WHC Properties

**Location:** I - 95 Route 639, Ladysmith Exit 110
**Suitable for Construction:** 200+
**Site Sub-dividable:** Yes
**Largest Contiguous Parcel:** 200 Acres
**Zoning:** M1, B1
**Structures:** None

**Water Service Provider:** Caroline County
**Public Water:** Yes
**Distance from Site:** On-Site
**Line Size:** 16 Inches
**Wells On Site:** No
**Well Capacity:** N/A
**Treatment Facility:** Caroline County Utilities
**Treatment Capacity:** 1,300,000 gpd
**Available Treatment Capacity:** 770,000 gpd
**Current Storage:** 960,000 gpd
**Available Capacity to Site:** 770,000 gpd
**Pressure at Hydrant, Static:** + 51 psi, residual + 50 psi
**Surface Water on Site:** Yes
**Source of Surface Water:** Pond
**Waste Water Treatment Provider:** Caroline County
**Public Sewer:** No
**Sewer Distance from Site:** 600 + ft.
**Line Size:** 10 In.
**Sewer Distance Practical:** Yes
**Gas On Site:** No
**Distance from Site:** 4 Miles
**Line Size:** 24 inches
**Pressure:** High

**Electric Power:** Rappahannock Electric Co - Op
**Distance to Distribution Line:** 0
**Voltage of Distribution Line:** 3 Phase, 7,200/12,500KV
**Natural Gas Supplier:** Columbia Gas Supplier
**Gas On Site:** No
**Distance from Site:** 4 Miles
**Line Size:** 24 inches
**Pressure:** High

**Telecommunications Supplier:** Verizon
**Digital Switching:** Yes
**Fiber Optics On Site:** No
**Distance from Fiber Optic Line:** 500 - 1,000 ft.
**ISDN Available:** Yes
**Other Features:**

**Distance to Nearest Commercial Airport:** 35 Mls., Richmond International
**Distance to Nearest General Aviation Airport:** 18 Mls.
Hanover Airport, (4,660 ft.)

**Reagan Washington National:** 65 Miles

**Dulles International:** 60 Miles

**Name of Arterial:** U.S. Route 1

**Highway Serving Site:** 639

**Industrial Access Road Needed:** No

**Site Served By Public Transportation:** No

**Ownership:** WHC Associates, LP

**Contact:** Linda C. Mortensen

**Address:** 6843 Churchill Road
McLean, VA 22101

**Cell:** 202-215-4026

**Fax:** 703-917-1513

**Email:** lmortensen@mcginnisinternational.net

or contact:

Porter Realty
Cliff Porter
804-521-1442
cliff@porterinc.com
Rt. 639 & I-95 · Ladysmith, VA (Caroline County)
Immediate Interstate Access @ Exit 110: Ladysmith Road

- 200.23 Acres +/- For Sale
- Technology Zone Location
- Fiber Optics @ 500-1,000 ft.
- Sewer Lines @ SW Corner
- Electric Lines Overhead
- Water Line Across Rt. 639

Contact Exclusive Agents:
Clifford B. Porter, CCIM, SIOR
(804) 521-1442 Direct
cliff@porterinc.com

Kevin E. Cox
(804) 521-1468 Direct
kevin@porterinc.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
| **LOCATION:** | Rt. 639 & I-95 Northwest Corner  
| | Ladysmith, VA  
| | Caroline County |
| **ACREAGE:** | 200.23 Acres |
| **ZONED:** | B-1, M-1, RP |
| **TAX ID:** | 19787 – 162.83 Acres  
| | 36 – 25.9 Acres  
| | 7939 – 11.5 Acres |
| **SEWER:** | Sewer line across SW corner of property |
| **ELECTRIC:** | Overhead line across property |
| **WATER:** | Water line located across Rt. 639 |
| **ACCESS:** | Ladysmith Rd at I-95 Interchange |
| **FOR SALE:** | $10,000,000 |

For Further information, contact:

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95

36 miles to Richmond, VA

VA Bazaar Property