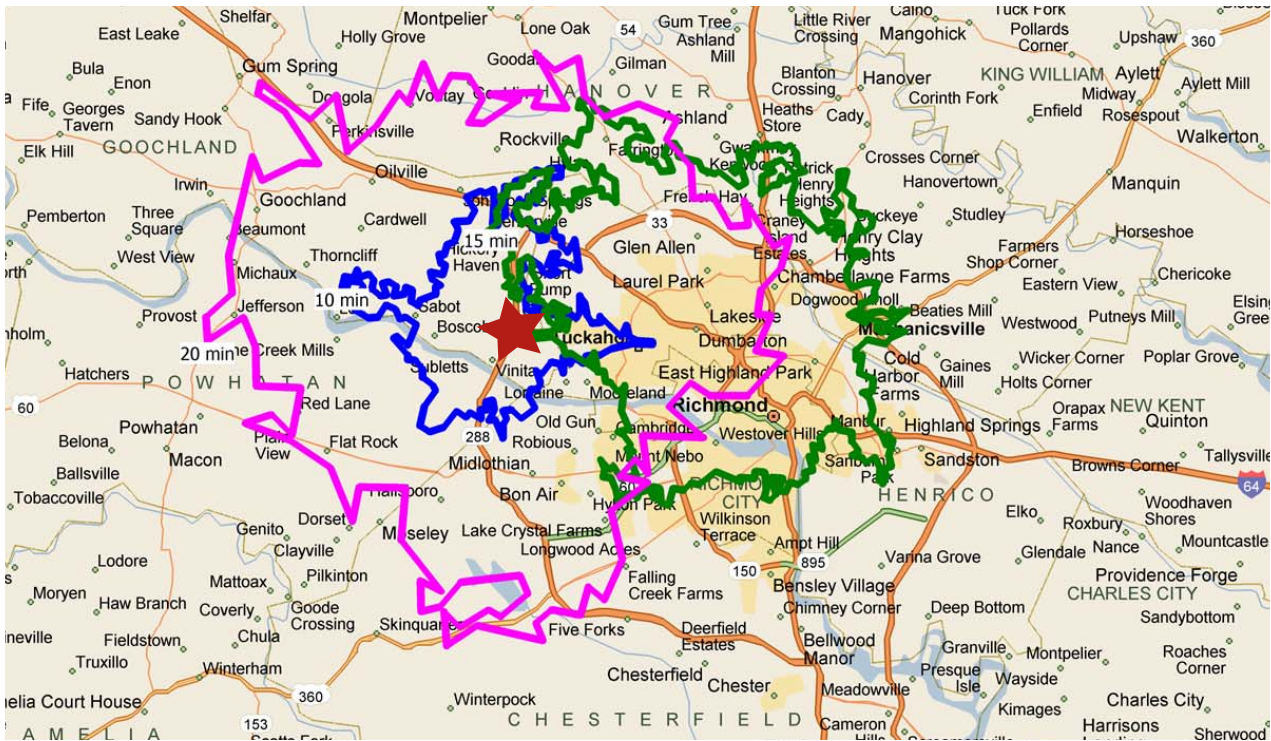


LAND FOR SALE > 14.83 ACRES  
GOOCHLAND, VA 23238

theRidge



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LAND FOR SALE >  
PATTERSON & ROUTE 288  
GOOCHLAND, VA 23238

theRidge

SITE READY >> TWO 80,000 SF BUILDINGS



FOR SALE BY  
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# 14.83 ACRES FOR SALE > SITE READY



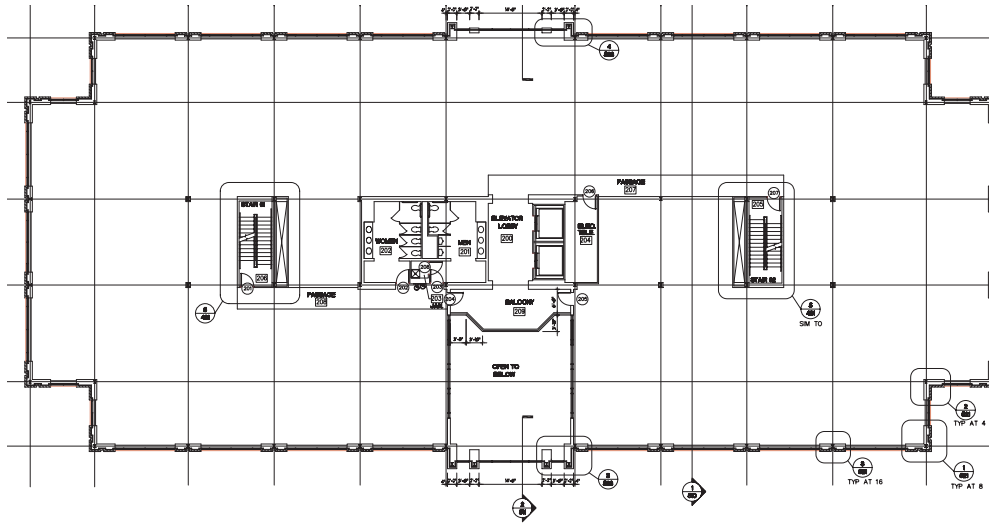
## > Site Plan



the Ridge

## > Building Specifications

TOTAL SIZE	Two 80,000 SF, four story office buildings
PAD SITES	Building pad sites have been pregraded and brought to grade with controlled fill which was tested for proper compaction (sufficient for proposed four story buildings).
SITE ENGINEERING	Wetlands delineation is done and 'Nationwide' permit is in hand. All site engineering including soil erosion and sediment control have been completed and improvements are in place (they will probably need updating but the design and basic improvements are done). Entrance road, turn lane on Route 6 and site drainage improvements are completed
ACREAGE	14.83 acres
ZONING	B-5, allows for 5,000 SF service retail in each building
UTILITIES	Water and sewer lines are to the site and the building connection fees are included in the price of the land
PARKING	4/1,000 SF
TYPICAL FLOOR PLAN	



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