

FPL
Energy Services
DOSWELL
ENERGY CENTER

Cascades
BEAR ISLAND
FACILITY

N. FORK LANE SITE

N FORK LN

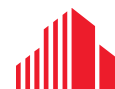
N FORK LN

OLD RIDGE RD

OLD RIDGE

INDUSTRIAL LAND / ±123.02 ACRES

LAND FOR SALE
15114 & 15140 N. FORK LANE
ASHLAND, VA 23005

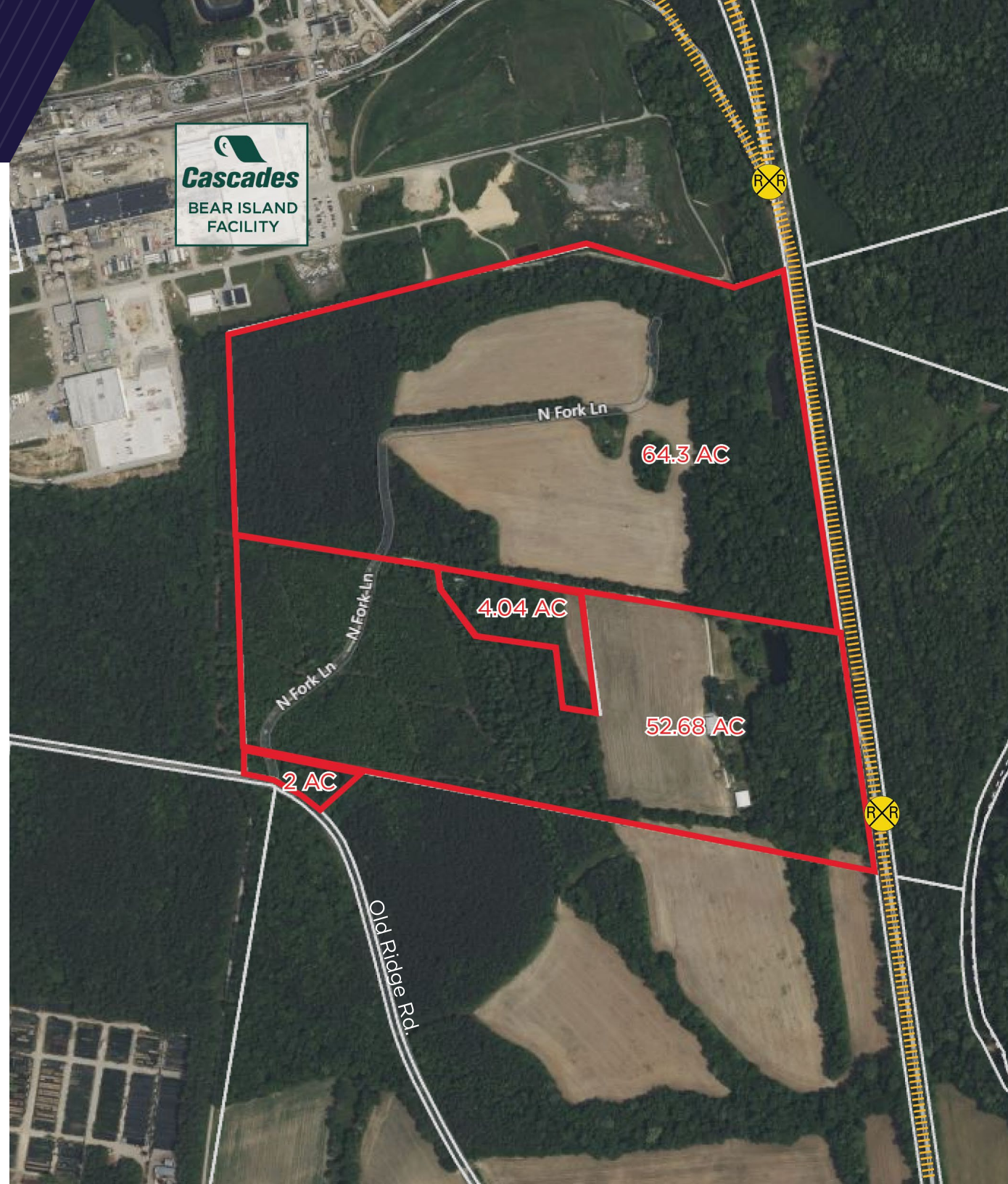


CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS

- Approximately 123.02 total acres
 - 52.68 acres, zoned A-1
 - 64.3 acres, zoned A-1
 - 4.04 acres, zoned A-1
 - 2.0 acres, zoned A-1
- Designated for industrial use in the Hanover County Comprehensive Plan
- Rail
- Just 4.8 miles (11 minutes) off I-95 off Rt 30 (Doswell Exit)
- 4.9 miles from the 1,200-acre Future Hanover Technology Park
- Call for pricing

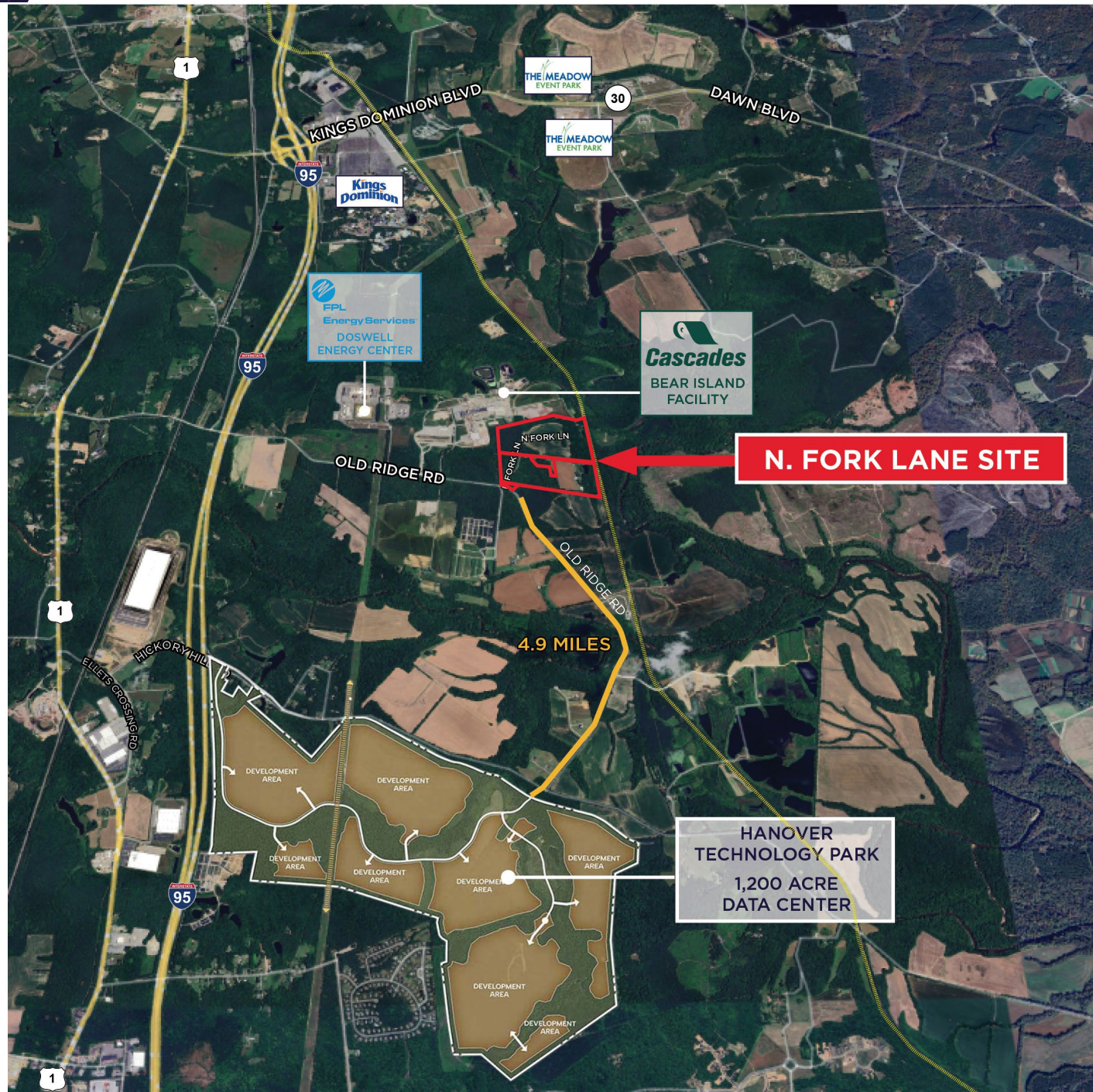


PROPERTY HIGHLIGHTS

Hanover Positioned for Explosive Tech Growth.

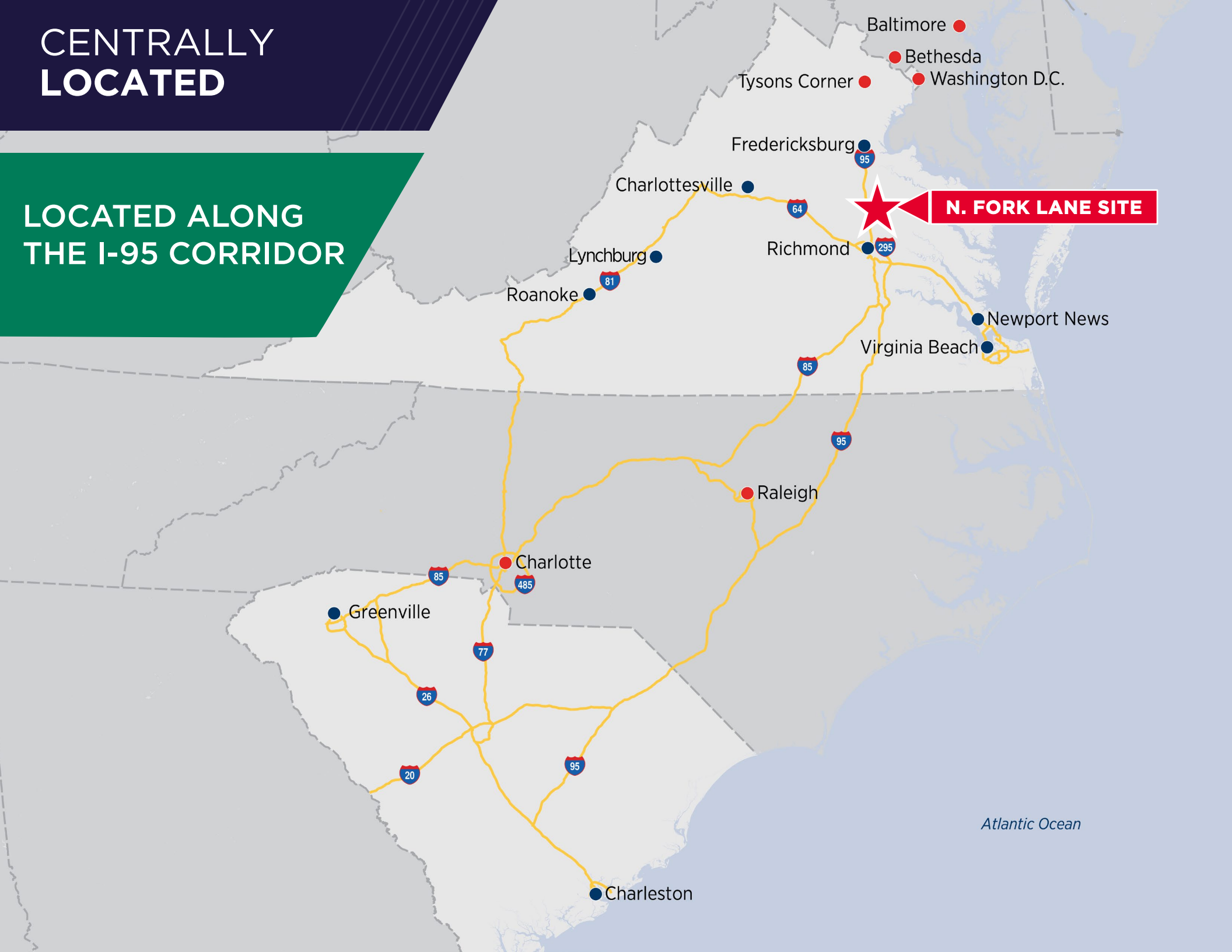
Hanover County is set to become a major player in the tech infrastructure space with the approval of Tract's 1,200-acre Hanover Technology Park. Positioned just off I-95 and minutes from Richmond, the project will deliver up to 2.4 GW of power capacity across a multi-campus data center development. With site energization targeted for 2028, the park is expected to generate approximately \$1.78 billion in tax revenue, create hundreds of high-paying jobs, and attract a new wave of technology-driven investment to the region—further strengthening Virginia's position as the global leader in data center development.

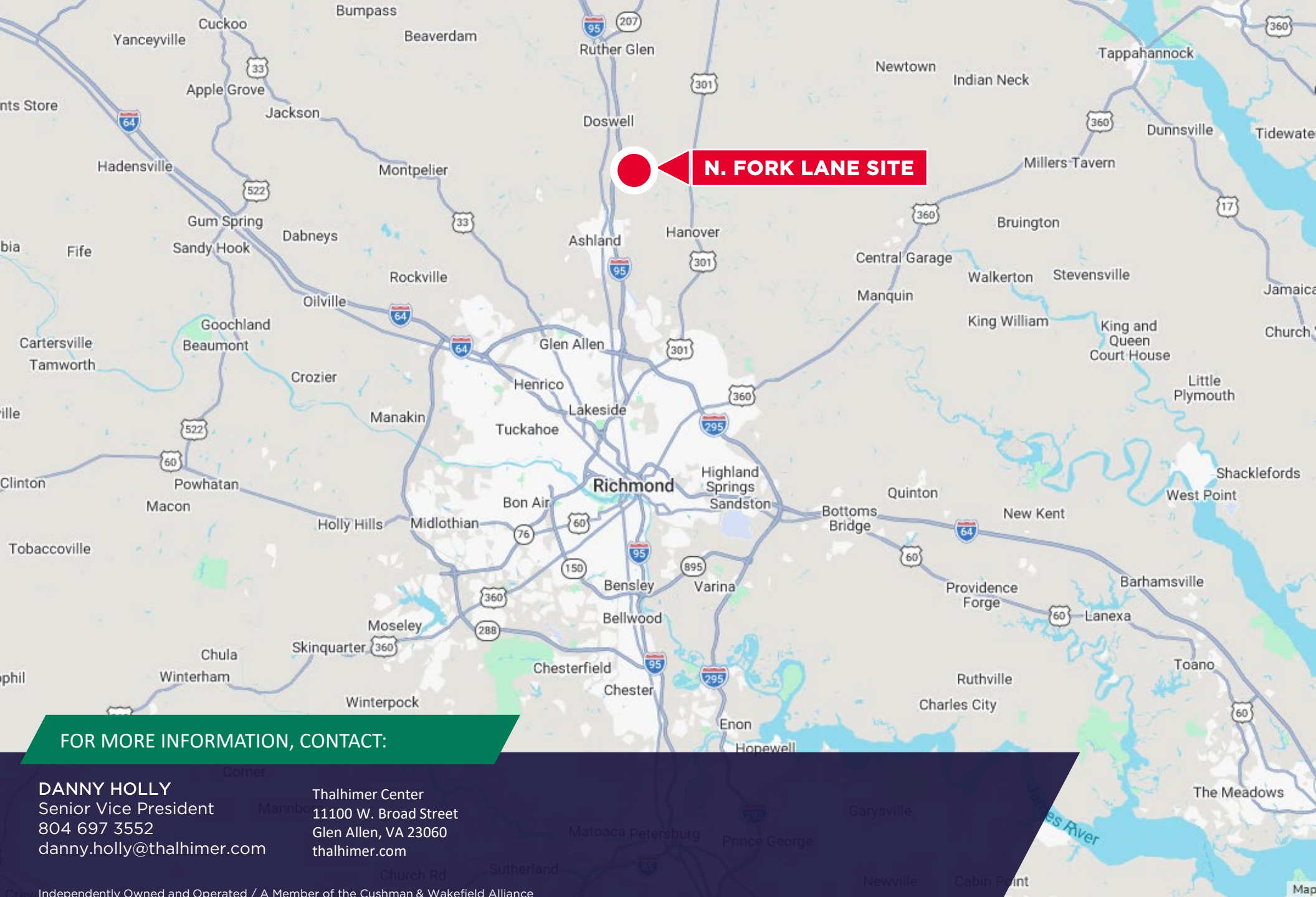
[CLICK HERE TO READ ANNOUNCEMENT](#)



CENTRALLY
LOCATED

LOCATED ALONG
THE I-95 CORRIDOR





FOR MORE INFORMATION, CONTACT:

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WAKEFIELD**

THALHIMER