

# FOR SALE - 251 ACRES

27079 SMITHS FERRY RD, FRANKLIN, VA 23851



## SOUTHAMPTON COUNTY | INDUSTRIAL SITE



ALLAN SHARRETT  
Vice President, Sales/Leasing  
804.901.4454  
AllanS@sugaroak.com

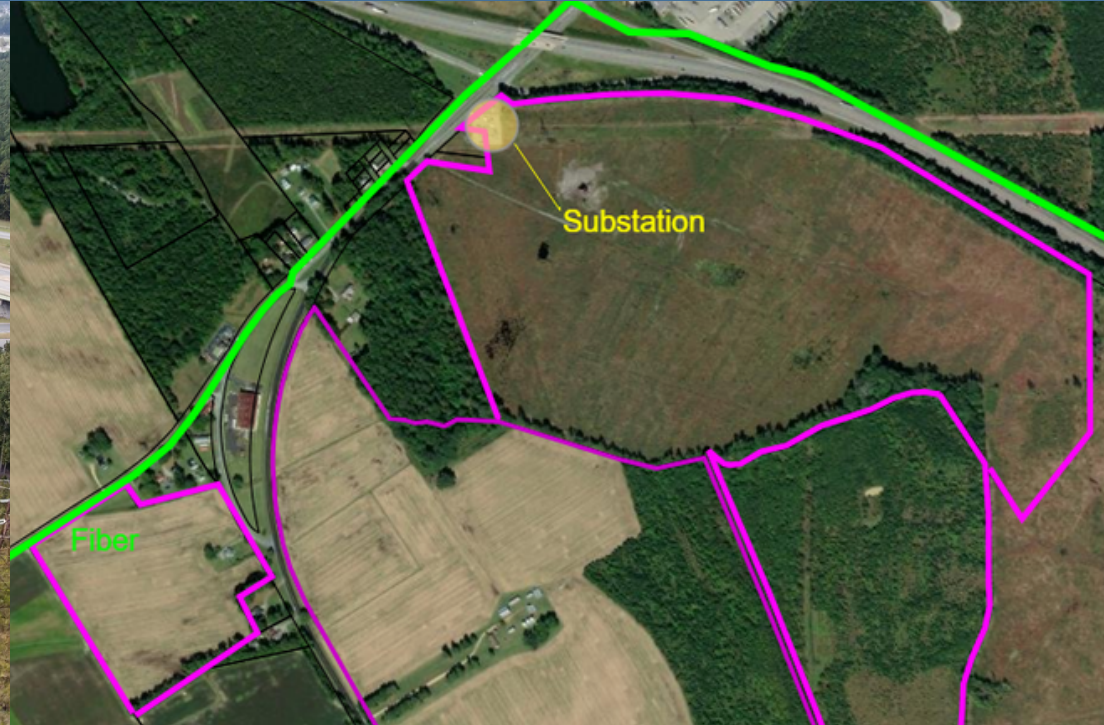
ANDY WALSH  
President/Principal Broker  
804.308.1603  
AndyW@sugaroak.com

# FOR SALE - 251 ACRES

27079 SMITHS FERRY RD, FRANKLIN, VA 23851



## PROPERTY FEATURES



LIST PRICE: \$94,000/acre

Property Type:	Rural Land
Proposed Use:	Industrial
Zoning:	A-2, R-1
Total Size:	251 AC (2 lots)

- **DIRECT ACCESS TO 230kV SUBSTATION & TRANSMISSION LINES** (Dominion Energy)
- Up to 251 ACRES across 6 parcels
- 100 acres pending re-zone to M-1 (Parcel 93-11)
- Fiber backbone onsite (MBC); adjacent to MBC-owned colo node
- Easy access to US-58; one mile of road frontage on US-258

# FOR SALE - 251 ACRES

27079 SMITHS FERRY RD, FRANKLIN, VA 23851



## BUBBLE PLAN

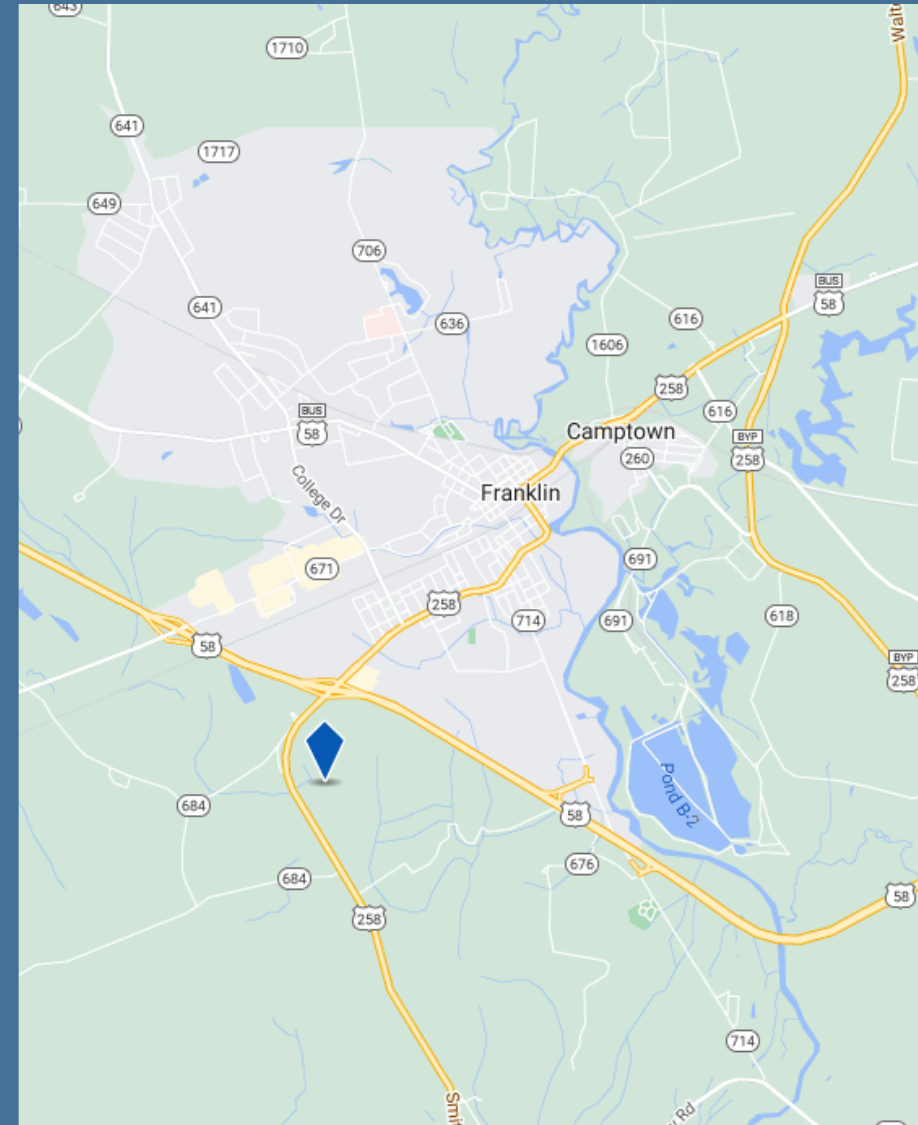
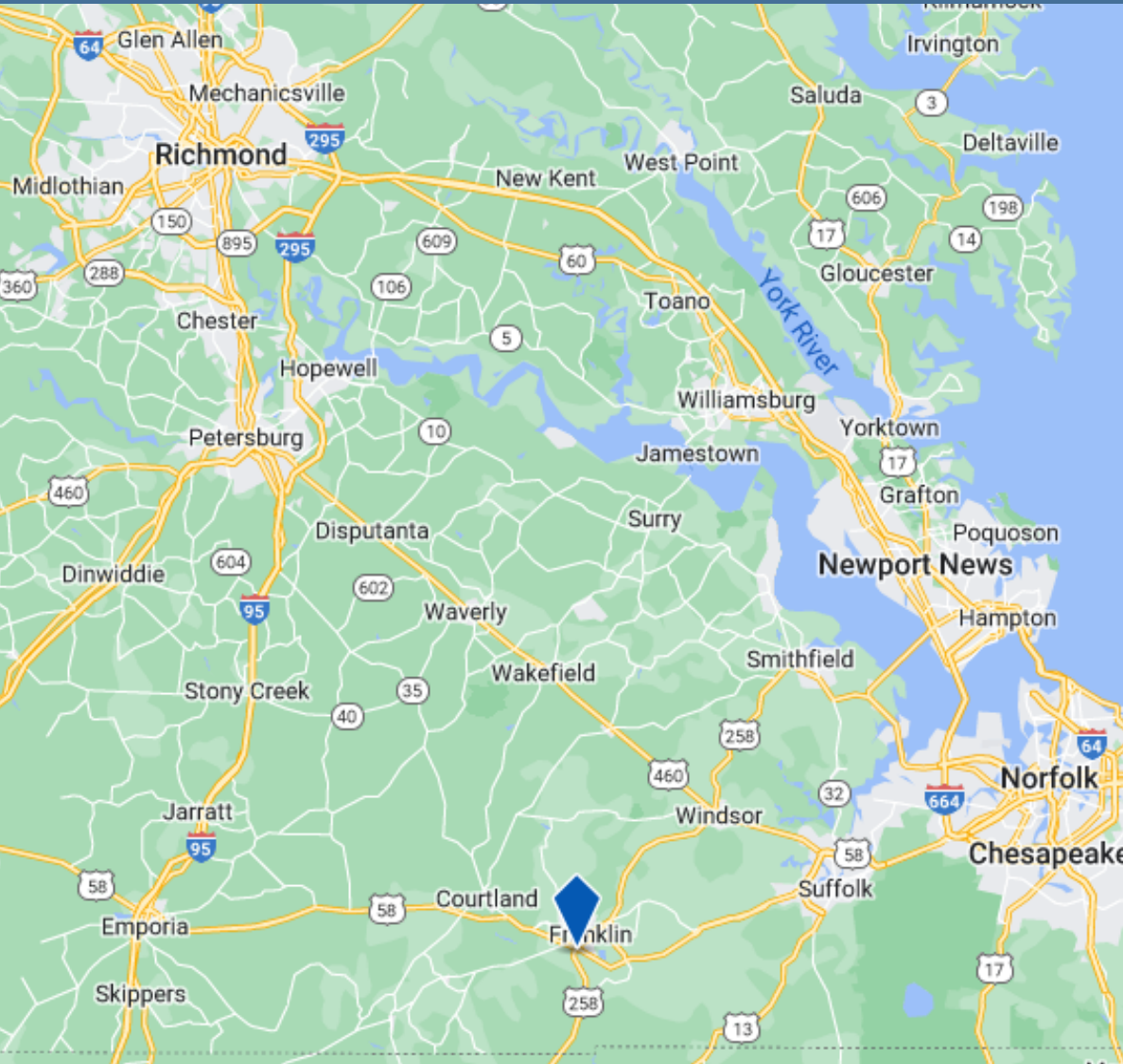


# FOR SALE - 251 ACRES

27079 SMITHS FERRY RD, FRANKLIN, VA 23851



## SITE LOCATION



[www.sugaroak.com](http://www.sugaroak.com) | 2809 Emerywood Pkwy, #110 | Richmond, VA 23294 | 804.956.3448

ALLAN SHARRETT  
Vice President, Sales/Leasing  
804.901.4454  
[AllanS@sugaroak.com](mailto:AllanS@sugaroak.com)

ANDY WALSH  
President/Principal Broker  
571.237.0264  
[AndyW@sugaroak.com](mailto:AndyW@sugaroak.com)