WHERE OPPORTUNITY MEETS ADVANTAGE

THINK ORANGE VA

ORANGE COUNTY VA ECONOMIC DEVELOPMENT

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Nestled in the heart of Virginia's growing Piedmont region, Orange County offers a powerful blend of strategic access, business-friendly policies, modern infrastructure, and a community ready to work alongside you to bring business visions to life. A stable tax climate, affordable land, and strong infrastructure mean your dollars go further.

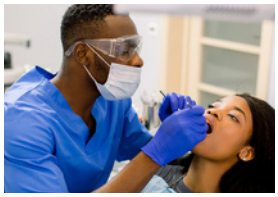
AT-A-GLANCE STATS

OVER
1,000
BUSINESSES

45
MEDIAN AGE

$71,307
MEDIAN HOUSEHOLD INCOME

2 COMMUNITY COLLEGES
& 2 UNIVERSITIES WITHIN
30 MINUTES



LOCATION

OrangeCounty provides direct access to the markets, customers, and suppliers you need—without the congestion and costs of urban centers.

- **10 miles** to major highways | **33 miles** to commercial air service
- Rail connections just **63 miles** away to the Virginia Inland Port and less than **75 miles** to the Port of Richmond
- Quick access to Washington D.C. and Richmond
- **40%** of the US population within a day's drive

INFRASTRUCTURE

Combininghigh-capacity infrastructurewithcollaborative local leadership, Orange County is a responsive environment for business growth.

- Power sources from Dominion Energy and Rappahannock Electric Cooperative
- Robust broadband and fiber coverage, with service from providers including FiberLync, Comcast, AT&T, and Verizon
- Natural gas access via the Transco (Williams Companies) pipeline

TALENT

Home to nationallyrecognized manufacturers, Orange County's talent pipeline is informed by the needs of the business community.

- **95%** on-time high school graduation rate
- Two-year degrees and credential programs at Germanna and Piedmont Community Colleges
- Four-year programs at Mary Washington University and the University of Virginia
- Growing CTE programming in Orange County Public Schools and the New Pathways Technical Center

Orange County Office of Economic Development and Tourism works side-by-side with your team to align state and local incentives, navigate zoning, and support workforce recruitment and training, long after you open your doors.

We are committed to helping you find the right site, the right partners, and the right workforce to grow your business, your way.

THINK SMART. THINK STRATEGIC. THINK ORANGE.

www.thinkorangeva.com | **(540) 672-1238** | **109 West Main Street** | **Orange, VA 22960**

14468 Litchfield Drive
Orange, VA

TOTAL ACREAGE
23 acres

TOTAL BUILDING SPACE
286,000 ft²

CONSTRUCTION TYPE
Masonry, Metal & Glass

ASKING PRICE
Negotiable

ZONING & PERMITTED USE
Light and Heavy Industrial

UTILITY DETAILS

Electric - Dominion Energy
Natural Gas - Not Available
Water - Town of Orange - onsite
Sewer - Town of Orange - onsite
Fiber - FiberLync

COMMENTS

There are multiple buildings on this site. The three largest total the 286,000 square feet. The building on the back of the site is 98,000 square feet and could be independent on 10 acres of the site. It has 24 foot ceilings, 6 loading docs and 1 drive-in. The other large building in the center of the site is 144,000 square feet. It has office and warehouse space, 30 foot ceilings, 6 loading docs and 4 drive-ins. The third building is 44,000 square feet.
This site is located in the Thomas E. Lee Industrial Park along Route 15 in Orange County.

CONTACT INFORMATION

Ownership and Contact Information:

Owner: Peter Spielman -

plspielman@gmail.com

434-242-0282

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MORE INFORMATION
www.thinkorangeva.com/why-orange/incentives
www.thinkorangeva.com/why-orange/state-local-taxes

The County and the Economic Development Authority provide this information solely to assist prospective commercial or industrial users in evaluating potential sites; staff are not the owner, seller, listing broker, or agent; we do not negotiate sale or lease terms or accept offers; and make no representation or warranty concerning availability, price, title, zoning, utilities, environmental conditions, or site suitability.