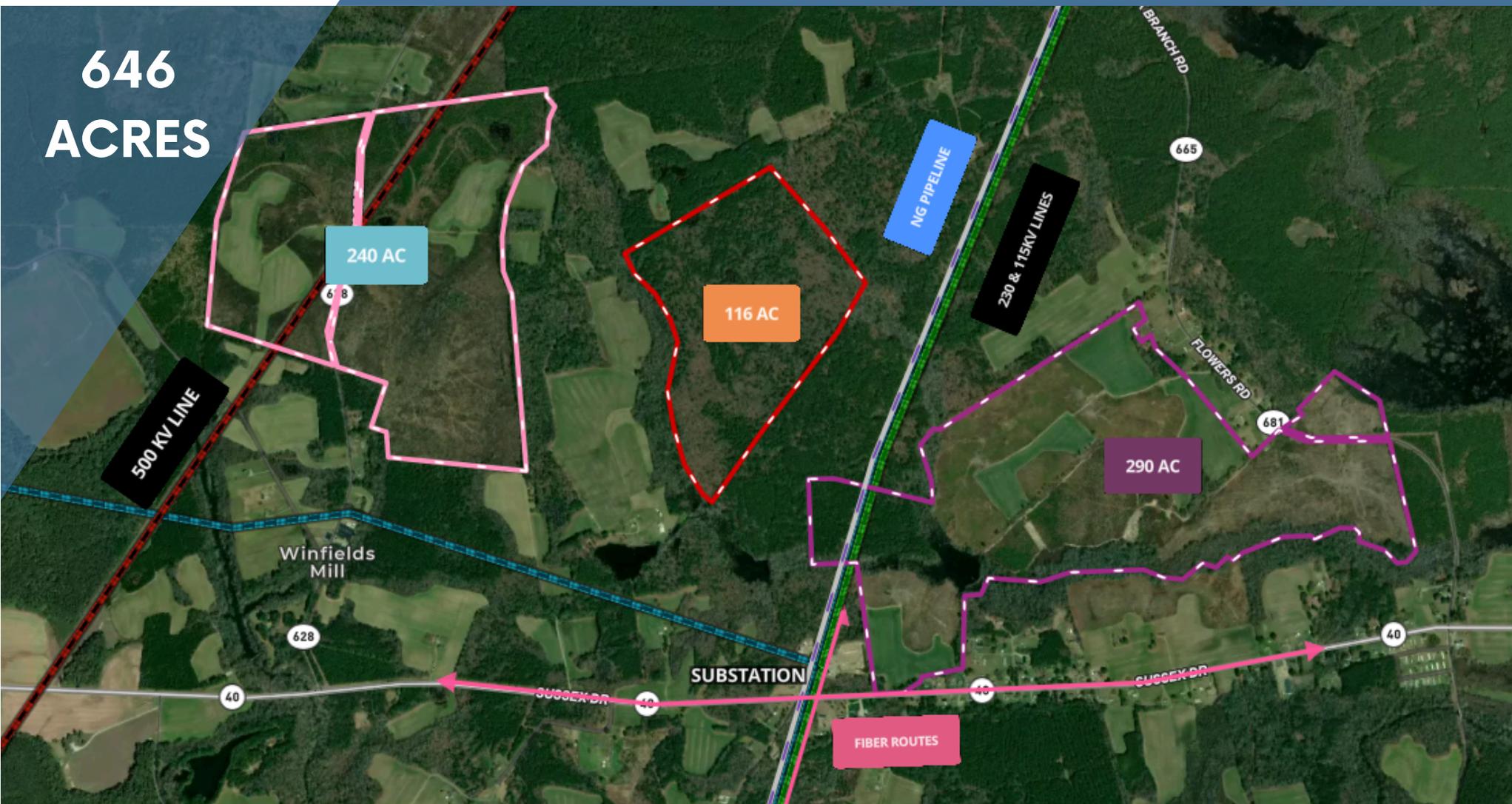


**SugarOak**  
Realty, LLC®

# STRATEGIC INDUSTRIAL LAND

8403 SUSSEX DR, STONY CREEK, VA 23882

**646  
ACRES**



**ALLAN SHARRETT**

VICE PRESIDENT, SALES/LEASING

804.308.8825

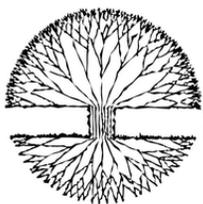
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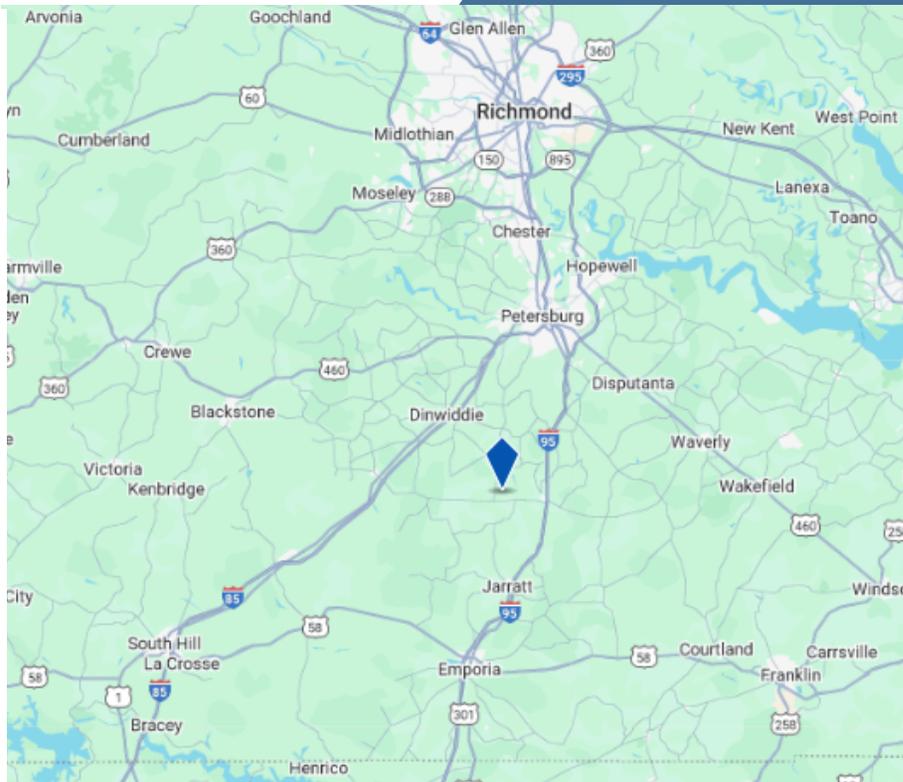
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# PROPERTY FEATURES

8403 SUSSEX DR, STONY CREEK, VA 23882



- **646 acres** (290 contiguous); direct access to Sussex Dr. (Route 40)
- 230kV & 115kV transmission lines onsite; next to Dominion Energy's Sapyony Substation; adjacent to 500kV lines (2500 ft)
- Onsite natural gas transmission pipeline (Columbia Gas)
- Fiber: Mid-Atlantic Broad (MBC) & Windstream; multi-directional lines

## **ALLAN SHARRETT**

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