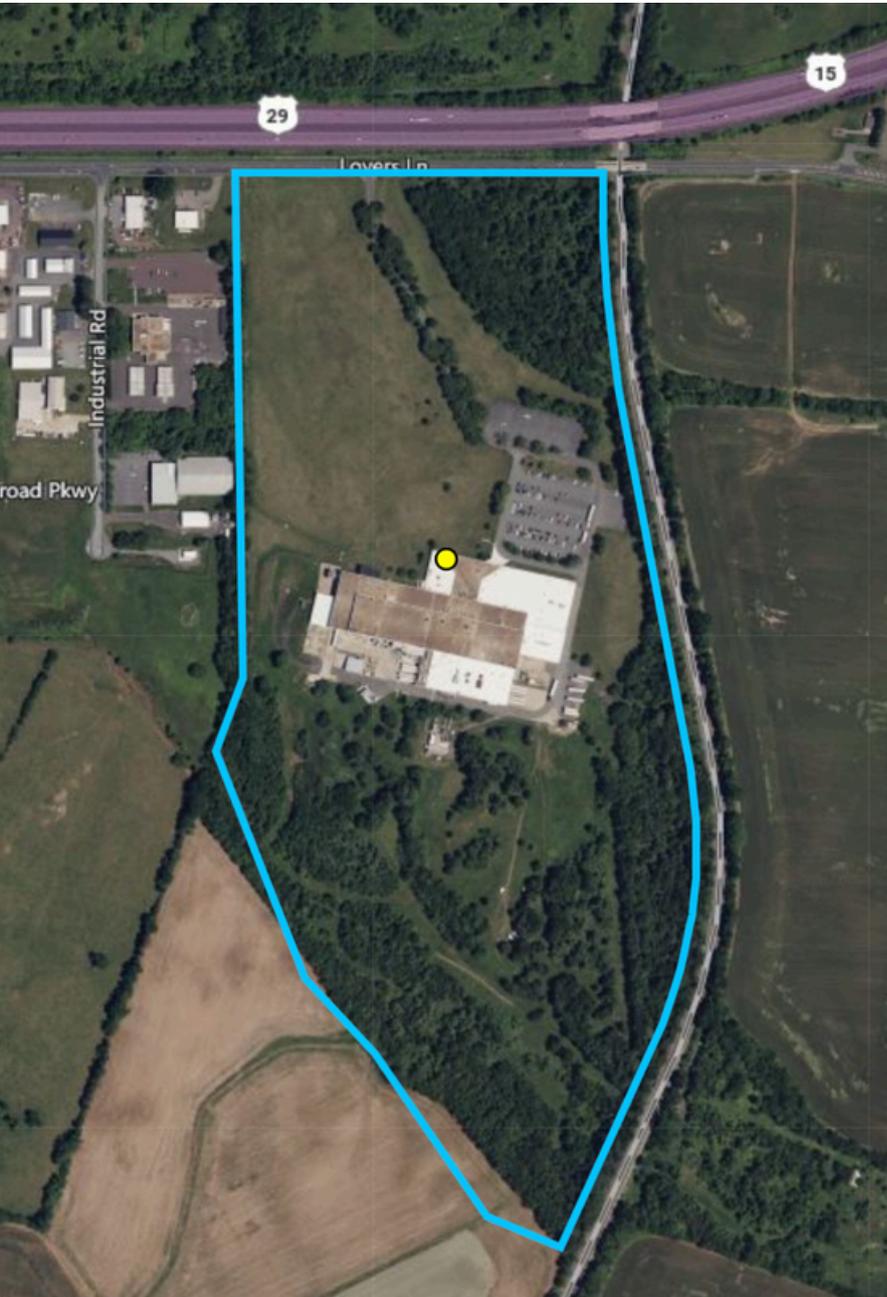




# Culpeper Plant



## OVERVIEW

The 230,000 square feet Culpeper Plant sits on 89 acres in Culpeper County, Va. This building was vacated and emptied in 2025. Situated with robust access to US 29/15, this building is adjacent to a Norfolk Southern rail line.

To the west lies light industrial complexes, commercial properties, and highway access to US 29/15. To the east is a zoned and planned 200+ acre industrial complex, a business park and a hotel.

The site has its own wastewater pre-treatment plant, water and gas connection. The previous user was Continental Teves.



## Location Information

- **Location:** 13456 Lover Lane, Culpeper, VA 22701
- **Year Built:** 1974
- **Contact:** Bryan Rothamel, CEcD | Culpeper County, VA
- **Details:** [brothamel@culpepercounty.gov](mailto:brothamel@culpepercounty.gov) | (540) 229-7893

# Facts & Figures



**Electric:**  
Dominion Energy  
480-volt

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**Highway:**  
U.S. Highway 29/15  
U.S. Highway 522

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**Water:**  
Town of Culpeper

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**Gas:**  
Columbia Virginia

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**Sewage:**  
Town of Culpeper  
Pretreatment on site

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**Cranes:**  
Four  
25-ton, 10-ton, 10-ton, 5-ton

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**Loading Docks:**  
13

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**Column Width:**  
30 feet

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**Rail:**  
Yes, inactive spur

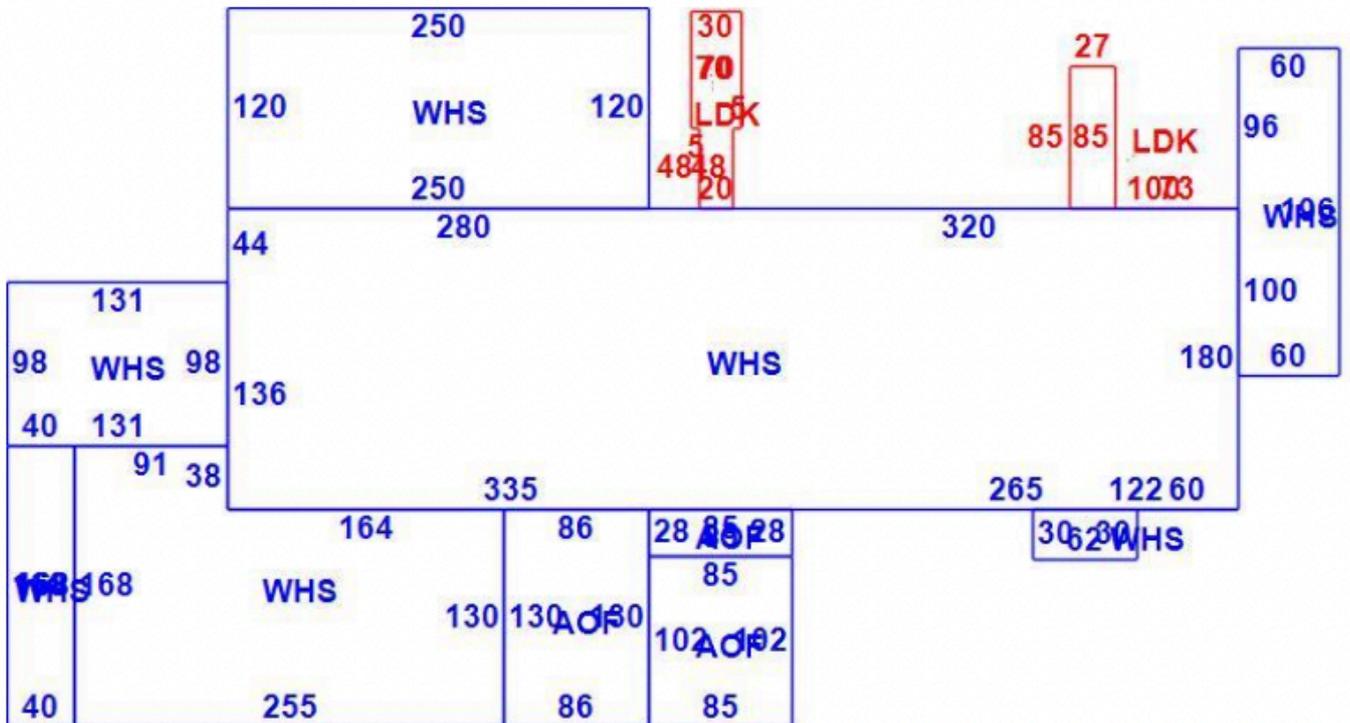


**Labor Force:**  
196,956 (45-min)



# Building Overview

## Building Layout



## Specifications

- Total Useable Area: 230,016
- Building Style: Heavy Industrial
- Height: 25-40 feet
- Zoning: Light Industrial
- Acreage: 89.13

# Culpeper Education



**C**

## Culpeper Technical Education Center

Students enrolled in CTE courses graduate with an industry credential (s) and are prepared to enter directly into the workforce.

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**G**

## Germananna Community College

GCC serve 13,000 students annually through associate degree and certificate programs, workforce credentials, and apprenticeships.

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**N**

## New Pathways Program

New Pathways Tech, Inc. is committed to providing innovative avenues for CNC technical training and workforce development in the Virginia Piedmont Region.

