

FOR SALE >>> INDUSTRIAL/LAND

# Turkey Knob

Colliers  
INTERNATIONAL

Alternate Entrance  
& Easement

Well Location

1492 Turkey Knob Road  
Mount Jackson, VA

**JOHN LESINSKI**

Executive Vice President  
DIR +1 703 394 4846  
MOB +1 540 671 5721  
john.lesinski@colliers.com

**BEN LUKE**

Assistant Vice President  
DIR +1 703 394 4810  
MOB +1 540 229 7294  
ben.luke@colliers.com



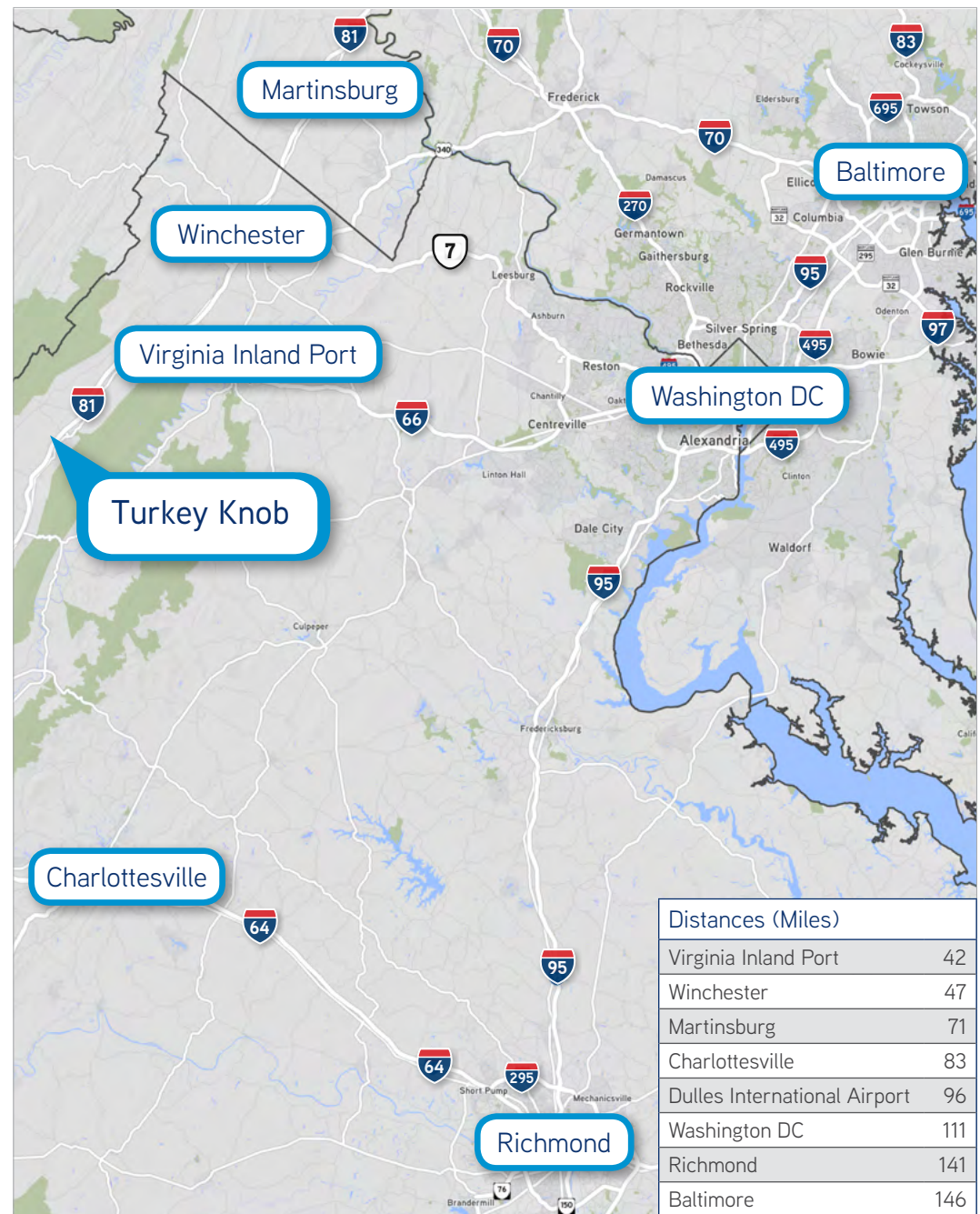
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### Property Highlights

- > Distribution centers, light and medium industrial uses allowed by-right
- > 460 total acres (136 zoned industrial, 324 acres zoned future industrial)
- > Largest development site in the Shenandoah Valley; Can be subdivided
- > Adjacent to I-81 at Exit 269; Located near 6 universities, including James Madison University
- > Rail access, town water, fiber and sewer available. Washington Gas available to site. Serviced by both Dominion Power and Shenandoah Valley Electric
- > Phase I, wetlands study, geotechnical survey, topographical maps and boundary maps are available
- > Eligible for the New Markets Tax Credit
- > Potential for the on-site well to connect to the Town of Mount Jackson water system
- > On-site well with 100 gallons per minute capacity

### Parcel Information

The Turkey Knob site includes eight parcels. Four of these parcels make up 136 acres of industrial-zoned land in the Township of Mount Jackson, while the remaining four parcels represent 512 acres of future industrial land that have been recently annexed into the Township from the county. The parcels are mostly cleared with minimal wooded acreage and a rolling topography that would present few obstacles to developers.





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Aerial Views





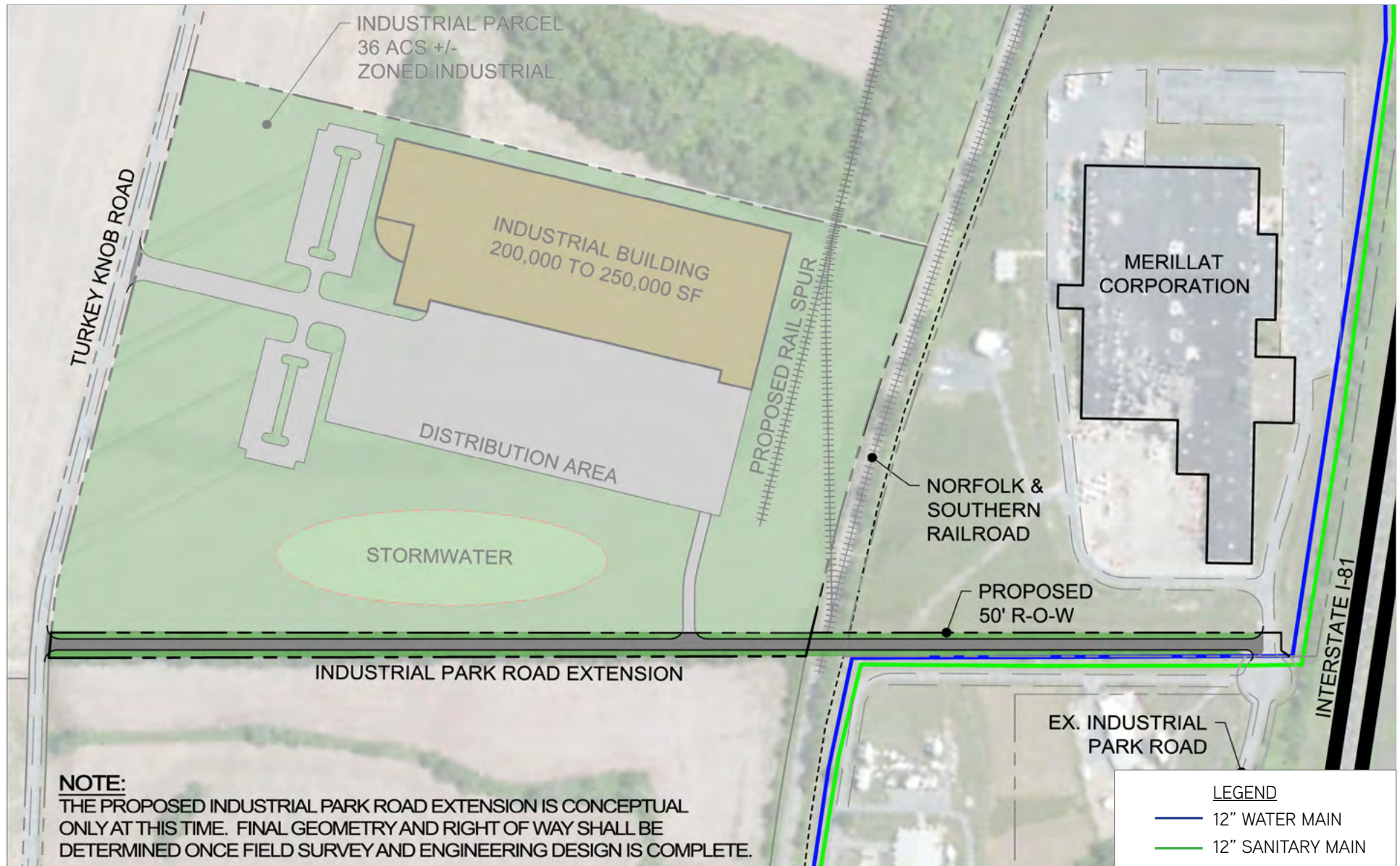
## Site Map





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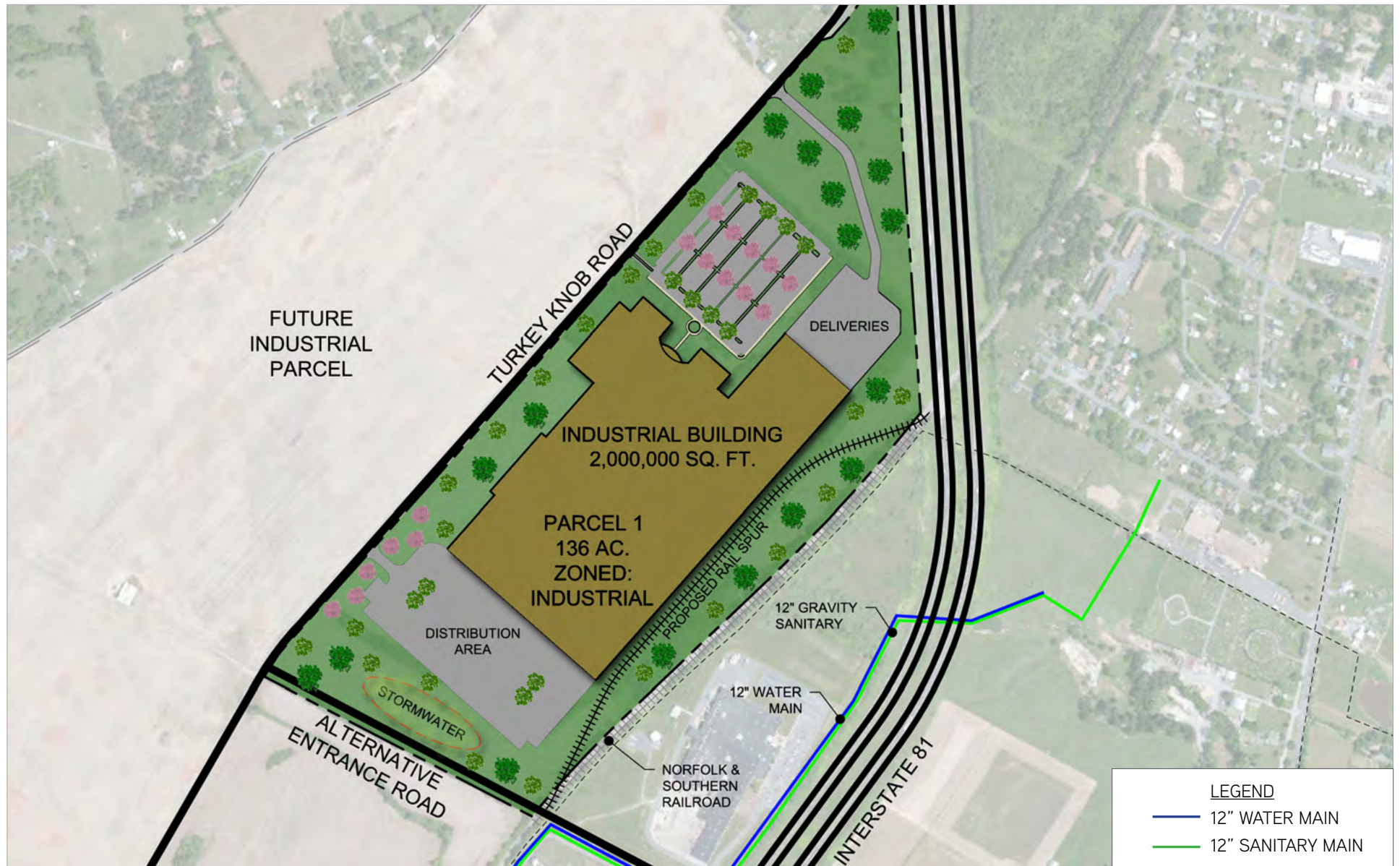
## Road Extension





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Site Plan #1: Single Building





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Site Plan #2: Multi Building

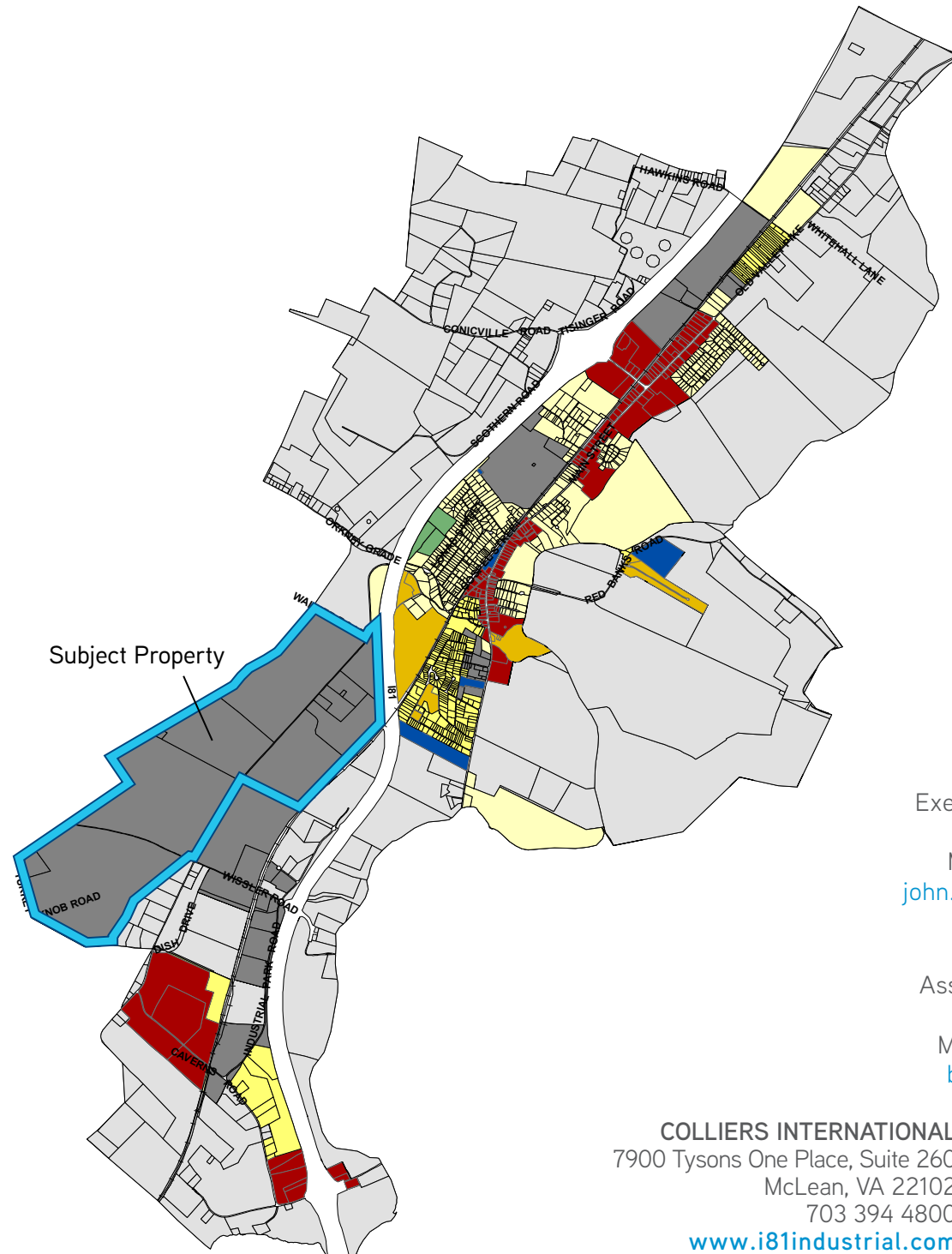
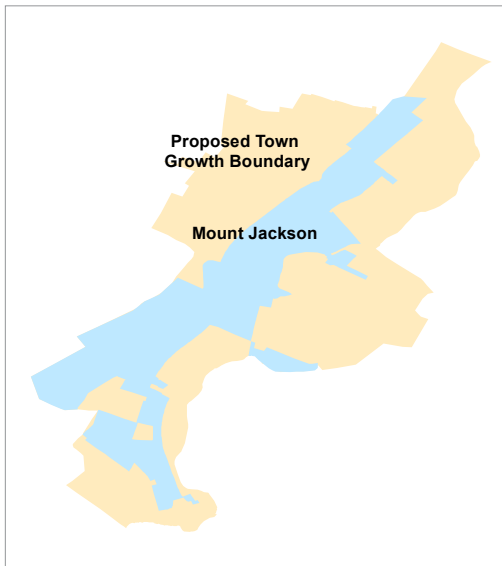


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## Future Land Use Map

### Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Parks/Open Space
- Proposed Town Growth Boundary
- Railroad



### Contact Us

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**COLLIERS INTERNATIONAL**  
7900 Tysons One Place, Suite 260  
McLean, VA 22102  
703 394 4800  
[www.i81industrial.com](http://www.i81industrial.com)

