



HUNTERS BRANCH ROAD

TROY, VIRGINIA 22974

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Move in Ready. The site features new construction that is ready-to-occupy, offering a true “plug-and-play” solution for immediate business operations.
- Clear span construction with 15' - 18' clear height, covered loading dock, and one drive-in
- Approximately 1.15 Acres of laydown yard/IOS
- Located less than 3 miles from the 1.1 million SF Amazon Distribution Center, placing your business in a premier industrial corridor.
- Excellent connectivity with immediate access to I-64, Rt 250 and Rt 15 and situated just 15 miles from Charlottesville and 42 miles from Richmond.
- Zoned I-1 (Industrial Limited), allowing for a variety of light industrial and commercial uses
- Established Industrial Neighbors. Join a hub of major corporate neighbors including Walmart Distribution Center, Klockner Metals, and Van der Linde Recycling
- Reinforced concrete slab



BUILDING SIZE:	12,000 SF ±
SITE SIZE:	2.791 ACRES ±
POWER:	3-PHASE
ZONING:	I-1 (INDUSTRIAL LIMITED)
SALE PRICE:	NEGOTIABLE



LOCAL BIRDSEYE



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



512

6,760

10,496

DAYTIME POPULATION



1,180

6,435

9,722

AVERAGE HOUSEHOLD INCOME



\$132,204

\$135,571

\$132,212

NUMBER OF HOUSEHOLDS



152

2,288

3,726

MEDIAN AGE

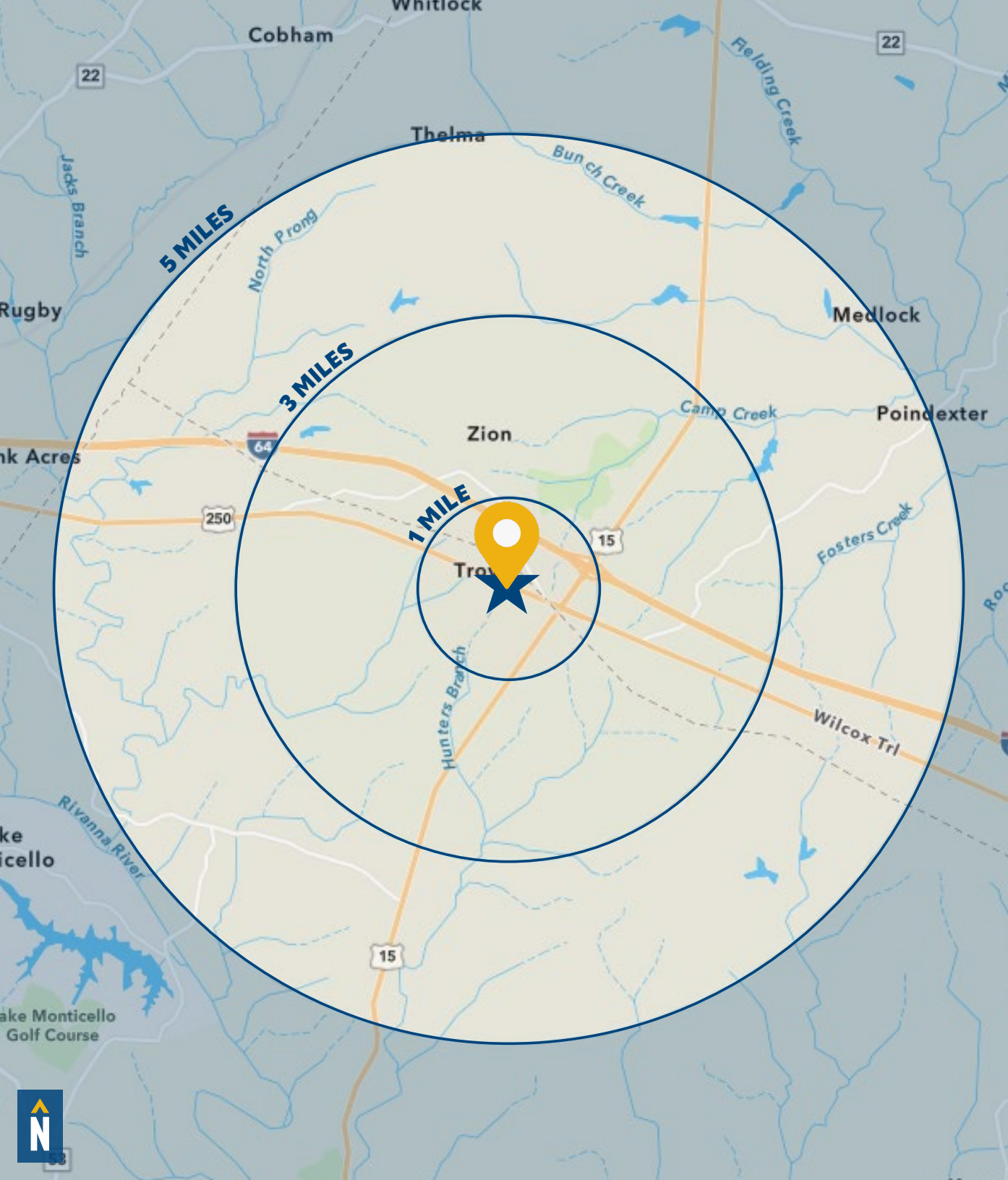


45.0

43.3

44.1

[FULL DEMOS REPORT](#)



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