



237,740 SF
±25.37 ACRES

FOR SALE

281 KENTUCKY RD

ORANGE, VA 22960



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS

237,740

BUILDING
SQUARE FEET

±25.37

ACRES

14

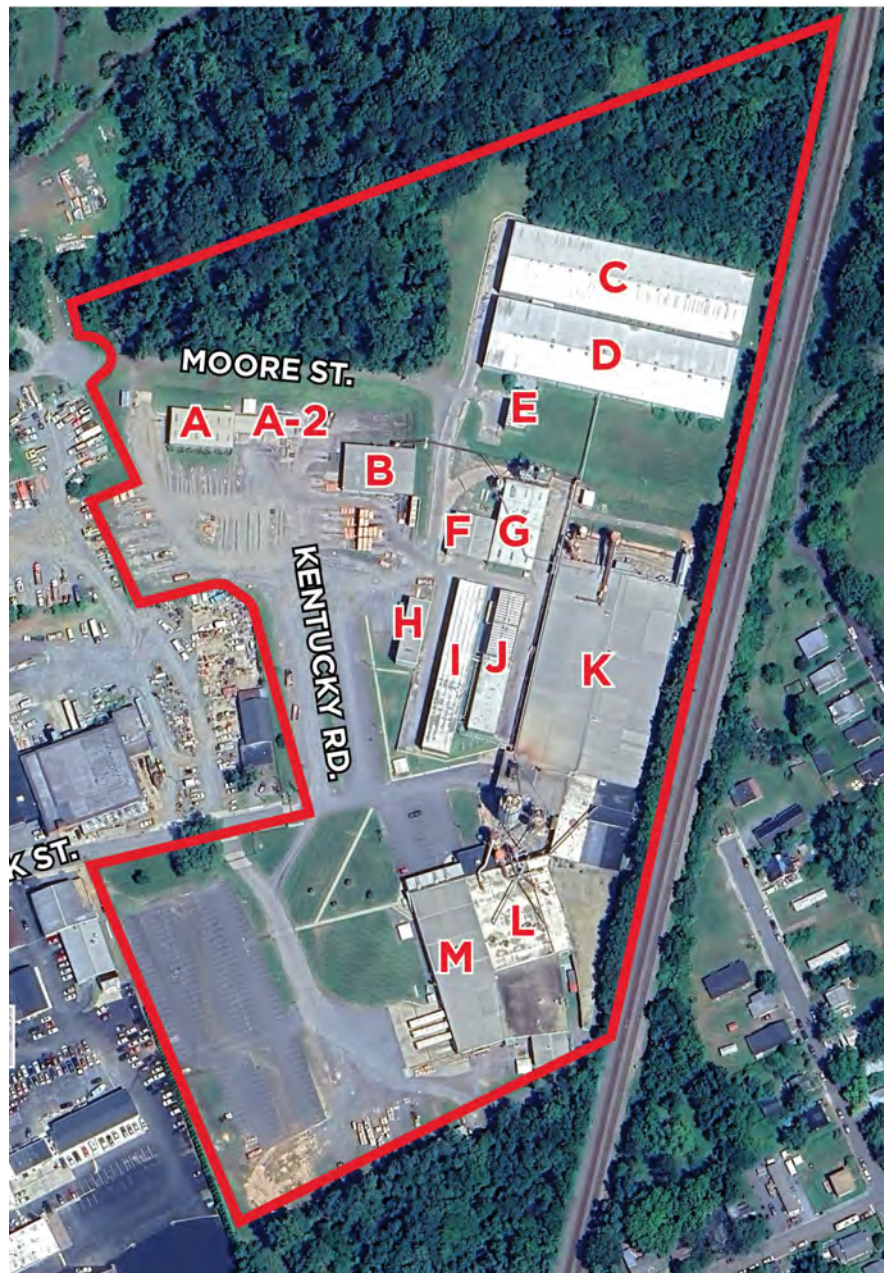
BUILDINGS

ZONING

Former dimensional lumber facility
Last day of operations: March 2025

The site is zoned Traditional Industrial (TI). The TI District ([Article-5-Traditional-Character-Zoning-Districts](#)) is established to provide a mix of employment uses, including light industrial, small-scale retail and office uses, with very limited residential uses. A partial list of By-Right Uses includes but are not limited to:

- Automotive body repair
- Automotive dealerships
- Breweries
- Concrete plants
- Crop growing and storage
- Data centers
- Farm and garden supply stores
- Foundries
- Furniture and cabinet making shops
- Hotel/Motel
- Indoor/outdoor recreation facilities
- Landscape contractor
- Light manufacturing
- Machine or equipment sales, service and or rental
- Mini-warehouses and self-storage units
- Mixed commercial use dwellings
- Public transportation facilities
- Recycling centers/collection points
- Repair garage including commercial vehicles
- Restaurants
- Retail and wholesale establishments
- Retail furniture and appliance stores
- Retail nurseries and greenhouses
- Storage containers/PODS
- Supermarket and grocery stores
- Textile mills
- Warehouses





**Inspection
Side A**

4,500 SF

Function:	Grading lumber
Building Size:	90' x 50'
Ceiling Height:	19' 10"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	1
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Inspection
Side B**

1,380 SF

Function:	Grading and stacking lumber
Building Size:	46 'x 30'
Ceiling Height:	17' 2"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Green
Stacker**

6,500 SF

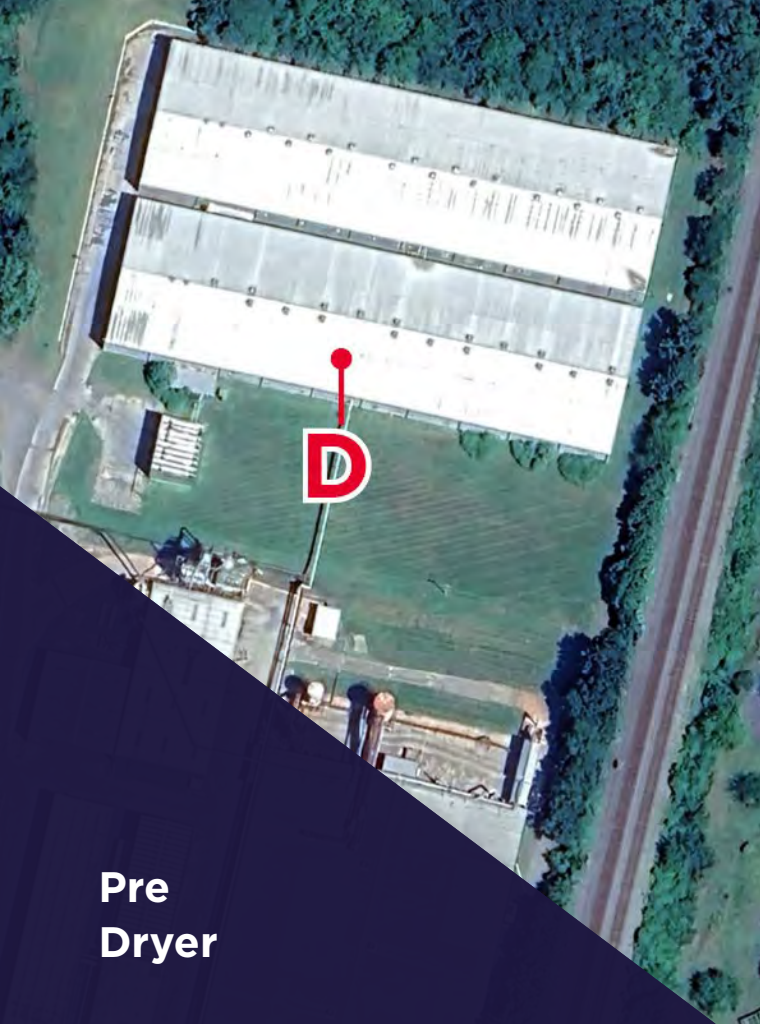
Function:	Sticking and stacking lumber
Building Size:	100' x 65'
Ceiling Height:	18' 8"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Vacuum
Kiln**

35,125 SF

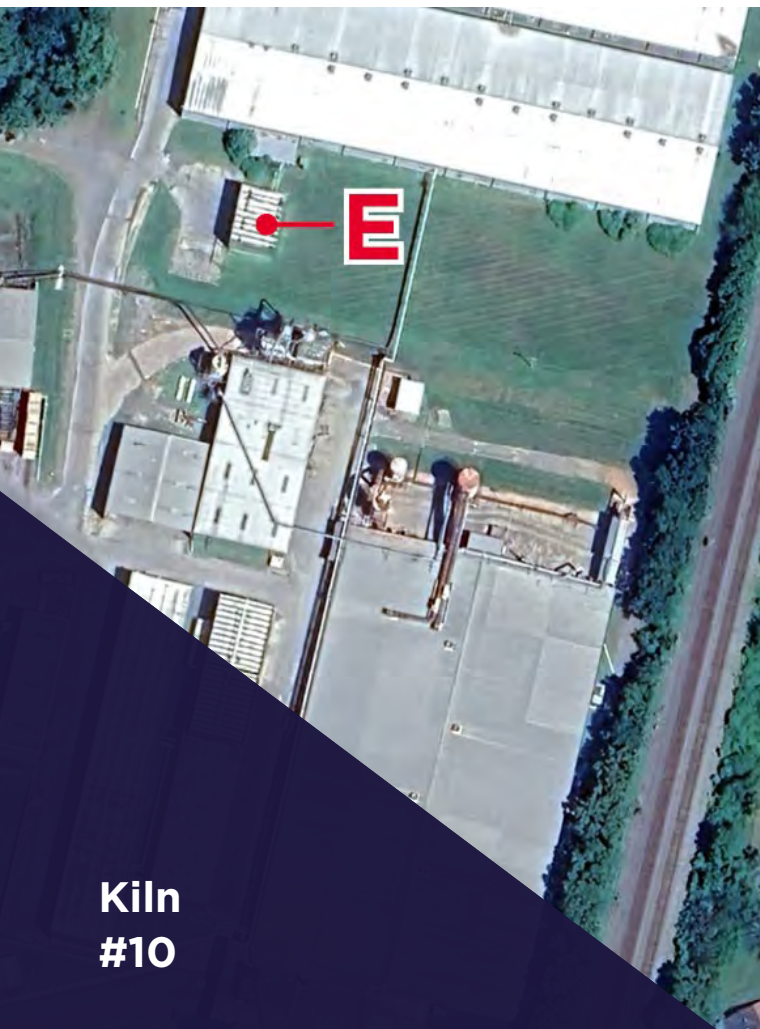
Function:	Pre-drying and storage
Building Size:	351' 4" x 100'
Ceiling Height:	31' 9"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water



**Pre
Dryer**

35,125 SF

Function:	Pre-drying and storage
Building Size:	351' 4 ' x 100'
Ceiling Height:	31' 9"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water



**Kiln
#10**

600 SF

Function:	Kiln drying wood
Building Size:	19' 9" x 30' 8"
Ceiling Height:	29' 9"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Dry
Shed**

3,600 SF

Function:	Storage
Building Size:	60' x 60'
Ceiling Height:	26' 5"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	1
Power:	110
Sprinkler Type:	None



**Dry
Planer**

7,200 SF

Function:	Storage
Building Size:	120' x 650'
Ceiling Height:	26' 4"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Dry
Shed**

2,700 SF

Function:	Storage
Building Size:	90' x 30'
Ceiling Height:	26' 5"
# of Dock Doors:	0
# of Drive-in Doors:	0
# of Restrooms:	0
Power:	None
Sprinkler Type:	None



**Kiln
#1-5**

9,280 SF

Function:	Kiln drying wood
Building Size:	232' x 40'
Ceiling Height:	27' 0"
# of Dock Doors:	5
# of Drive-in Doors:	5
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Kiln
#6-9**

8,030 SF

Function:	Kiln drying wood
Building Size:	200' 8" x 40'
Ceiling Height:	27' 0"
# of Dock Doors:	4
# of Drive-in Doors:	4
# of Restrooms:	0
Power:	480, 3 phase, 600 amps
Sprinkler Type:	None



**Gang Rip
Rough Mill &
Panel Department**

61,700 SF

Function:	Manufacturing building
Building Size:	180' 5" x 341' 10"
Ceiling Height:	27' 1"
# of Dock Doors:	1
# of Drive-in Doors:	1
# of Restrooms:	10
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water



Finish Mill & Maintenance Shop

37,000 SF

Function:	Wood finishing machines/ mechanical repairs
Ceiling Height:	17' 11"
# of Dock Doors:	2
# of Drive-in Doors:	2
# of Restrooms:	4
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water

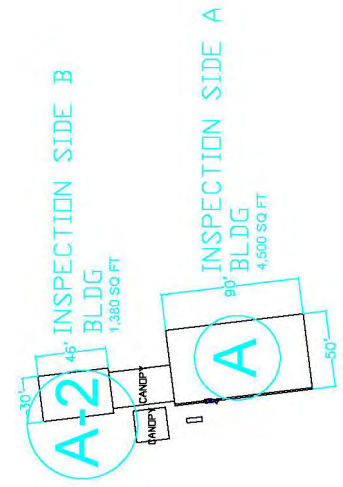
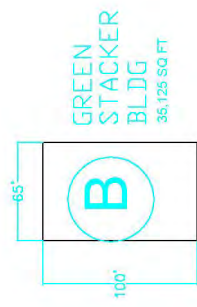
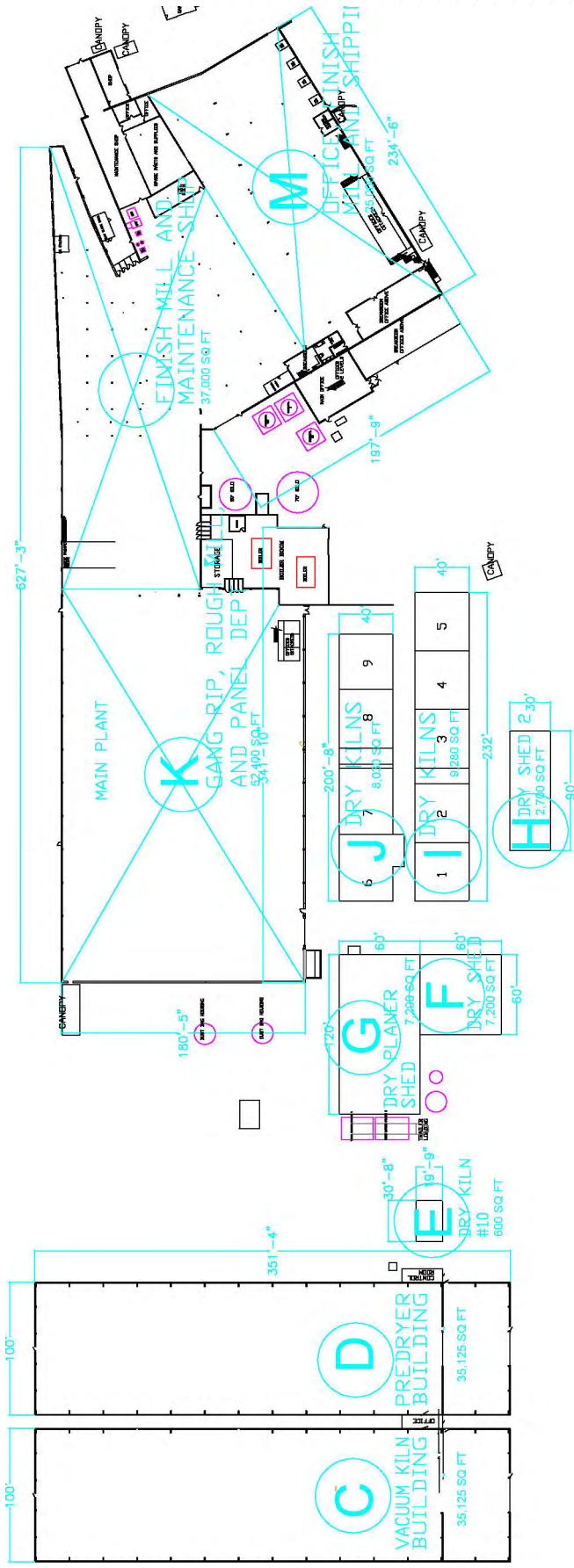


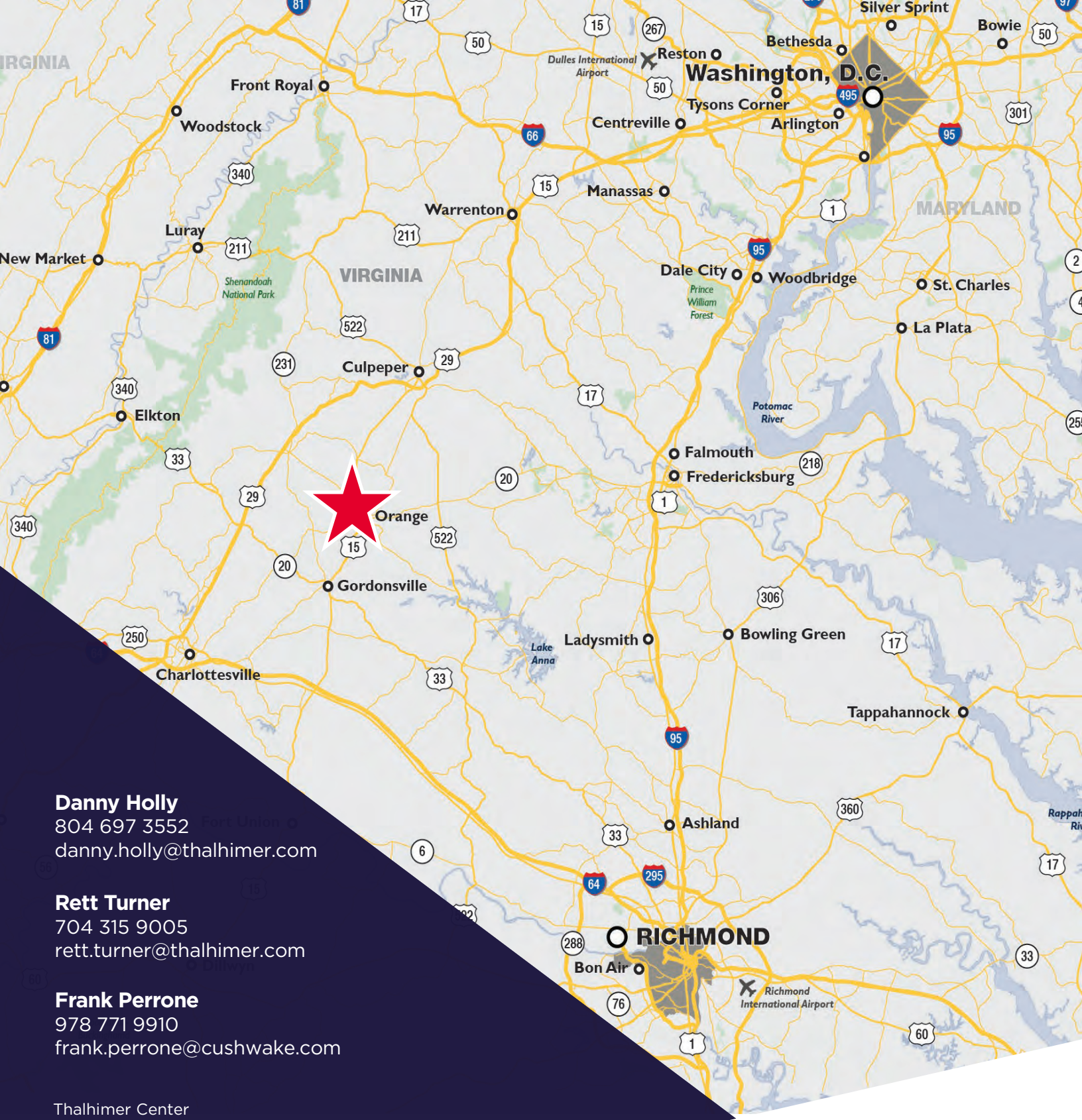
**Offices,
Finish Mill & Shipping**

25,000 SF

Function:	Office/Warehouse
Ceiling Height:	21' 0"
# of Dock Doors:	5
# of Drive-in Doors:	0
# of Restrooms:	7
Power:	480, 3 phase, 600 amps
Sprinkler Type:	Water

PLANT LAYOUT





Danny Holly
804 697 3552
danny.holly@thalhimer.com

Rett Turner
704 315 9005
rett.turner@thalhimer.com

Frank Perrone
978 771 9910
frank.perrone@cushwake.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
Thalhimer.com



**CUSHMAN &
WAKEFIELD**

THALHIMER

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.