

OFFICE | WAREHOUSE

PRE-LEASING 15,000SF NEW CONSTRUCTION



EWELL INDUSTRIAL PARK | 310 EWELL ROAD | WILLIAMSBURG VA 23188



BERKSHIRE HATHAWAY

HomeServices

Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

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ALEWERKS IS ADDING UP TO 10,000 SF OF NEW PRODUCTION SPACE IN 2023!

PRELIMINARY PROPERTY FEATURES

- **BUILDING 9: NEW CONSTRUCTION - 20,000 SF**
 - 5,000 SF unit available
 - Estimated delivery 2023
- **BUILDING 8: NEW CONSTRUCTION - 15,000 SF**
 - Two 3,000 SF (50'x60') units
 - Six 1,500 SF (25'x60') units
 - Estimated delivery 2023
- Zoned Limited Industrial
- Ample paved and lighted parking
- Join nearby tenants: Alewerks Brewing Company, Cunningham Contracting, Batchelder & Collins, Somerset Steel Erection, Harry's Mobile Repair, Eastern National, Floyd Environmental, Black Tip Associates and more!

TRAFFIC COUNTS: 13,000 VPD Richmond Road
8,400 VPD Mooretown Road

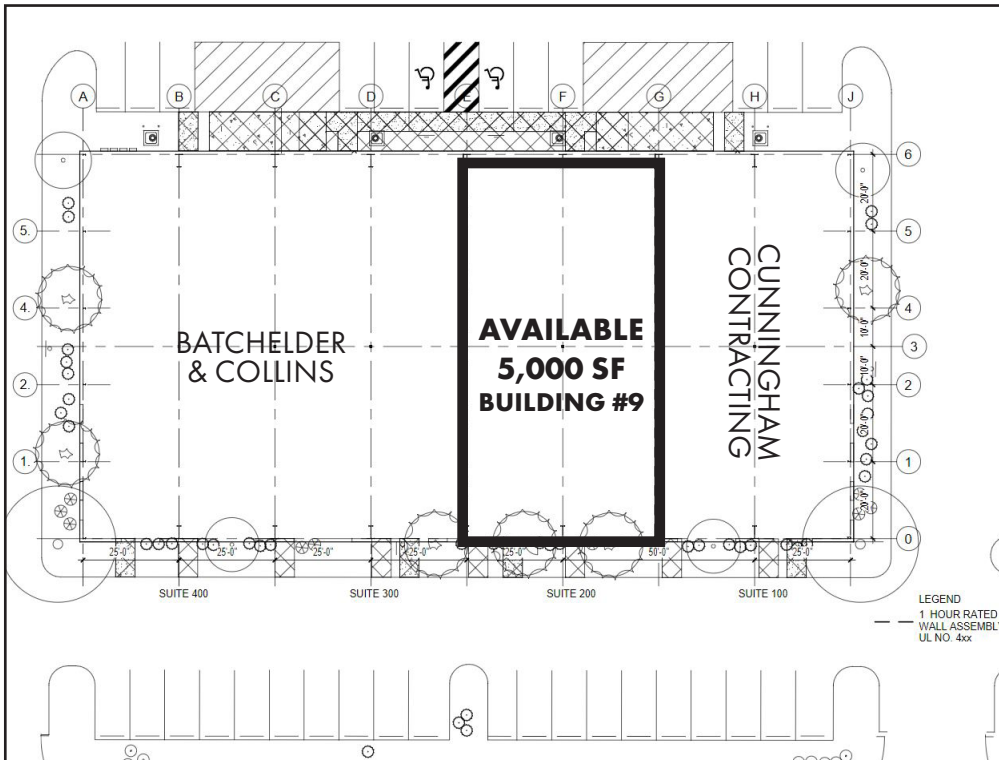
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**BUSINESS GROWTH GRANT
OPPORTUNITY WITH YORK COUNTY
UP TO \$2,500**

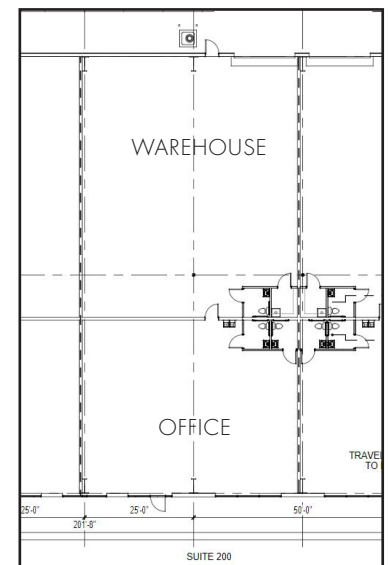
**PRE-LEASING
NEW CONSTRUCTION
BUILDING #8
15,000 SF**

DISCLAIMER: BUILDING DESIGN IS SUBJECT TO CHANGE



Ewell Road

**RATIO OF OFFICE
TO WAREHOUSE ~1:2**



**5,000 SF
INTERIOR**



PROPOSED PROPERTY DETAILS

- 1,500 SF, 3,000 SF, and 5,000 SF Units
- Ceiling height warehouse 24'; office 9'
- Loading: Grade level overhead door
14'x14' (5,000 SF unit)
- 3 Phase power
- Split system heat pump; warehouse gas heat
- One restroom for 1,500 SF units,
Two restrooms for 3,000 SF units
- Nesting PO Boxes, FedEx & UPS shipping lockers
- Secure contractor laydown yards available

PROPOSED NEW SIGNAGE



DEMOGRAPHICS	1 MI	5 MI	10 MI
POPULATION	3,726	60,655	109,273
HOUSEHOLDS	1,352	23,307	42,266
AVERAGE INCOME	\$71,595	\$80,319	\$84,085
DAYTIME POPULATION	7,043	72,992	113,648

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