

# COLONIAL HEIGHTS

## LOCATION

<b>Address:</b>	2800 Conduit Rd
<b>City:</b>	Colonial Heights
<b>State:</b>	VA
<b>Zip Code:</b>	23834
<b>Locality:</b>	Colonial Heights
<b>Virginia Enterprise Zone:</b>	No
<b>Technology Zone:</b>	No
<b>Foreign Trade Zone:</b>	No
<b>Hub Zone:</b>	No
<b>Property ID :</b>	240680

## SALE/LEASE INFORMATION

<b>Price Per Acre:</b>	\$400,000.00 To \$400,000.00
<b>Publicly Owned:</b>	No

## PROPERTY INFORMATION

<b>Site Size:</b>	12.9 ac / 5.16 ha
<b>Suitable For Construction:</b>	12.9 ac / 5.16 ha
<b>Largest Contiguous:</b>	12.9 ac / 5.16 ha
<b>Subdividable:</b>	No
<b>Zoning:</b>	B-1
<b>Topography:</b>	rolling/slope
<b>Outside Storage:</b>	No
<b>U.S. Army Corps Certified Wetland Study:</b>	No
<b>Phase I Environmental Audit:</b>	No
<b>Right Now Certified:</b>	No

## UTILITIES

<b>Electric Power:</b>	Dominion Energy
<b>Redundant:</b>	No
<b>Natural Gas:</b>	Columbia Gas of Virginia
<b>Water:</b>	City of Colonial Heights
<b>Sewer:</b>	City of Colonial Heights
<b>Telecommunications:</b>	Verizon
<b>Fiber:</b>	Yes
<b>Redundant Routes:</b>	No
<b>Sonet Ring:</b>	No



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## TRANSPORTATION

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<b>Closest Interstate:</b>	I-95
<b>Closest 4-Lane Highway:</b>	Route 1/301
<b>Rail Provider:</b>	
<b>Served by Rail Siding:</b>	No
<b>Closest Commercial Airport:</b>	Richmond International Airport
<b>Closest General Aviation Airport:</b>	Richmond International Airport
<b>Closest Port:</b>	Port of Virginia (Richmond Marine Terminal)/ 17.34 mi

## CONTACT INFORMATION

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<b>Company:</b>	Colonial Heights City
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