FEATURES
+ 79 acres
+ Excellent access to I-95 at Exit 104
+ PMUD Zoning
+ Great industrial development opportunity
+ Over 1/2 mile of I-95 visibility
+ 47,000 VPD via I-95 North
+ Potential for CSX rail spur
+ Wetland delineation underway

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www.rutherglenindustrial-79acres.com
FOR SALE
79 ACRES FOR DEVELOPMENT
CAROLINE COUNTY, VA

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79 ACRES FOR DEVELOPMENT
CAROLINE COUNTY, VA

REGIONAL MAP

MAJOR CITIES
DISTANCE FROM THE
RICHMOND REGION

<table>
<thead>
<tr>
<th>City, State</th>
<th>Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atlanta, GA</td>
<td>469</td>
</tr>
<tr>
<td>Boston, MA</td>
<td>477</td>
</tr>
<tr>
<td>Charlotte, NC</td>
<td>247</td>
</tr>
<tr>
<td>Chicago, IL</td>
<td>619</td>
</tr>
<tr>
<td>Jacksonville, FL</td>
<td>551</td>
</tr>
<tr>
<td>New York, NY</td>
<td>288</td>
</tr>
<tr>
<td>St. Louis, MO</td>
<td>700</td>
</tr>
<tr>
<td>Washington, D.C.</td>
<td>98</td>
</tr>
</tbody>
</table>

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CAROLINE COUNTY, VIRGINIA

**Legend**
- County Boundary
- Parcels
- Roads (100,000)
  - Interstate
  - US Highway Primary
  - State Highway Primary
  - Roads - Back (100,000)
- Interstate
- US Highway Primary
- State Highway Primary
- Secondary
- Secondary - 0
- Null
- Road Labels
- Rivers/Streams
- Water Bodies
- Swamp/Marsh
- Impaired Estuarine
- FEMA Flood Zones

Map printed from Caroline
http://caroline.mapsdirect.net/

**Title:** Topo Thompson M1 Site  
**Date:** 6/7/2017

**DISCLAIMER:** This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Caroline County is not responsible for its accuracy or how current it may be.
Caroline County, Virginia

Legend
- County Boundary
- Parcels
- Roads (100,000)
  - Interstate
  - US Highway Primary
  - State Highway Primary
- Roads - Back (100,000)
  - Interstate
  - US Highway Primary
  - State Highway Primary
  - Secondary
  - Secondary - 0
  - Null
- Road Labels
- Rivers/Streams
- Water Bodies
- Swamp/Marsh
- Impaired Estuarine

Map printed from Caroline
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Title: Thompson M1 Site

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