

# FOR LEASE

ZONED M-2

## I-64 Industrial Park

1468 Pony Farm Road (Lot #12) | Goochland, VA 23129



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



Conceptual Rendering



Lot outlines roughly to scale

### PROPERTY HIGHLIGHTS

- › 8,000 - 12,000± SF office/warehouse built-to-suit on 2.15± AC fenced and graveled yard
- › Zoned M-2 (heavy industrial) allowing for a wide variety of industrial uses
- › **NEW** I-64 Industrial Park off I-64 (10-miles to Short Pump)
- › Grade level loading with oversized doors (12' x 14')
- › Developers control four sites - 2.15 AC, 3.5 AC, 5.26 AC and 5.7 AC - can accommodate any yard size
- › For Lease: Call Agents For More Information

### FOR MORE INFORMATION:

#### **BEN BRUNI, SIOR**

Senior Vice President | Partner

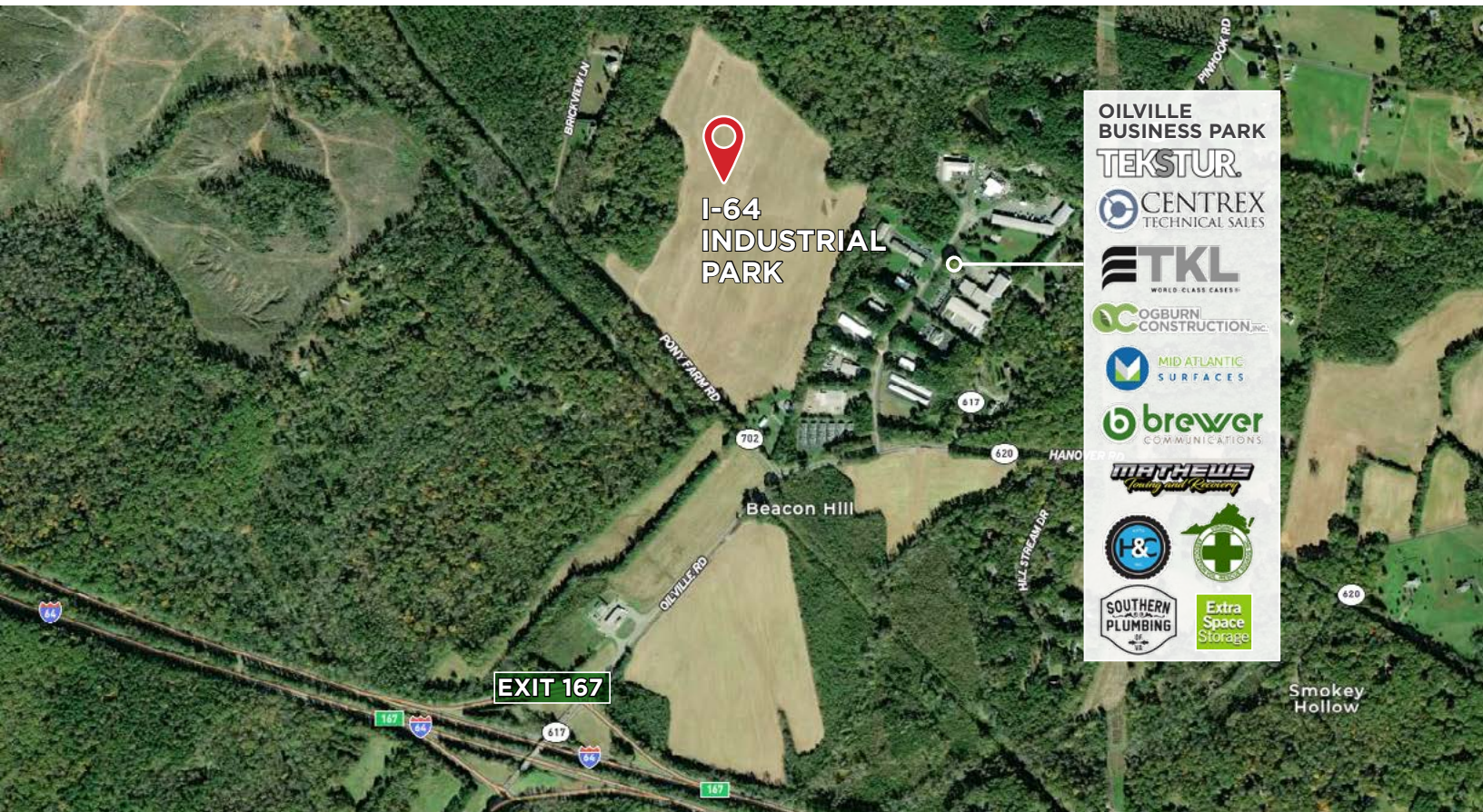
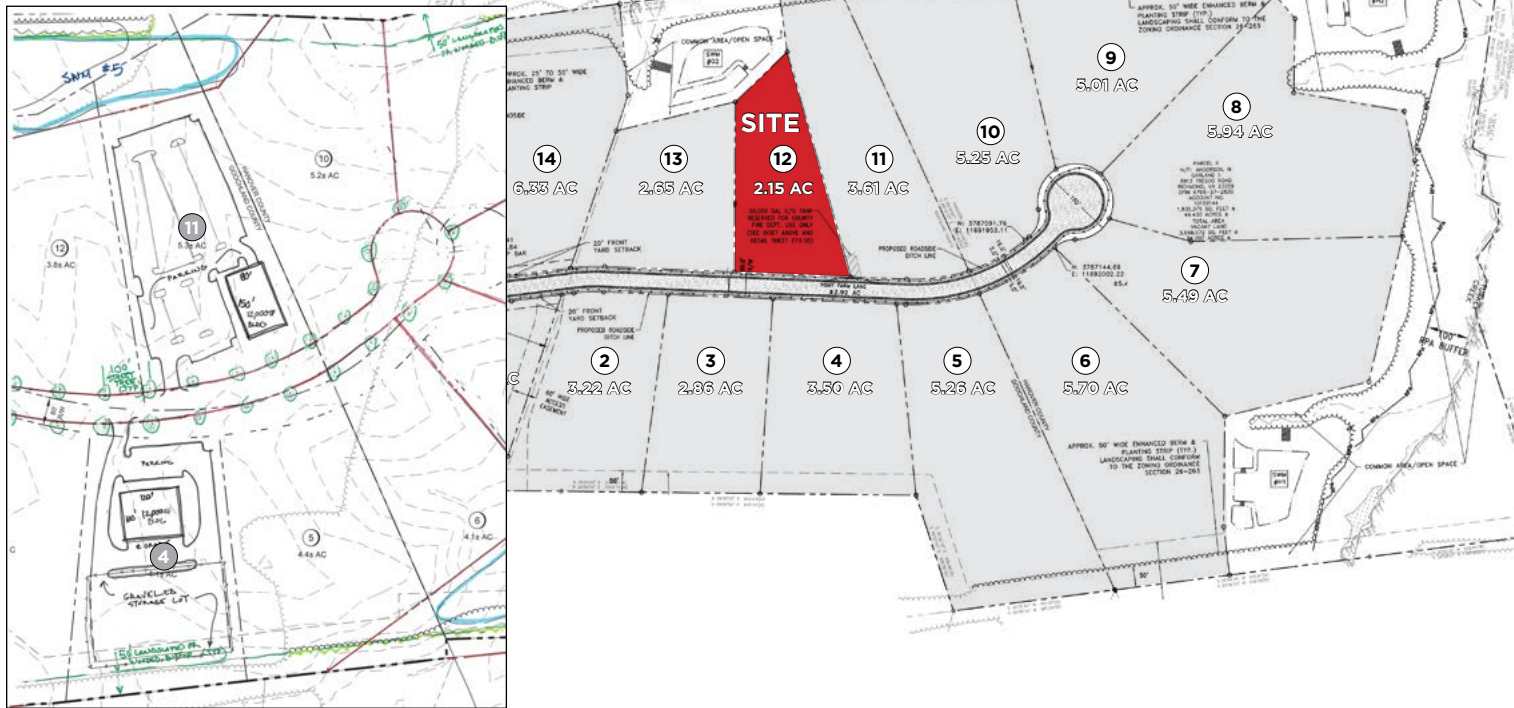
804-793-0046

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

# MASTER PLAN

Conceptual Site Layout



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