

# INDUSTRIAL LAND FOR SALE or BUILD-TO-SUIT

Rockland Rd  
at Kelley Industrial Park  
Front Royal, VA



±16 Acres at Virginia's Inland Port in Front Royal



For more information  
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Situated on the newly relocated Rockland Road in Front Royal, Virginia, this property comprises approximately 16 acres of industrial land adjacent to the established Kelley Industrial Park. Just off of US Route 340/522, the site is only 1/2 mile from I-66 and Virginia's Inland Port. It can accommodate up to 250,000 square feet of industrial space and offers proximity to abundant amenities. The site can be purchased or a building can be built to suit a user's needs.

**SALE PRICE:** \$89,500 per acre

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

**UTILITIES:** Water, sewer and natural gas immediately available

**LOCATION:** Less than 1/2 mile from Virginia's Inland Port; 1/2 mile from Interstate 66, Riverton

# 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

