

INDUSTRIAL LAND FOR SALE

274 Fairground Rd
Front Royal, VA



±20 Acres at Virginia's Inland Port in Front Royal



For more information
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Located at 274 Fairground Road in Front Royal, Virginia, this property comprises 20 acres of industrially zoned land. Located just off US Route 340/522, the property has approximately 450 of frontage on Fairground Road. Importers and exporters will enjoy the benefits of proximity to the Inland Port and a short ride to Winchester and to Interstates 66 and 81.

PRICE: \$115,000 per acre

ACCESS: Access to the property is on Fairground Road off US 340/522

UTILITIES: Water, sewer and natural gas immediately available

LOCATION: Less than 2 miles from Virginia's Inland Port; 3 miles from Interstate 66, Riverton Commons and Crooked Run Shopping Centers

ABOUT VIRGINIA'S INLAND PORT

The Virginia Inland Port (VIP), just west of Washington, D.C. in Warren County, Virginia, is 220 miles inland and effectively brings the benefits of The Port of Virginia 220 miles closer to U.S. markets. Five-day-a-week rail service between the VIP and the marine terminals in Hampton Roads allows direct access to the trade routes of 75 international shipping lines.

The facility contains 17,820 feet of on-site rail serviced by one of the largest railroads in the U.S., Norfolk Southern. It is located within one mile of Interstate 66 and within 5 miles of Interstate 81. Its ideal location provides excellent roads to and from markets in Pennsylvania, Northern Virginia, West Virginia, Maryland, Washington, D.C. and Eastern Ohio.

The Inland Port terminal has a three-door cross dock warehouse facility for transferring cargo, and a maintenance building for making roadability repairs. USDA inspections and SGS inspections may be coordinated on terminal as needed. Pool chassis, reefer gensets and shore power are also available. The facility is a U.S. Customs-designated port of entry, and the full range of customs functions is available to customers.

PROPERTY LOCATION

