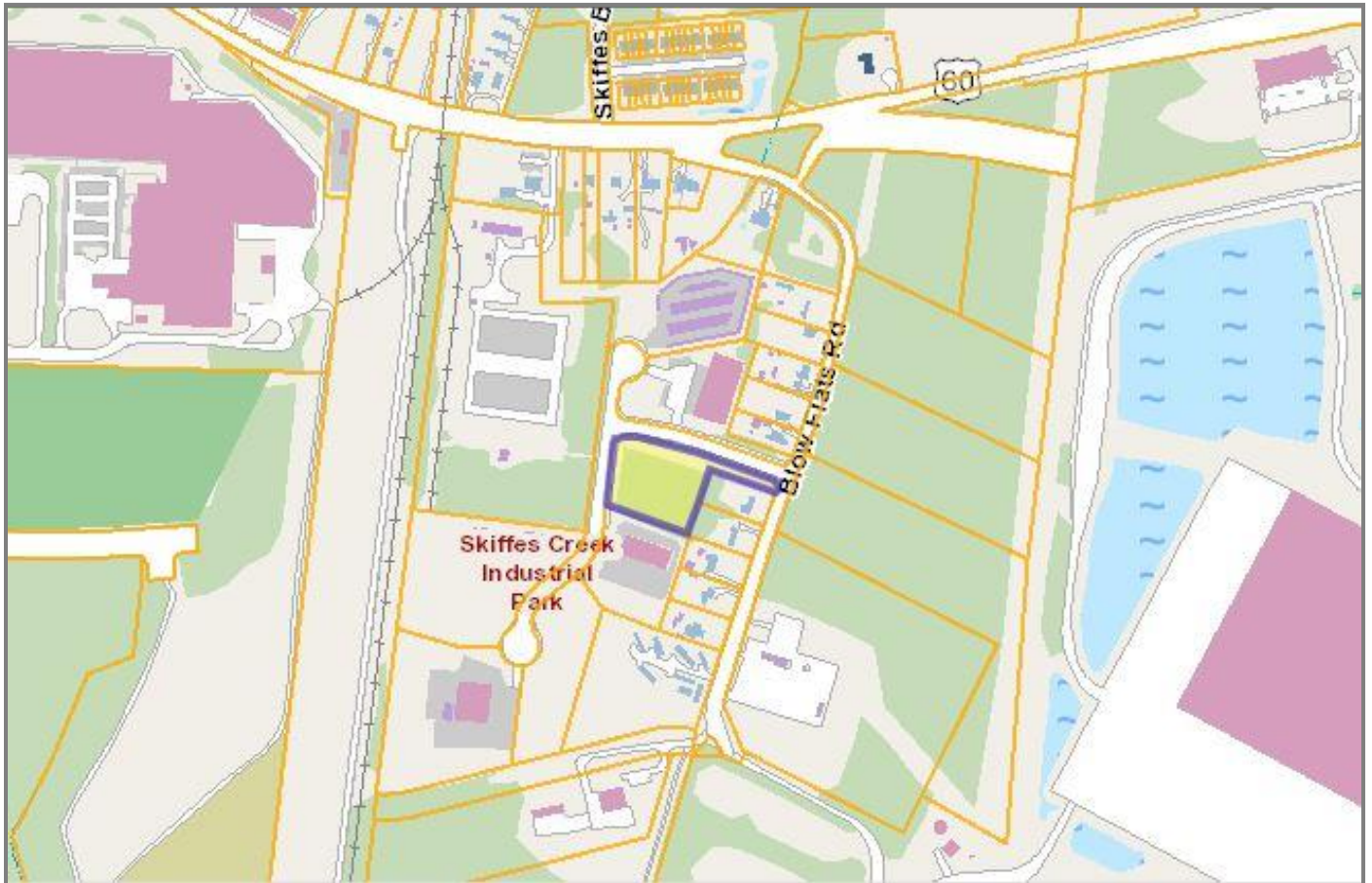


For Sale

Rare M2 Industrial Land
9201 Commerce Boulevard
Williamsburg, Virginia 23185



For Additional Information Please Contact



Vince Campana

1313 Jamestown Road Suite 201

Williamsburg, Virginia 23185

www.CWCREW.net

757.209.2990

For Sale

Location: 9201 Warwick Boulevard Newport News, Virginia (James City County)

Description: This offering is for an industrial parcel of land located in the Skiffes Creek Industrial Park directly off of Blow Flats Road in James City County, Virginia. The property has M2 zoning which is the least restrictive industrial use that James City County offers! Additionally, this site is located in a planned industrial subdivision with all utilities ready to be tapped and a communal storm water plan for every property within the park – alleviating the need for an onsite BMP! This is the last developable parcel in Skiffes Creek Industrial Park, the entryway parcel to the park, and is also the highest elevated property in the park! Most importantly – VDOT's Skiffes Creek Connector is slated to be finished by the end of 2022 which will provide future owners faster and easier access to Interstate 64! Without question this is an absolute 'rare find' for industrial development on the peninsula and one of the last of it's kind in the entire county!

Land Size: 1.73 Acres

Zoning: M2: General Industrial

Sale Price: \$280,000.00

General Information:

- Rare opportunity
- Located James City County
- Future access to I-64
- Surrounded by numerous Industrial users including the Wal-Mart Distribution Center
- Most inclusive zoning in the county



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This offer subject to errors and omissions, or withdrawal, without notice.*

Photographs



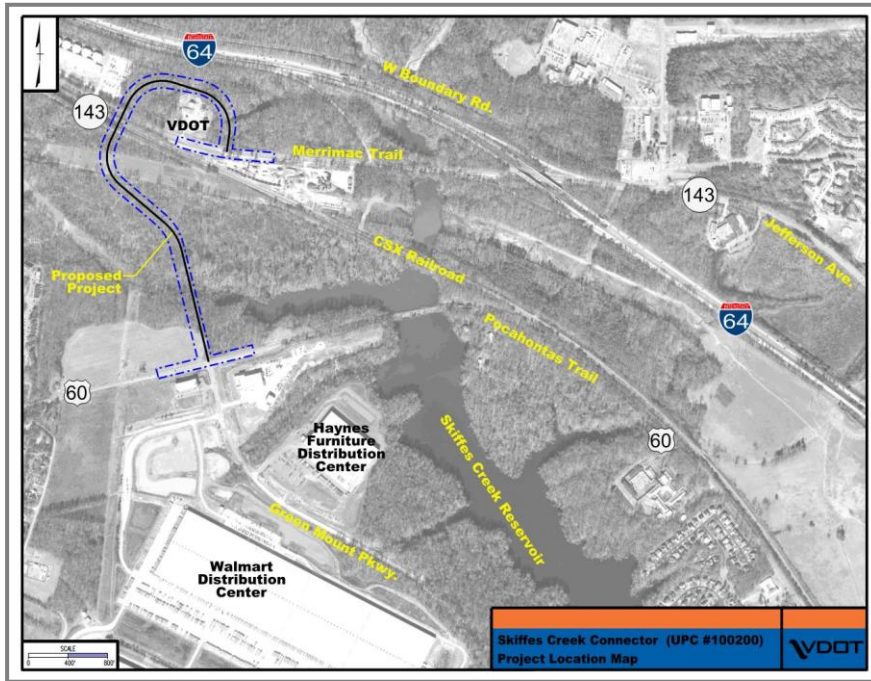
Street View



Street View

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Photographs



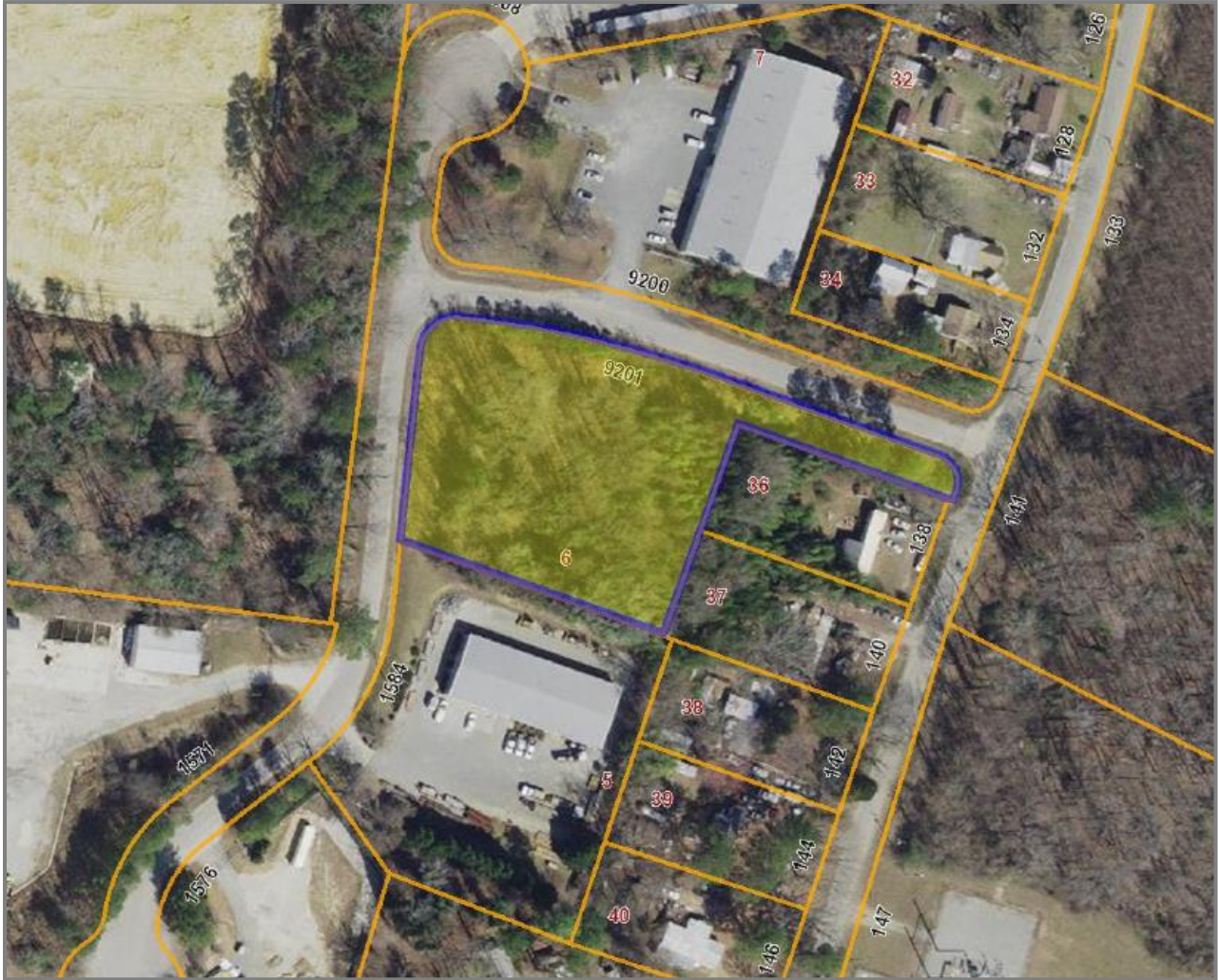
New I64 Connector



New I64 Connector

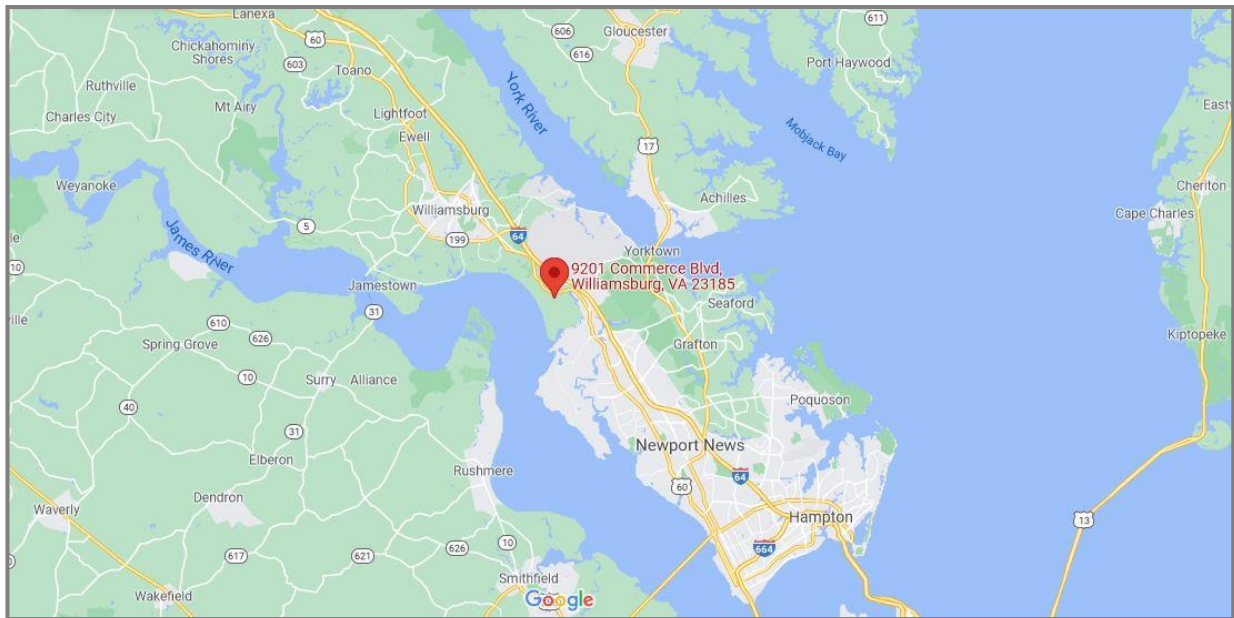
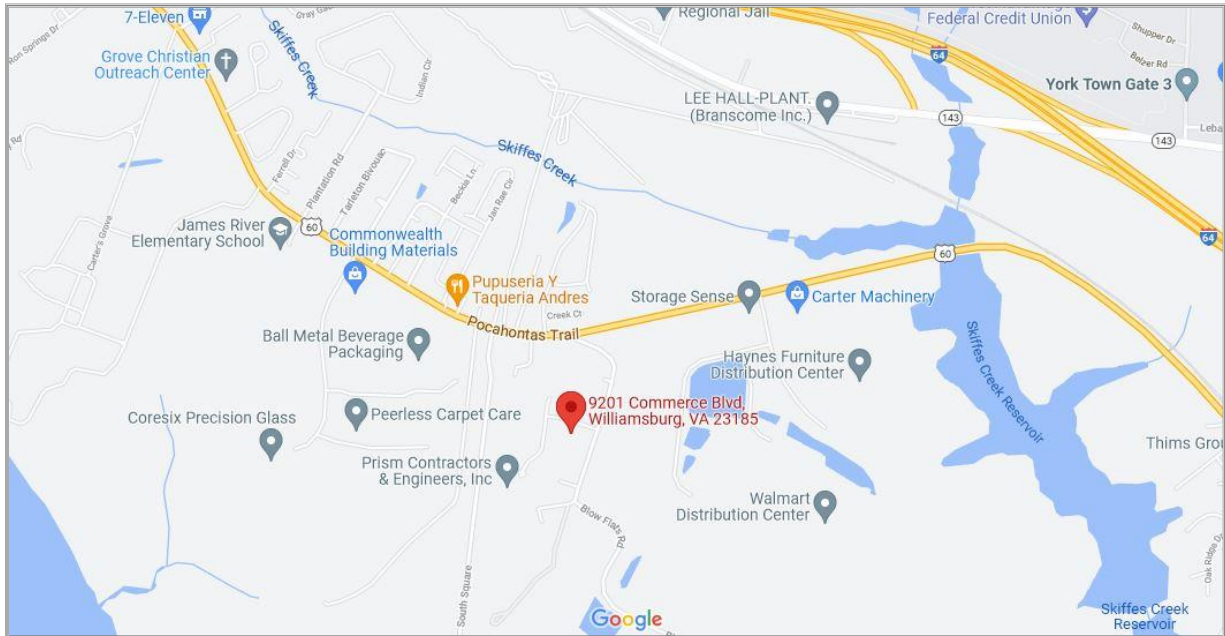
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Aerial



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Maps



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