

FOR LEASE | WAREHOUSE FACILITY | RICHMOND, VA

1700 RICHMOND HIGHWAY

54,000-112,000 SF AVAILABLE FOR LEASE

*4% Commssion on 3-Year
Lease (112,000 SF)



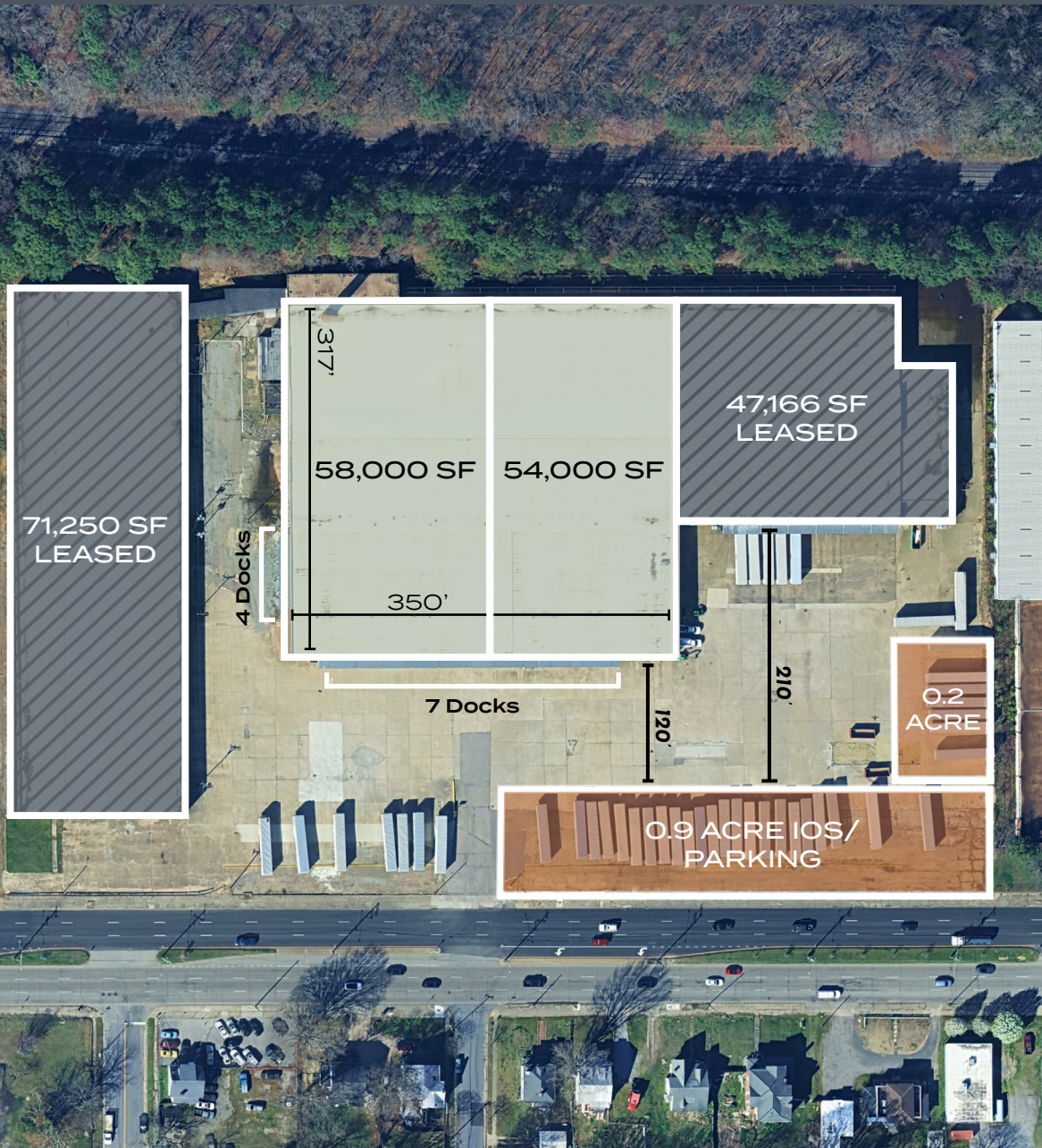
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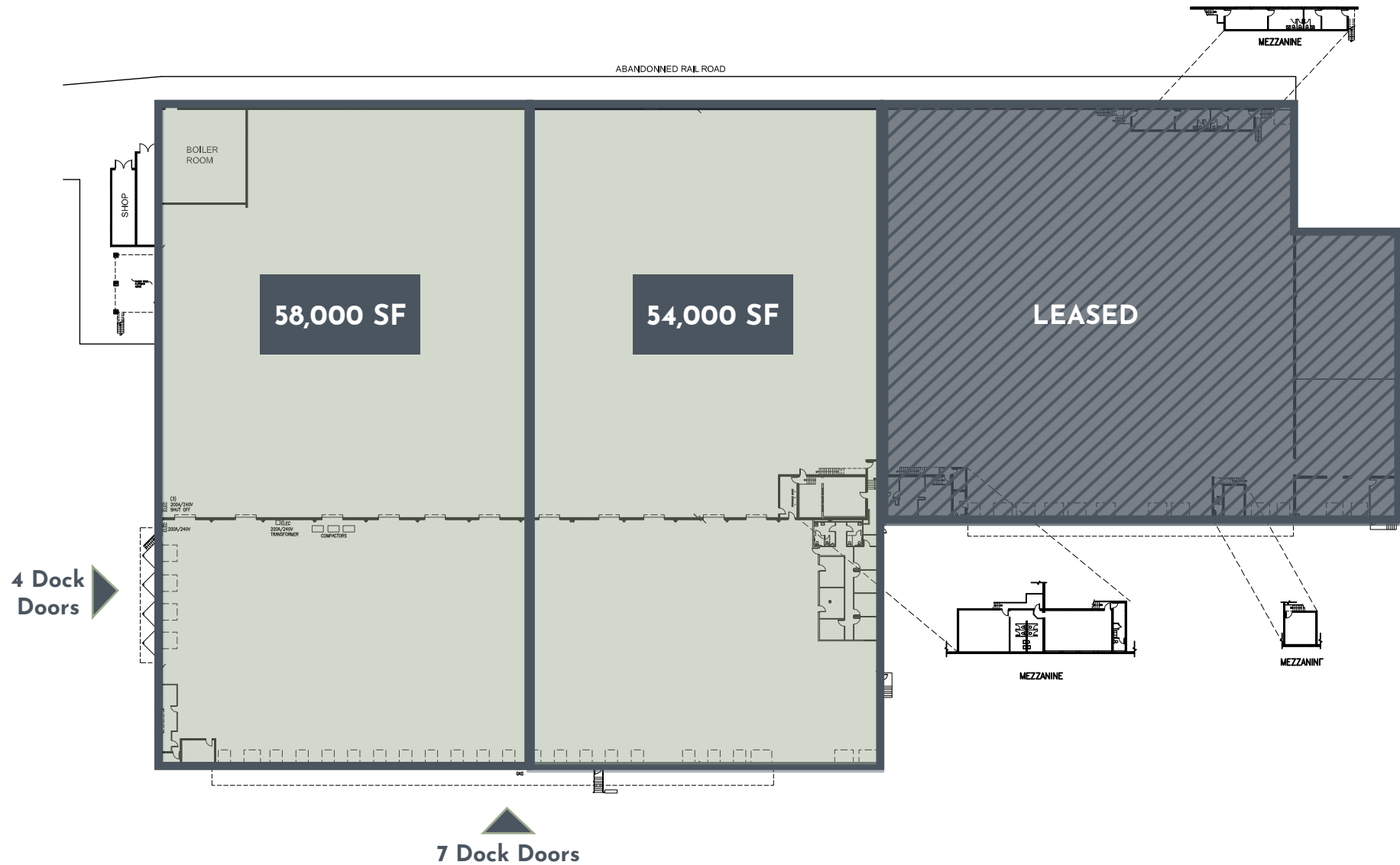
PROPERTY HIGHLIGHTS



PROPERTY FEATURES

- > New Ownership
- > 54,000-112,000 SF available for lease
- > Up to 1.1 acres of IOS/Parking
- > 11 total dock positions (9'x10')
- > Recent improvements by new ownership:
 - > New roof
 - > Fresh paint
 - > Perimeter fencing with gated access
 - > Exterior lighting
 - > Improved dock high loading
- > Opportunity for additional parking and outdoor storage
- > LED motion sensor lights throughout warehouse
- > Wet sprinkler
- > 16-22' clear height
- > Renovated offices
- > M-1 zoning

PROPERTY FLOOR PLAN



CENTER OF INDUSTRIAL DEVELOPMENT



DOWNTOWN RICHMOND

SOUTHERN STATES
A Farmer Owned Cooperative Since 1923.

**ROCKETTS
LANDING**

MANCHESTER

I-95 / Maury St
Interchange
2.1 Miles / 5 Min

SONOCO

**LUCK
STONE**

1700 RICHMOND HWY



LOWE'S
DISTRIBUTION CENTER

PhilipMorrisUSA
an Altria Company

Bells Road
Interchange
2.0 Miles / 5 Min

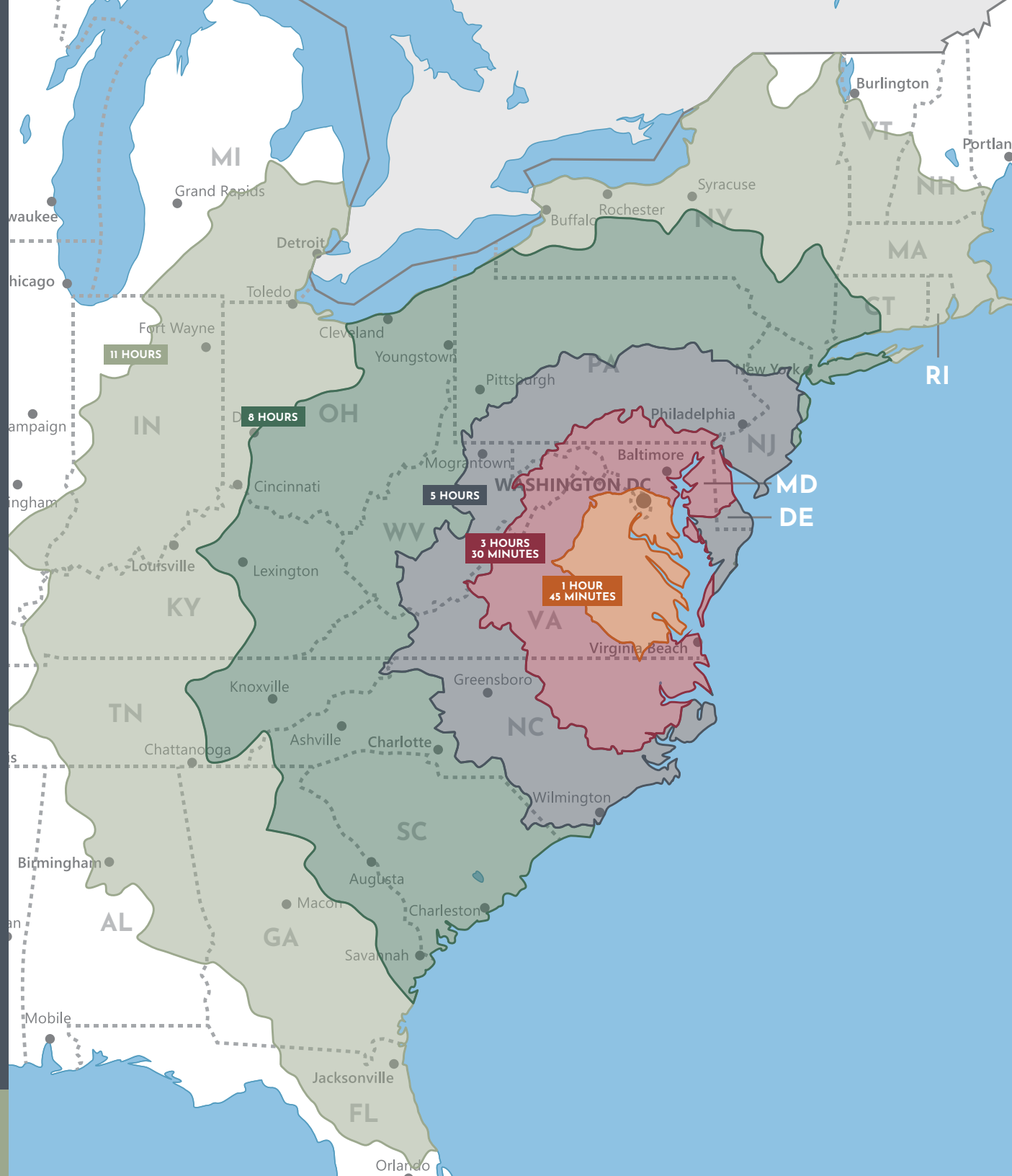
**AMAZON
FULFILLMENT
CENTER**

DUPONT

CENTRAL EAST COAST LOCATION

DRIVE TIME MAP

- Within 500 miles of 60% of the nation's consumers
- Access to an extensive network of highways, including I-64, I-95, I-85, and I-295
- Access to more than 100 motor freight companies serving the area
- Access to rail freight service through CSX and Norfolk Southern
- Access to Richmond International Airport (RIC) which transports more than 85 million lbs of cargo annually
- Located in foreign trade zone #207
- Port of Virginia is under 100 miles away





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