



## 0 TECHNOLOGY, CULPEPER, CULPEPER

### ACTIVE

Amazing Development Opportunity. Currently Zoned Limited Industrial (LI), sited in Spotsylvania County's McDermitt Technology Zone under their Comprehensive Plan. Located opposite established Data Centers including Swift, NAPS of the Capitol Region, Terremark and Red Ace. Permitted uses include Department Stores, Home Improvement Stores, Hotels / Motels and more. Under the Comprehensive Plan, Data Centers, Research & Development Labs and Employment Centers also are possible. Public Water and Sewer are available nearby, as well as high capacity infrastructure supporting myriad uses. Spotsylvania County incentive grants available to qualified businesses. See Documents for Brochure and Infrastructure Improvements.

### MORE DETAILS

**Address:**  
0 TECHNOLOGY  
CULPEPER, VA 22701

**Acreage:** 17.4 acres

**County:** Culpeper

**GPS Location:**  
38.457230 x -77.983675

**PRICE: \$2,830,000**