

# AVAILABLE

## Turner Road Business Center

219 - 301 Turner Road, North Chesterfield, VA 23225



### Exclusive Agent:

**WILSON FLOHR, SIOR**  
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**CORFAC**  
INTERNATIONAL

**SIOR**

**CCIM**

### FLEX UNITS AVAILABLE

- Units Available 2,250 SF to 4,500 Sf
- Unit 239: 2,250 SF; \$2,000 per month
- Unit 287: 3,750 SF; \$2,750 per month
- Flexible Month-to-Month Leasing Storage Available: Call Agents for Storage Pricing, Availability, and Details
- Opportunity Zone + Technology Zone Location
- Zoned C-4: Retail, Office, Flex Uses Allowed
- Roll-Up Doors 9' x 8'
- Curbside Loading (Drive-In Ramps Available)
- 15' - 17' Ceilings
- 208 Volt 3 Phase Electrical Service
- Immediate Access to Chippenham Parkway, Powhite Parkway, & Downtown Richmond
- Located Off Midlothian Turnpike (Rt 60)

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# AVAILABLE SPACES

219 - 301 Turner Road | North Chesterfield, VA 23225



## LEASE INFORMATION

Lease Type: Modified Gross

Lease Term: Negotiable

Total Space: 2,250 - 6,750 SF

Lease Rate: Call for Information

## AVAILABLE SPACES

- Building 4: 3 Units Available - 2,250 - 6,750 SF (Units 239, 243-249)
- Building 3: 1 Unit Available - 3,750 SF (Unit 287)

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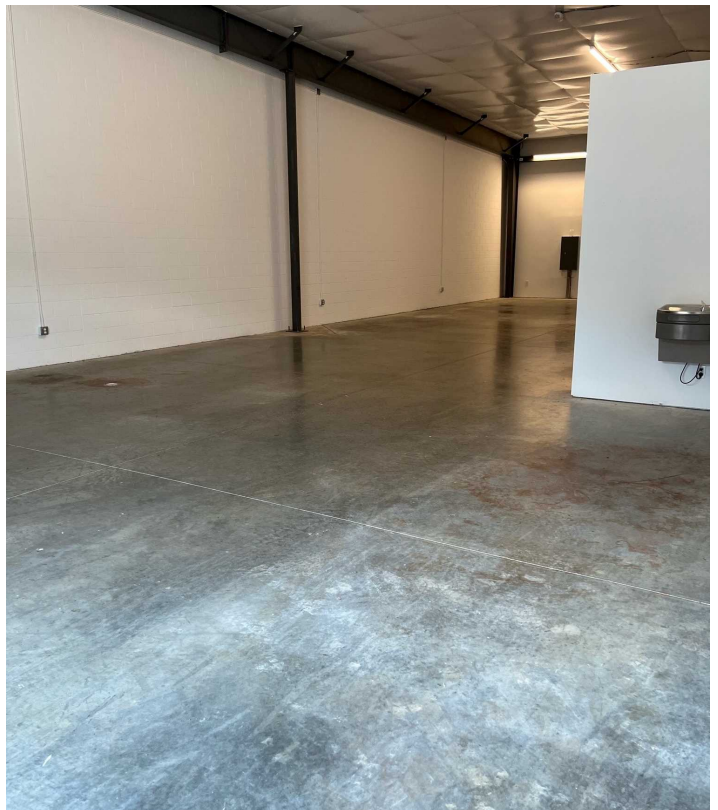
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# PROPERTY PHOTOS

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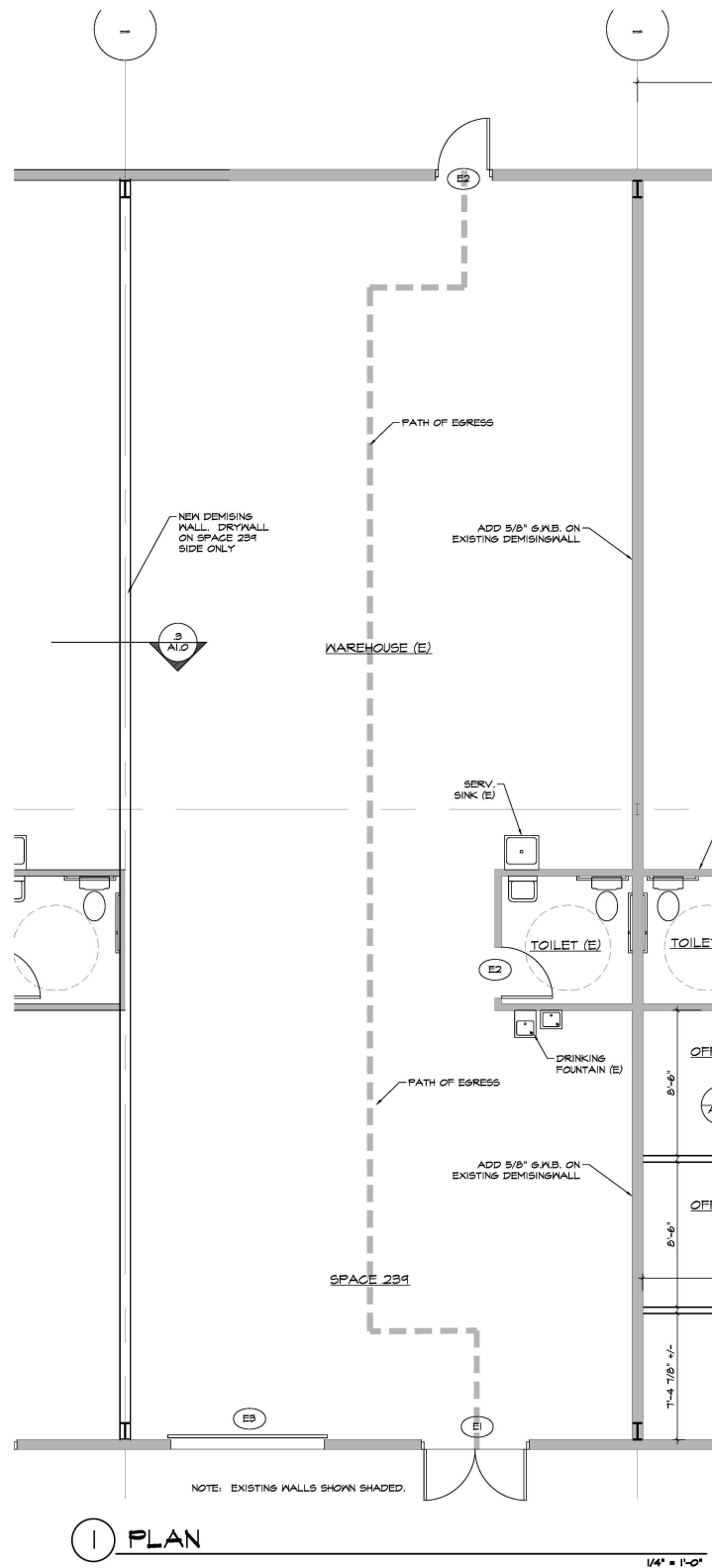
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# FLOOR PLAN - UNIT 239

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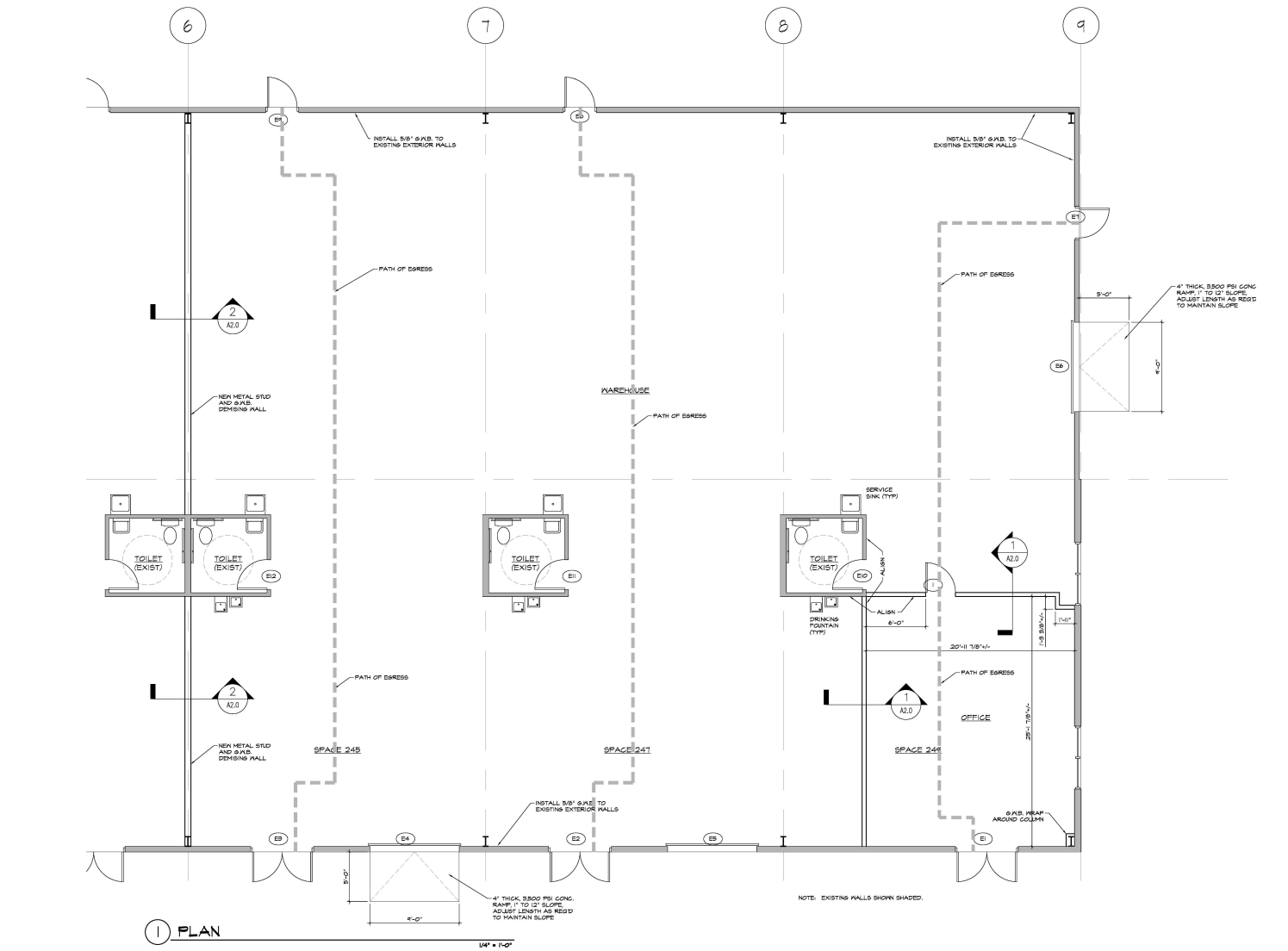
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FLOOR PLAN - UNIT 245-249

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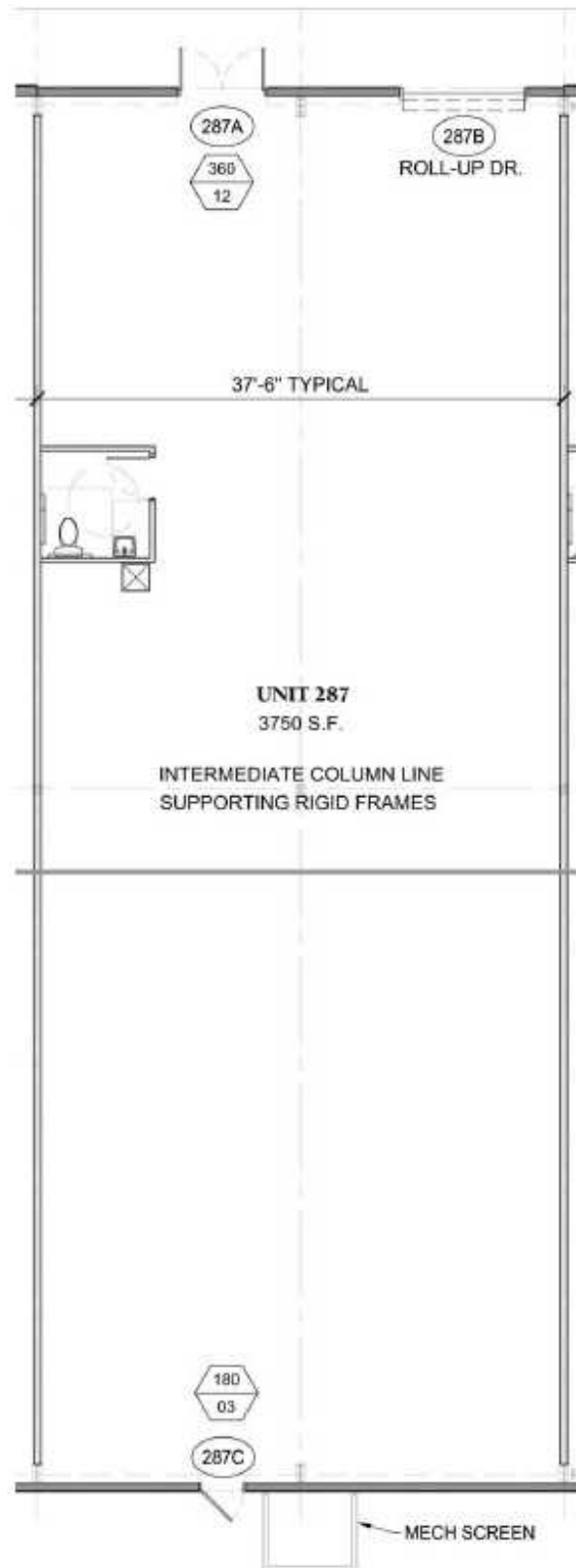


FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING	CL.B. HPT.	REMARK
OFFICE AREA	CARPET TILE	VINYL	PAINTED G.A.B.	3X2' AGT	8'-0"	
TOILET (ALL B)	VGT (EXIST)	VINYL	PAINTED G.A.B.	PAINTED G.A.B.	8'-0"	PAINT EXI
WAREHOUSE	CONCRETE	VINYL	PAINTED G.A.B.	OPEN TO STRUCTURE		INSTALL S EXTERIOR

# FLOOR PLAN - UNIT 287

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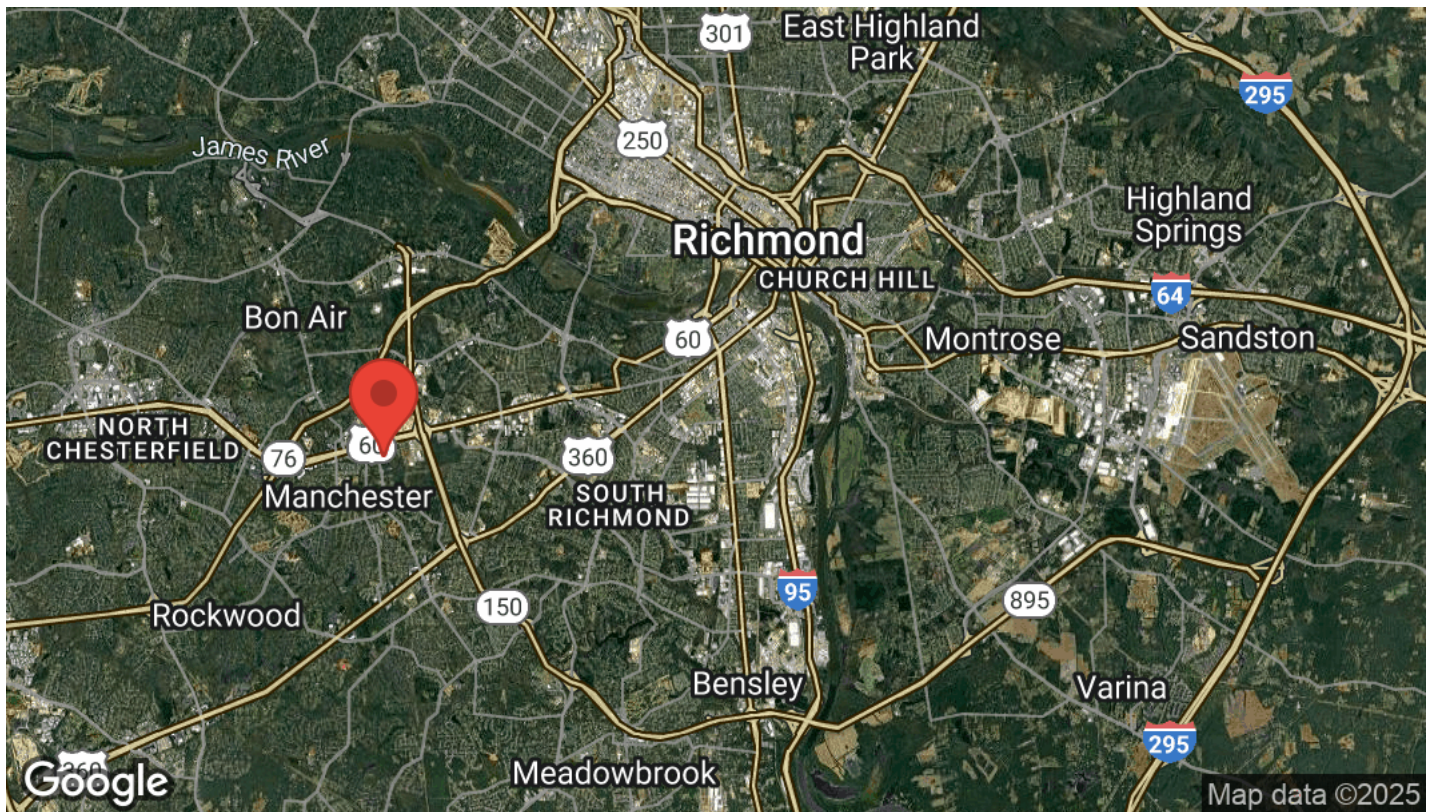
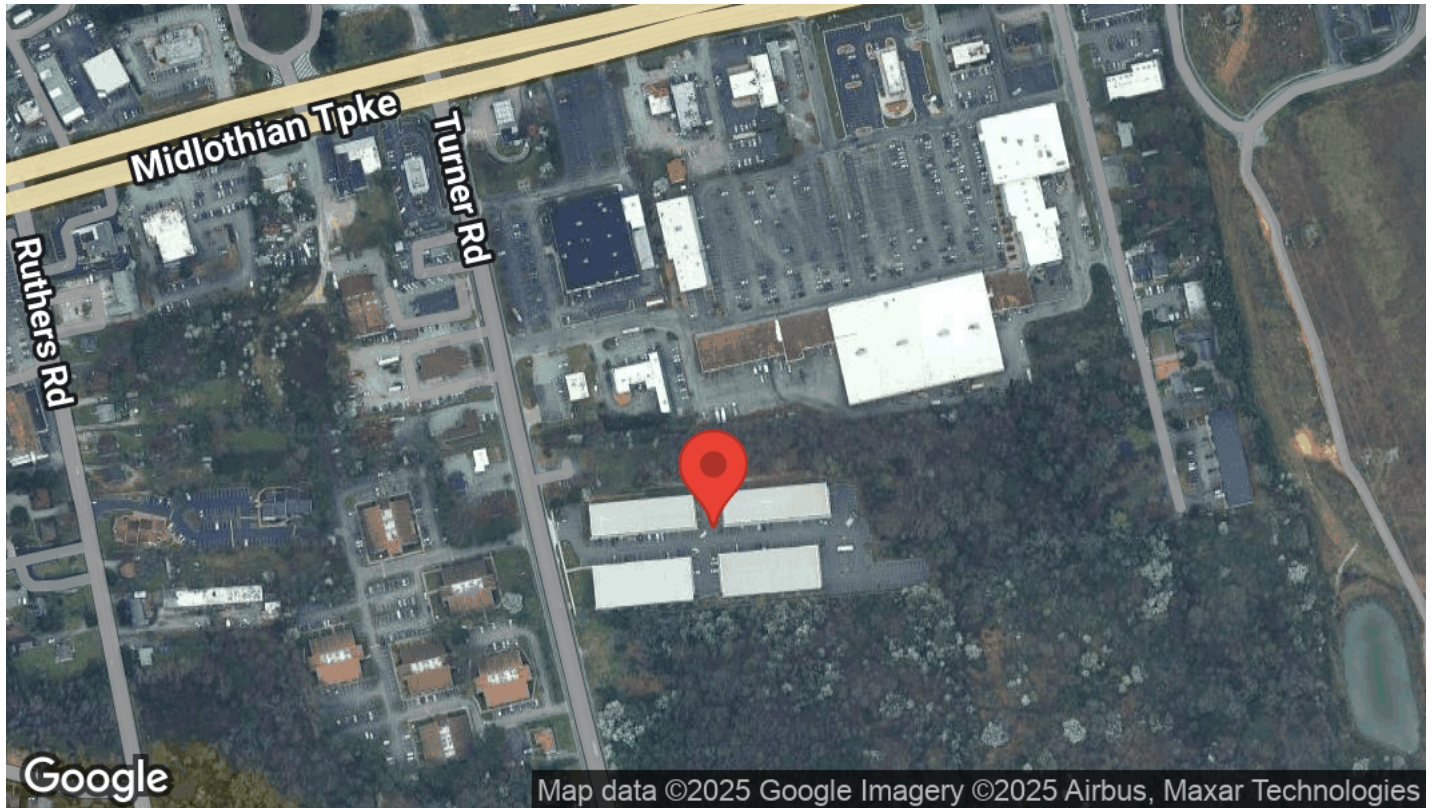
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# LOCATION MAPS

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