

**FOR LEASE**

49,200 - 98,400 SF INDUSTRIAL

**16300** | International St,  
DOSWELL, VA 23047



YOUR SIGN HERE

#### SPECIFICATIONS

Size: 98,400 SF - Base Rent: \$6.00 PSF

Size: 49,200 SF - Base Rent: \$6.50 PSF

NNN: \$1.00 PSF

Zoning: M3

IOS: 11.4 Acres

# OVERVIEW



J R A



- +/- 4,000 SF Office
- 9 acres IOS readily available
- Additional 2.4 acres IOS can be provided
- 10,600 SF outdoor dry storage
- Gas heat
- Wet sprinkler system
- 3 phase power
- Six 8'11" dock doors
- Four rollup doors - one 8'12", one 10'18", two 18'18"
- 25' clear height
- Can be demised to 49,200 SF

# FLOORPLAN



J R A

Demisable to 49,200 SF



# OUTDOOR STORAGE



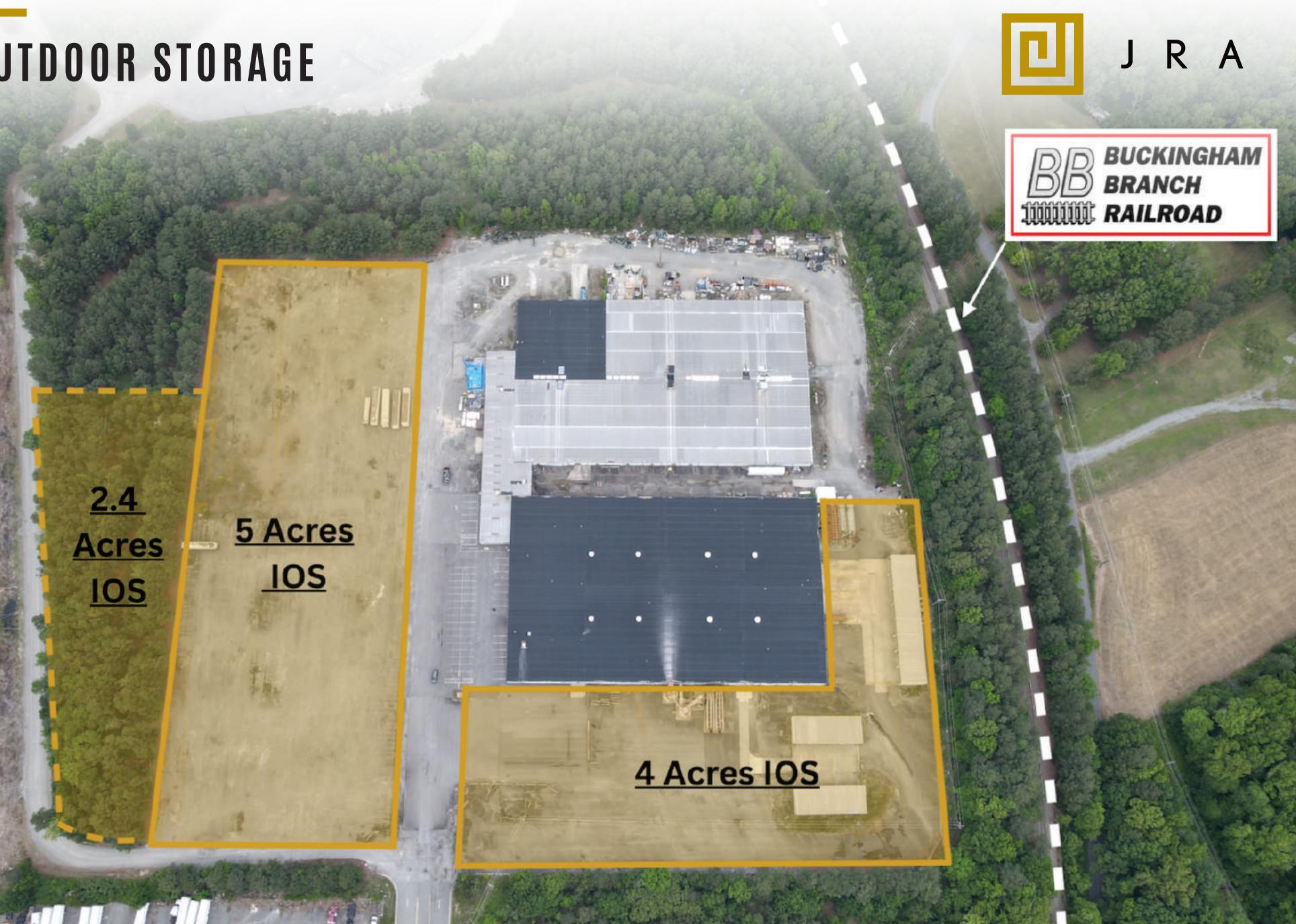
J R A



2.4  
Acres  
IOS

5 Acres  
IOS

4 Acres IOS

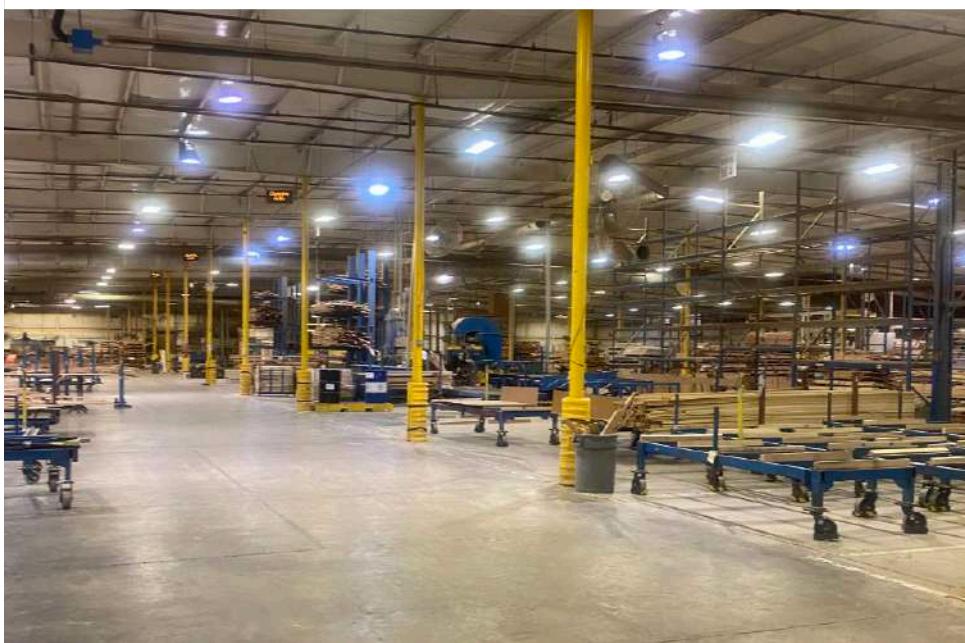


- 9 acres IOS readily available
- Rail spur can be provided with Buckingham Branch Railroad
- Additional 2.4 acres IOS can be provided

# INTERIOR IMAGES



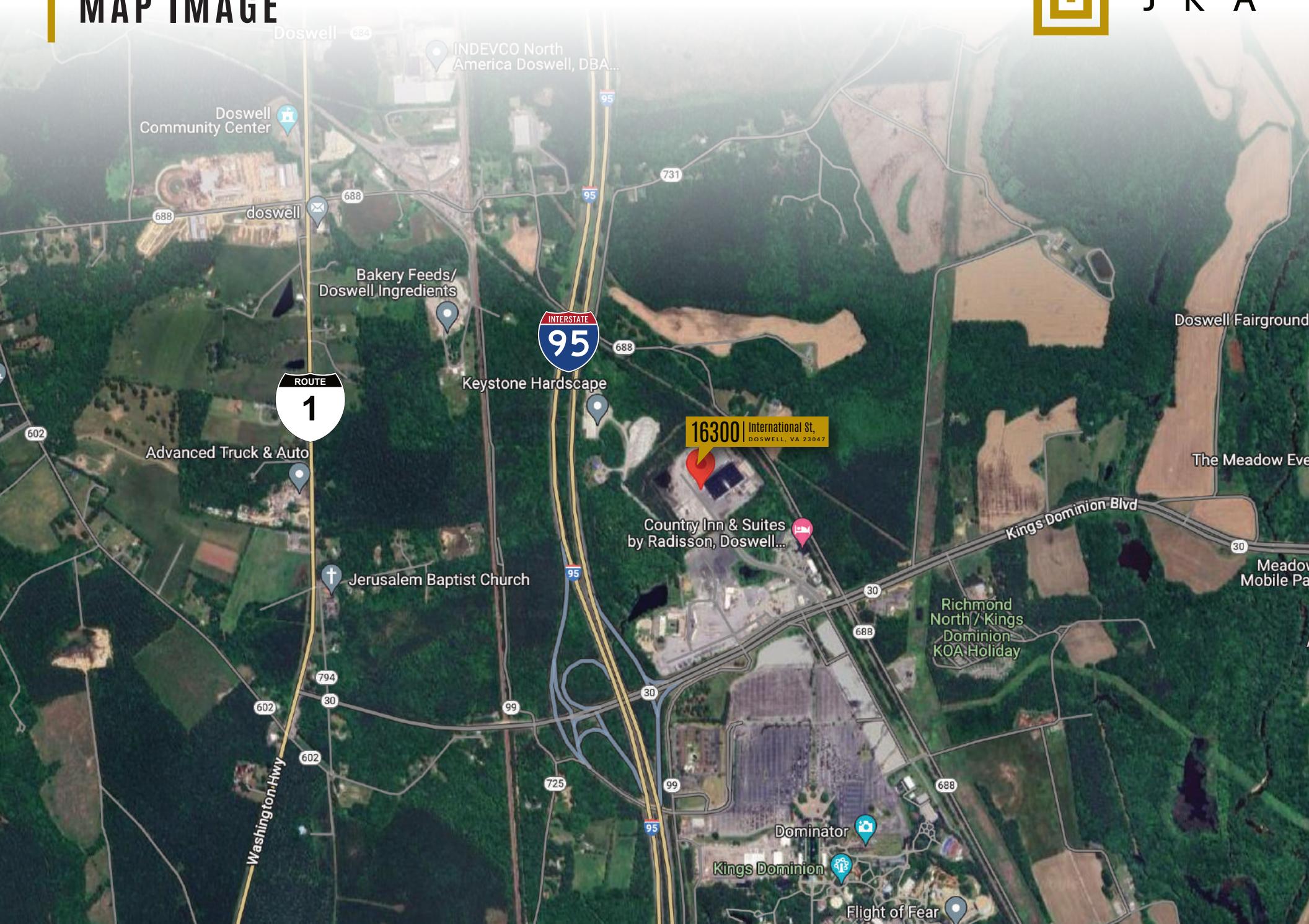
J R A



# MAP IMAGE



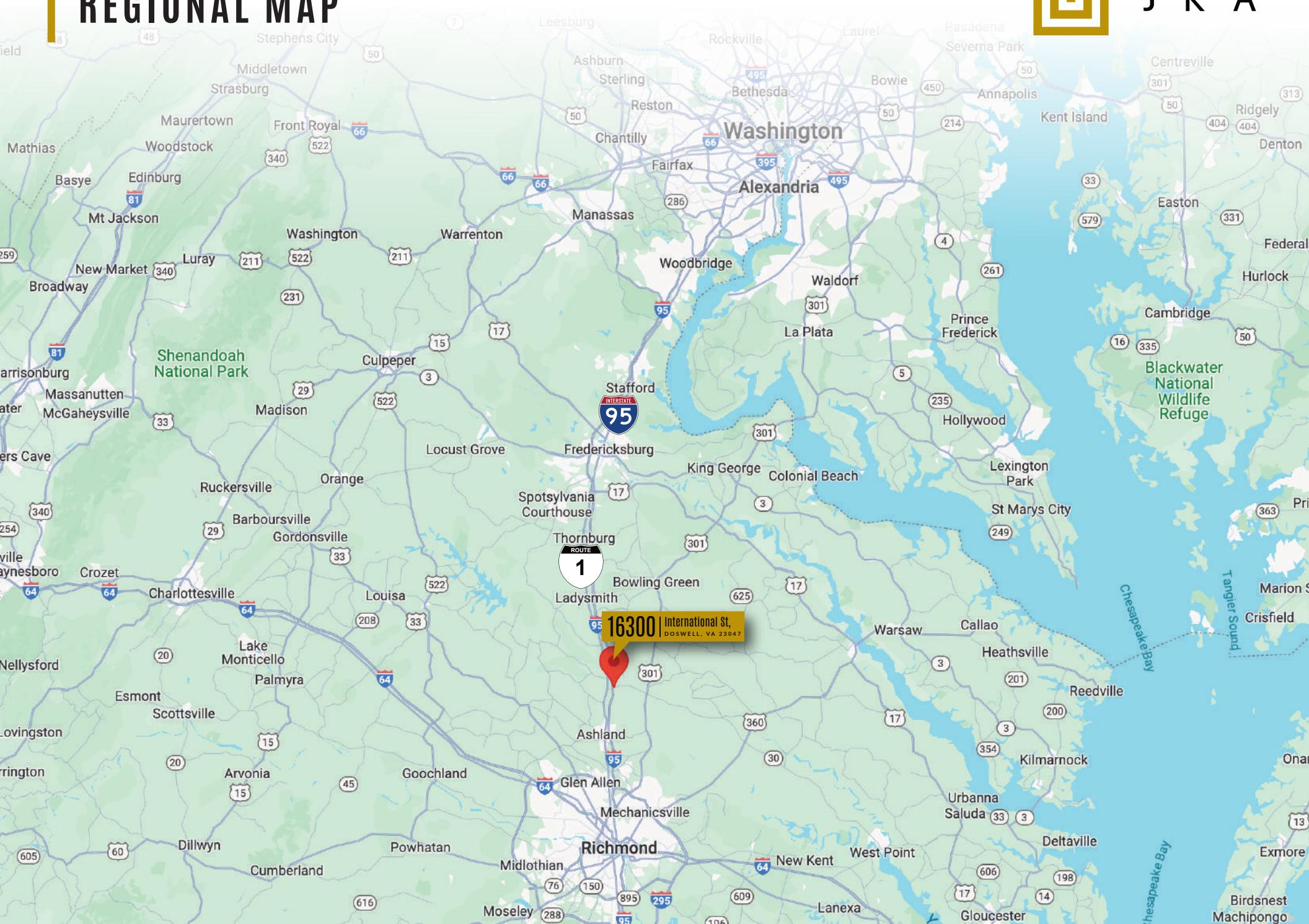
J R A



# REGIONAL MAP



J R A

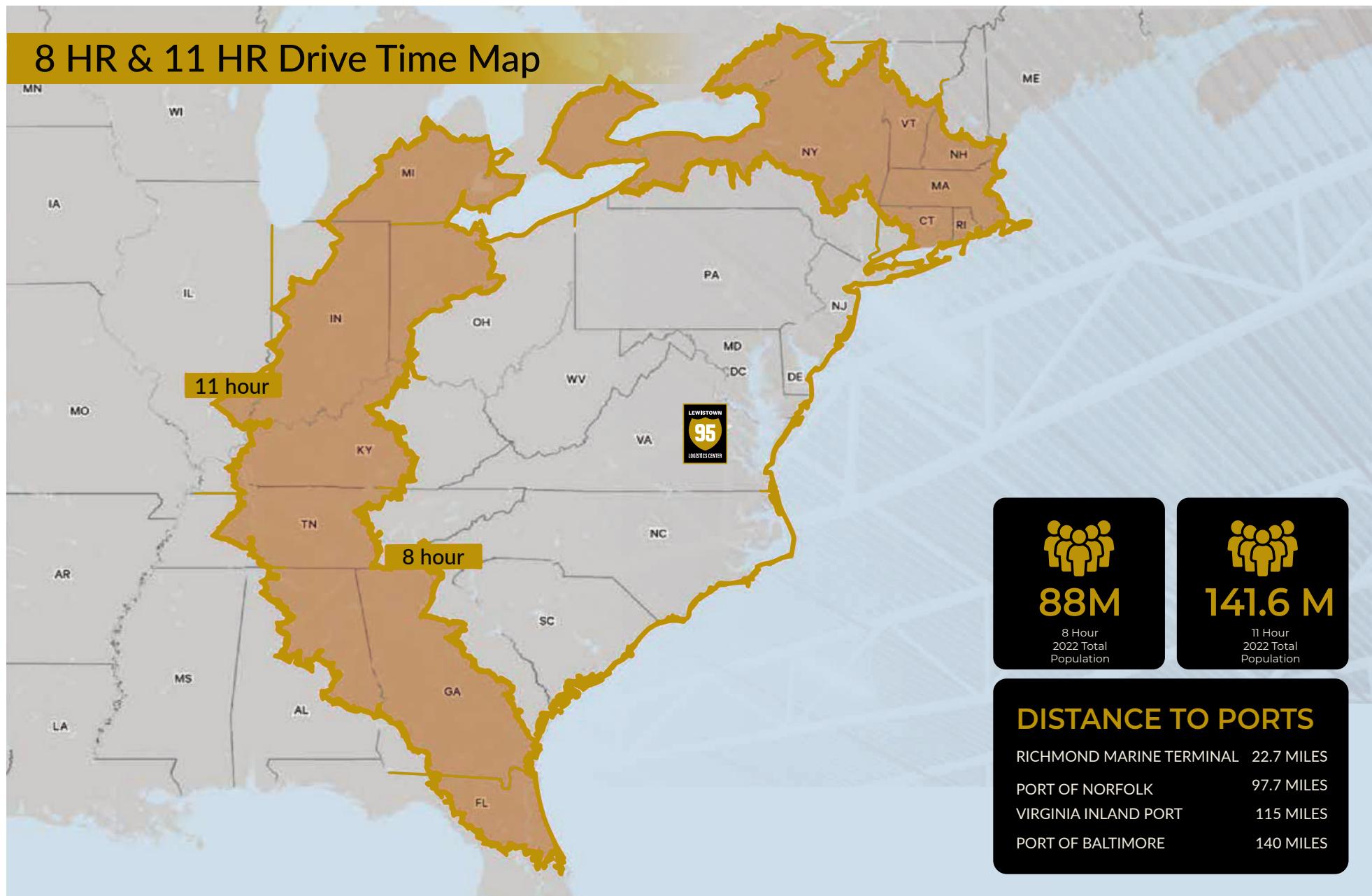


# DRIVE TIME MAP



J R A

## 8 HR & 11 HR Drive Time Map



## DISTANCE TO PORTS

RICHMOND MARINE TERMINAL 22.7 MILES

PORT OF NORFOLK 97.7 MILES

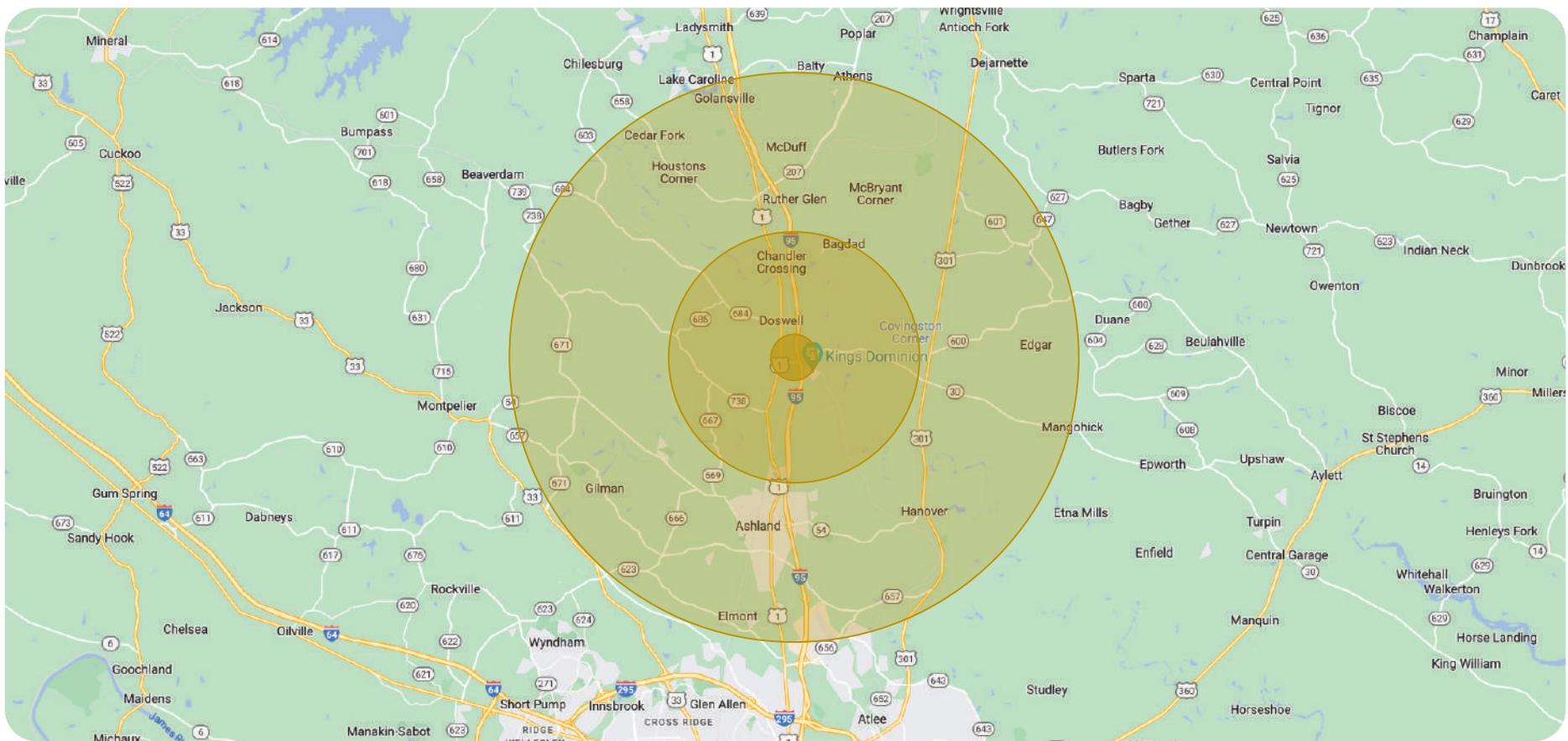
VIRGINIA INLAND PORT 115 MILES

PORT OF BALTIMORE 140 MILES

# DEMOGRAPHIC/INCOME REPORT



J R A



| POPULATION           | 1 mile | 5 miles | 10 miles |
|----------------------|--------|---------|----------|
| Total Population     | 60     | 7,662   | 34,343   |
| Average Age          | 50.6   | 39.8    | 41.9     |
| Average Age (Male)   | 51.4   | 41.1    | 41.9     |
| Average Age (Female) | 50.2   | 39.9    | 42.4     |

| HOUSEHOLDS & INCOME | 1 mile    | 5 miles   | 10 miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 54        | 3,048     | 13,838    |
| # of Persons per HH | 1.1       | 2.5       | 2.5       |
| Average HH Income   | \$43,580  | \$83,898  | \$93,461  |
| Average House Value | \$320,000 | \$281,960 | \$288,245 |

\* Demographic data derived from 2020 ACS - US Census

## FOR MORE INFORMATION PLEASE CONTACT:



**Heather Hagerman**

↳ 540-429-2429 (Cell)  
☎ 540-372-7675 (Office )  
✉ hagerman@johnsonrealtyadvisors.com



**Fitzhugh Johnson III**

↳ 540-623-4565 (Cell)  
☎ 540-372-7675 (Office )  
✉ fjohnson3@johnsonrealtyadvisors.com



**Andrew Hall**

↳ 540-656-3515 (Cell)  
☎ 540-372-7675 (Office )  
✉ Andrew@johnsonrealtyadvisors.com



All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.