

# OFFICE | WAREHOUSE PRE-LEASING 15,000SF NEW CONSTRUCTION



## EWELL INDUSTRIAL PARK | YORK COUNTY, VA 23188



### PRELIMINARY PROPERTY FEATURES

- **BUILDING 8: NEW CONSTRUCTION - 15,000SF**
  - Two 3,000sf (50'x60') units
  - Six 1,500sf (25'x60') units
  - Estimated delivery 2021
- **BUILDING 9: NEW CONSTRUCTION - 20,000SF**
  - 5,000sf unit available
  - Estimated delivery Fall 2020
- Ratio of Office to Warehouse ~1:2
- Zoned limited Industrial
- James City County Authority water
- Ample paved and lighted parking
- Join Alewerks Brewing Company, Cunningham Contracting, Batchelder & Collins, WJCC Public Schools, Loomcraft Mill, Somerset Steel Erection, Harry's Mobile Repair, and more!



**BERKSHIRE HATHAWAY**  
HomeServices  
Towne Realty

COMMERCIAL DIVISION

**JANET MOORE, CCIM**  
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**TRAFFIC COUNTS:** 13,000 Richmond Road  
8,400 Mooretown Road

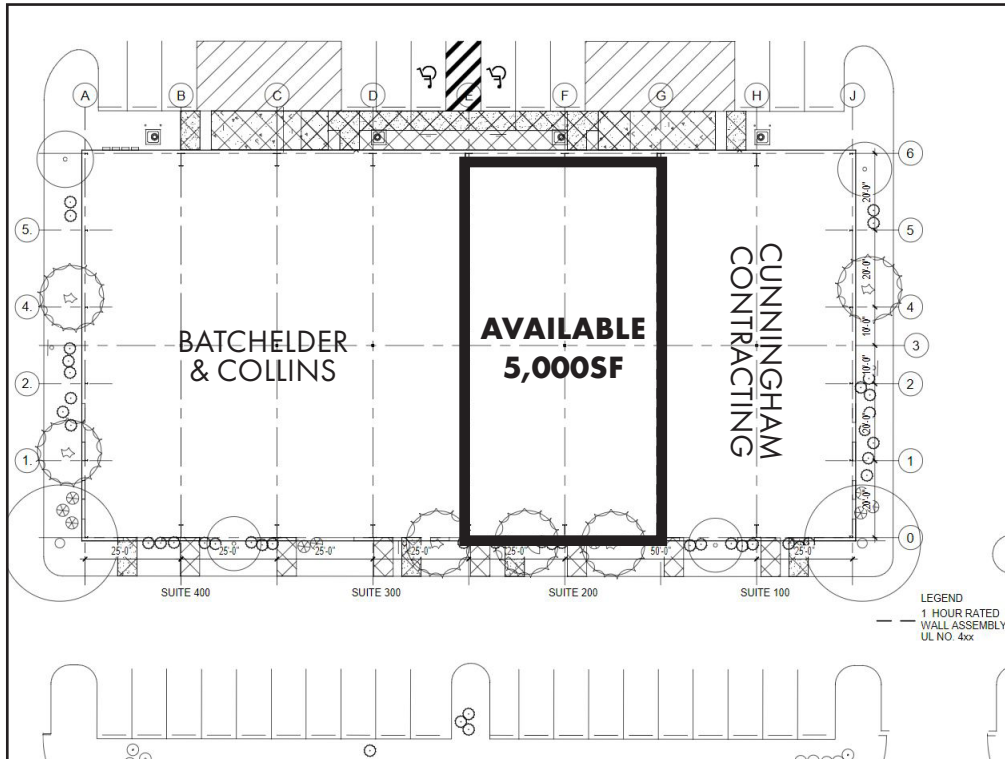
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**BUSINESS GROWTH GRANT  
OPPORTUNITY WITH YORK COUNTY  
UP TO \$2,500**

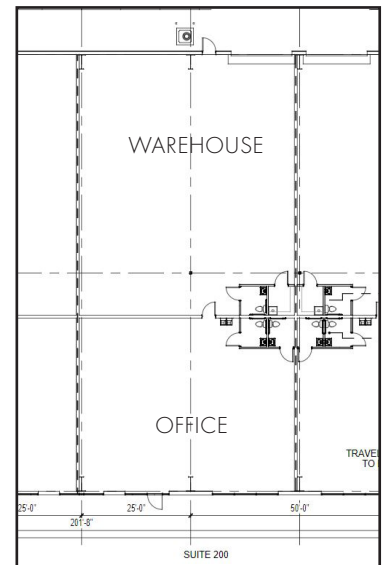
**PRE-LEASING  
NEW CONSTRUCTION  
BUILDING #8  
15,000 SF**

DISCLAIMER: BUILDING DESIGN IS SUBJECT TO CHANGE



Ewell Road

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





### PROPOSED PROPERTY DETAILS

- 1,500<sub>SF</sub>, 3,000<sub>SF</sub>, and 5,000<sub>SF</sub> Units
- Ceiling height warehouse 20'; office 9'
- Loading: Grade level overhead door  
14'x14' (5,000<sub>SF</sub> unit)
- 3 Phase power
- Split system heat pump; warehouse gas heat
- One restroom for 1,500<sub>SF</sub> units,  
Two restrooms for 3,000<sub>SF</sub> units
- Nesting PO Boxes, FedEx & UPS shipping lockers
- 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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