LAND FOR SALE

SIMPSON RD.

PETERSBURG, VA 23803 / DINWIDDIE COUNTY



CUSHMAN & WAKEFIELD | THALHIMER

Highly Visible Corner Site

PROPERTY **HIGHLIGHTS**

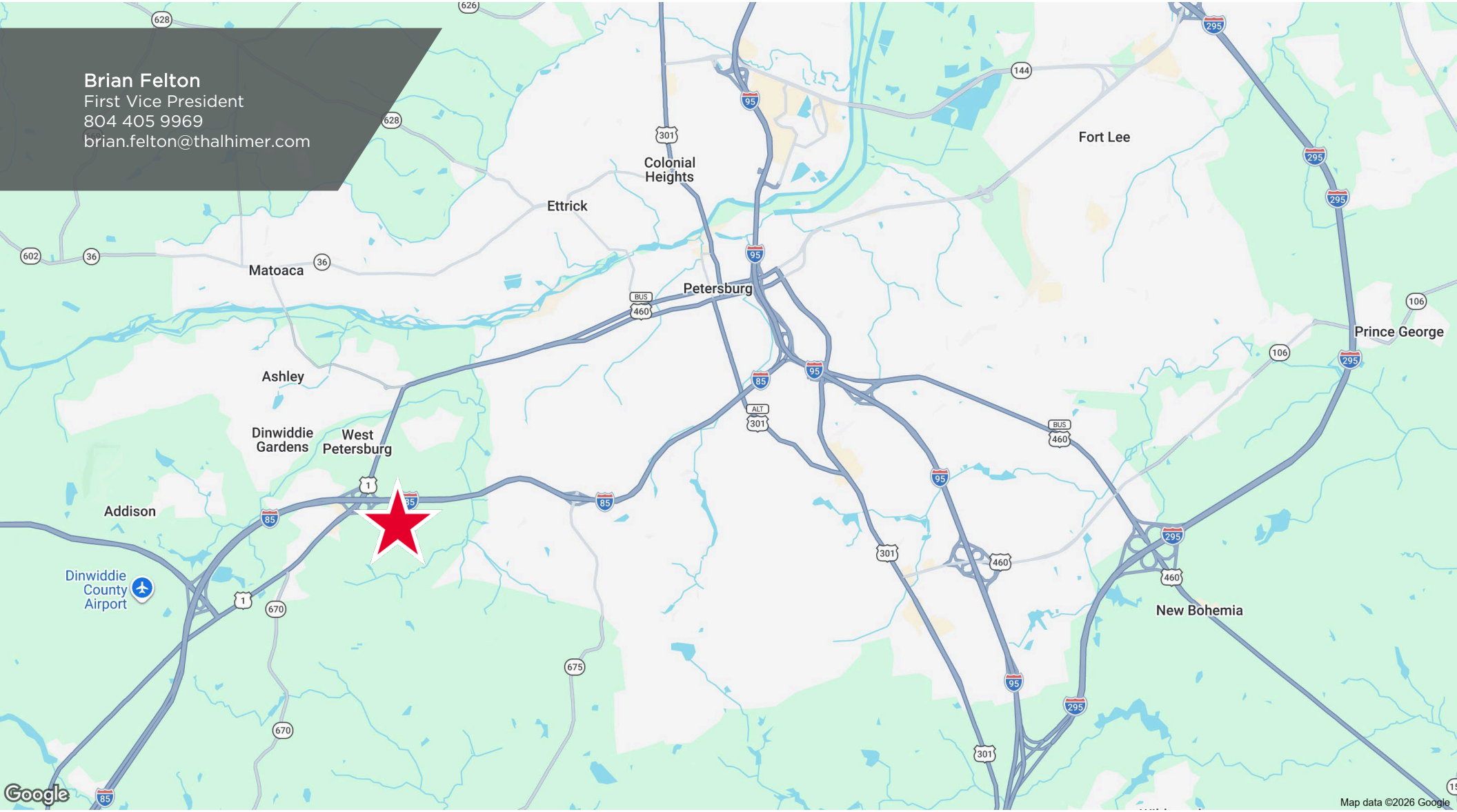
- **±8.12 Acres of Rough-Graded Industrial Land**
- Highly visible corner parcel with excellent frontage along Simpson Road
- Zoned M-1 (Industrial)
- Utilities available to the site, including water, sewer, and electric; natural gas located nearby
- Tier 4 Certified Site under the Virginia Business Ready Sites Program
- A wetlands delineation was completed with subsequent coordination with Army Corps of Engineers to receive an Approved Preliminary Jurisdictional Determination
- Strategic location just 1.2 miles from I-85 via Route 1 (Boydton Plank Road)
- Ideal for industrial, manufacturing, warehouse, or distribution users
- Exceptional access and connectivity within a growing industrial corridor



CUSHMAN & WAKEFIELD | THALHIMER

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