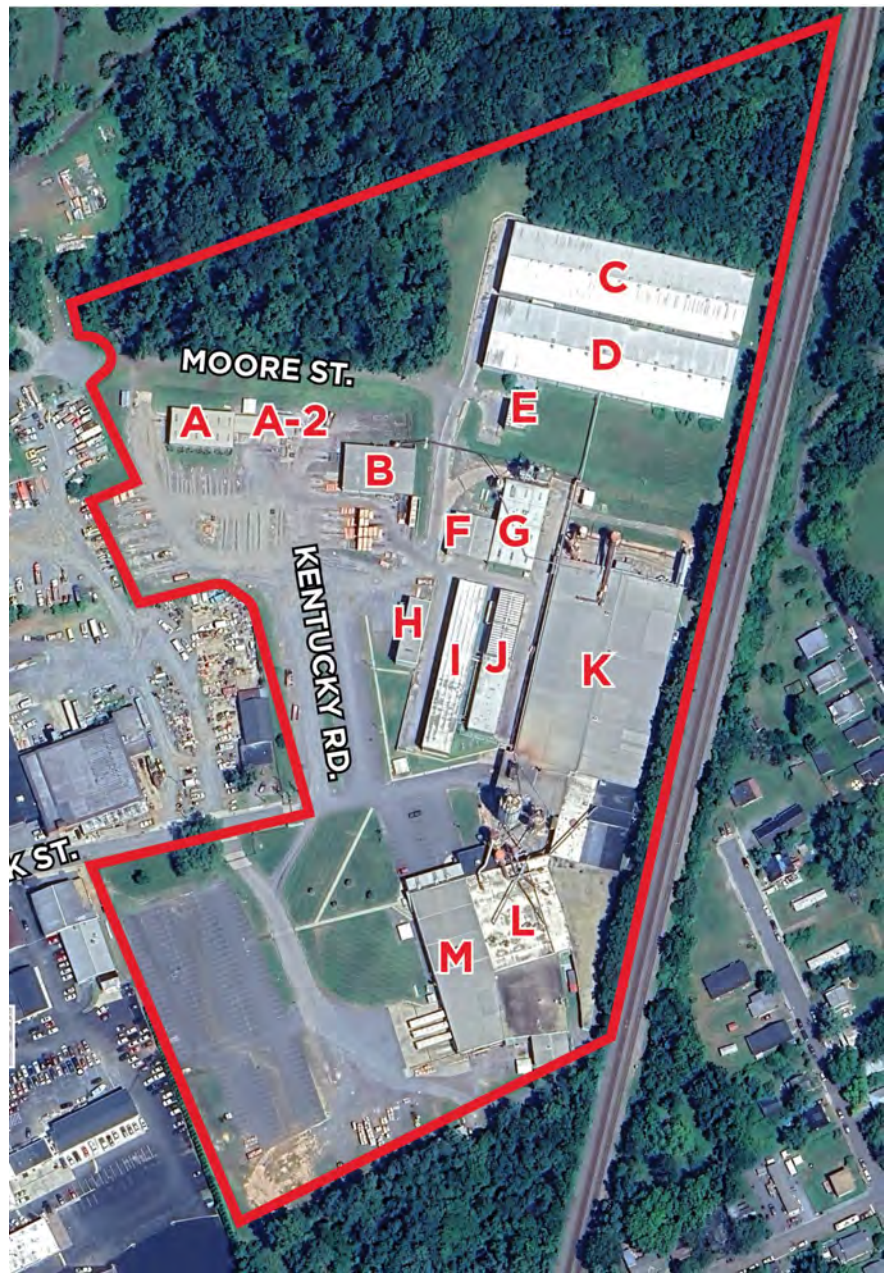
[CLICK HERE TO VIEW](#)

## ZONING

The site is zoned Traditional Industrial (TI). The TI District ([Article-5-Traditional-Character-Zoning-Districts](#)) is established to provide a mix of employment uses, including light industrial, small-scale retail and office uses, with very limited residential uses. A partial list of By-Right Uses includes but are not limited to:

- Automotive body repair
- Automotive dealerships
- Breweries
- Concrete plants
- Crop growing and storage
- Data centers
- Farm and garden supply stores
- Foundries
- Furniture and cabinet making shops
- Hotel/Motel
- Indoor/outdoor recreation facilities
- Landscape contractor
- Light manufacturing
- Machine or equipment sales, service and or rental
- Mini-warehouses and self-storage units
- Mixed commercial use dwellings
- Public transportation facilities
- Recycling centers/collection points
- Repair garage including commercial vehicles
- Restaurants
- Retail and wholesale establishments
- Retail furniture and appliance stores
- Retail nurseries and greenhouses
- Storage containers/PODS
- Supermarket and grocery stores
- Textile mills
- Warehouses

Former dimensional lumber facility  
Last day of operations: March 2025







**Inspection  
Side A**

**4,500 SF**

Function:	Grading lumber
Building Size:	90' x 50'
Ceiling Height:	19' 10"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	1
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Inspection  
Side B**

**1,380 SF**

Function:	Grading and stacking lumber
Building Size:	46 'x 30'
Ceiling Height:	17' 2"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None





**Green  
Stacker**

## 6,500 SF

Function:	Sticking and stacking lumber
Building Size:	100' x 65'
Ceiling Height:	18' 8"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None

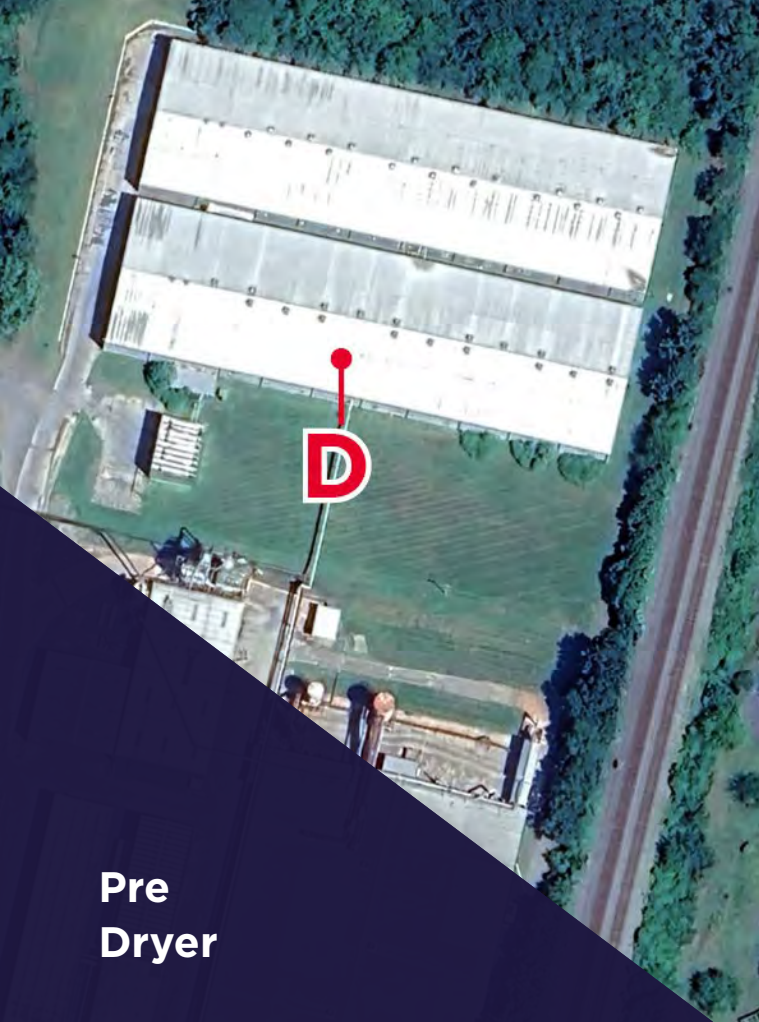


**Vacuum  
Kiln**

## 35,125 SF

Function:	Pre-drying and storage
Building Size:	351' 4" x 100'
Ceiling Height:	31' 9"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water





**Pre  
Dryer**

## 35,125 SF

Function:	Pre-drying and storage
Building Size:	351' 4 ' x 100'
Ceiling Height:	31' 9"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water



**Kiln  
#10**

## 600 SF

Function:	Kiln drying wood
Building Size:	19' 9" x 30' 8"
Ceiling Height:	29' 9"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None





**Dry  
Shed**

## 3,600 SF

Function:	Storage
Building Size:	60' x 60'
Ceiling Height:	26' 5"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	1
Power:	110
Sprinkler Type:	None



**Dry  
Planer**

## 7,200 SF

Function:	Storage
Building Size:	120' x 650'
Ceiling Height:	26' 4"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Dry  
Shed**

## 2,700 SF

Function:	Storage
Building Size:	90' x 30'
Ceiling Height:	26' 5"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	0
Power:	None
Sprinkler Type:	None

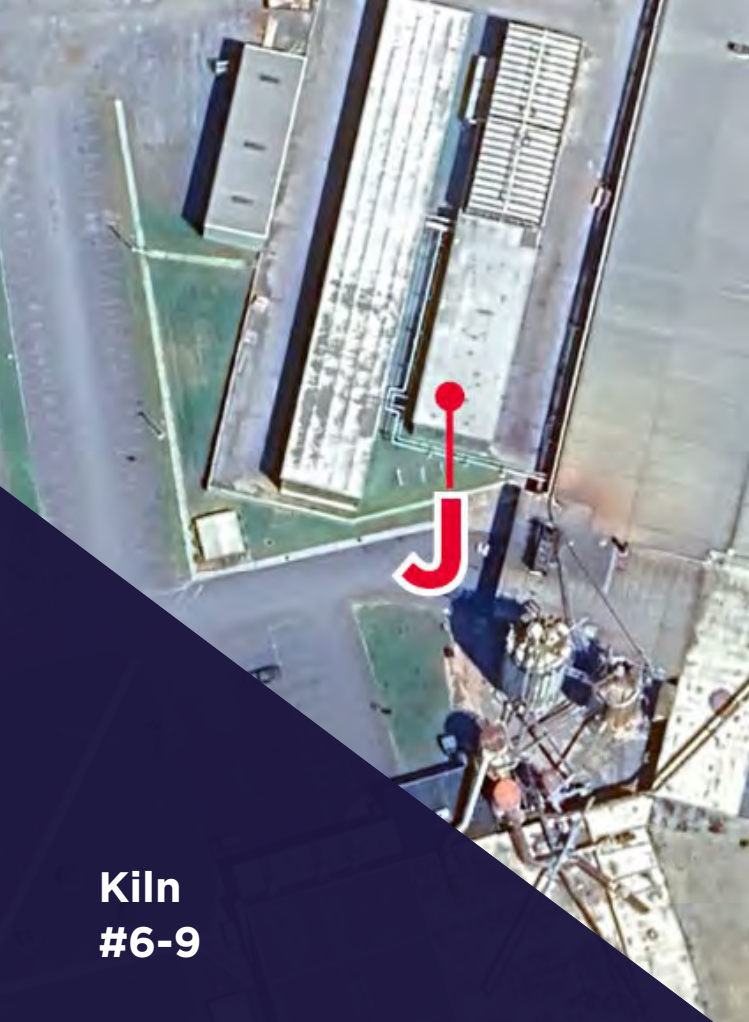


**Kiln  
#1-5**

## 9,280 SF

Function:	Kiln drying wood
Building Size:	232' x 40'
Ceiling Height:	27' 0"
# of Dock Doors:	5
# of Drive-in Doors:	5
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None

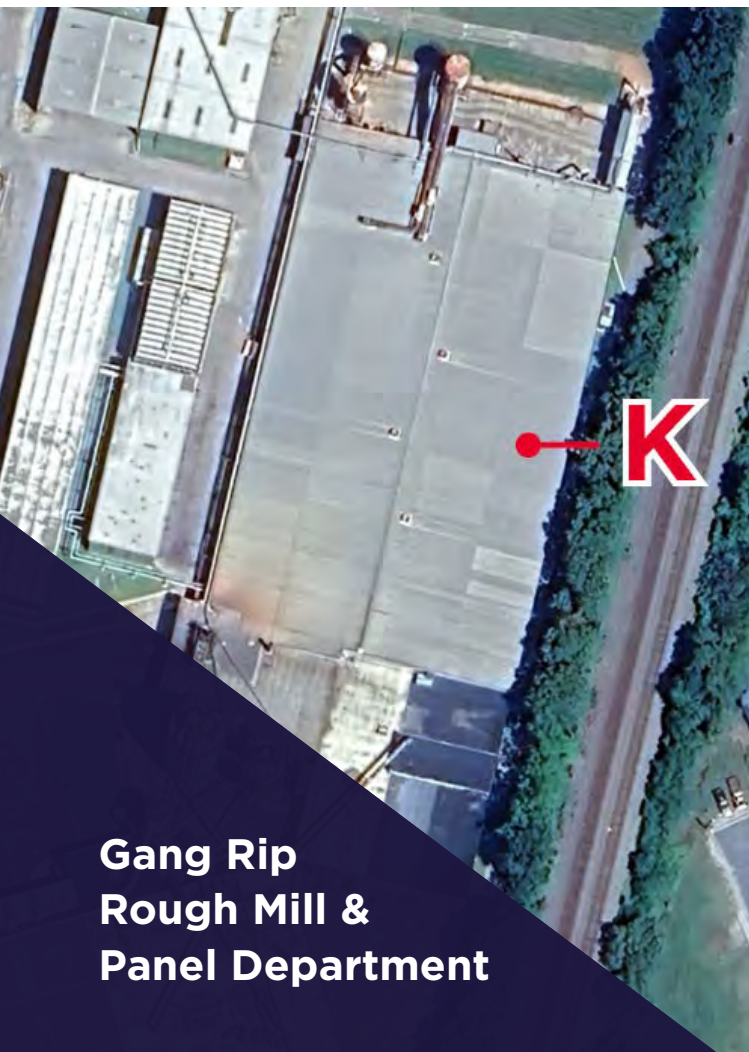




**Kiln  
#6-9**

**8,030 SF**

Function:	Kiln drying wood
Building Size:	200' 8" x 40'
Ceiling Height:	27' 0"
# of Dock Doors:	4
# of Drive-in Doors:	4
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Gang Rip  
Rough Mill &  
Panel Department**

**61,700 SF**

Function:	Manufacturing building
Building Size:	180' 5" x 341' 10"
Ceiling Height:	27' 1"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	10
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water





**Finish Mill &  
Maintenance Shop**

**37,000 SF**

Function:	Wood finishing machines/ mechanical repairs
Ceiling Height:	17' 11"
# of Dock Doors:	2
# of Drive-in Doors:	2
# of Restrooms:	4
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water



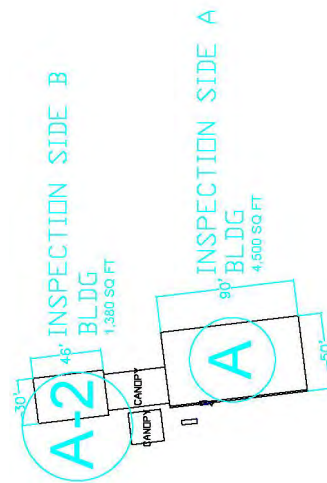
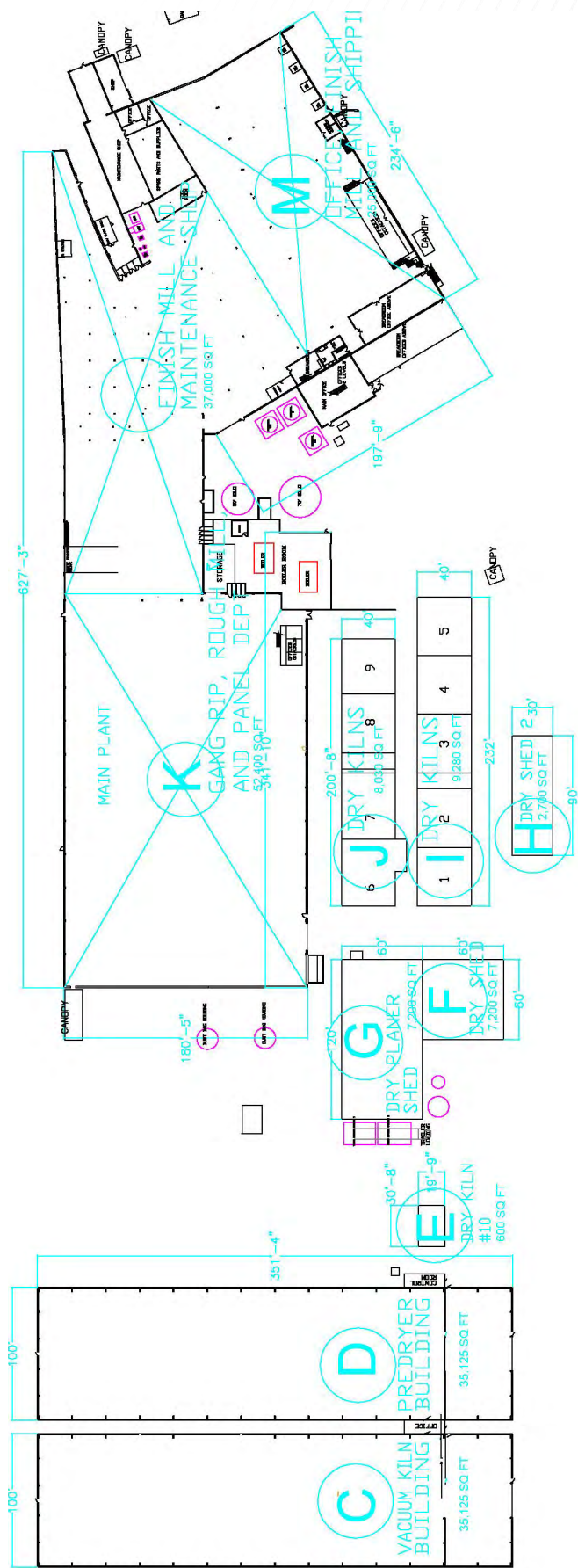
**Offices,  
Finish Mill &  
Shipping**

**25,000 SF**

Function:	Office/Warehouse
Ceiling Height:	21' 0"
# of Dock Doors:	5
# of Drive-in Doors:	0
# of Restrooms:	7
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water



# PLANT LAYOUT





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