

# FOR LEASE

49,200 - 98,400 SF INDUSTRIAL

# 16300

International St,  
DOSWELL, VA 23047



## 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



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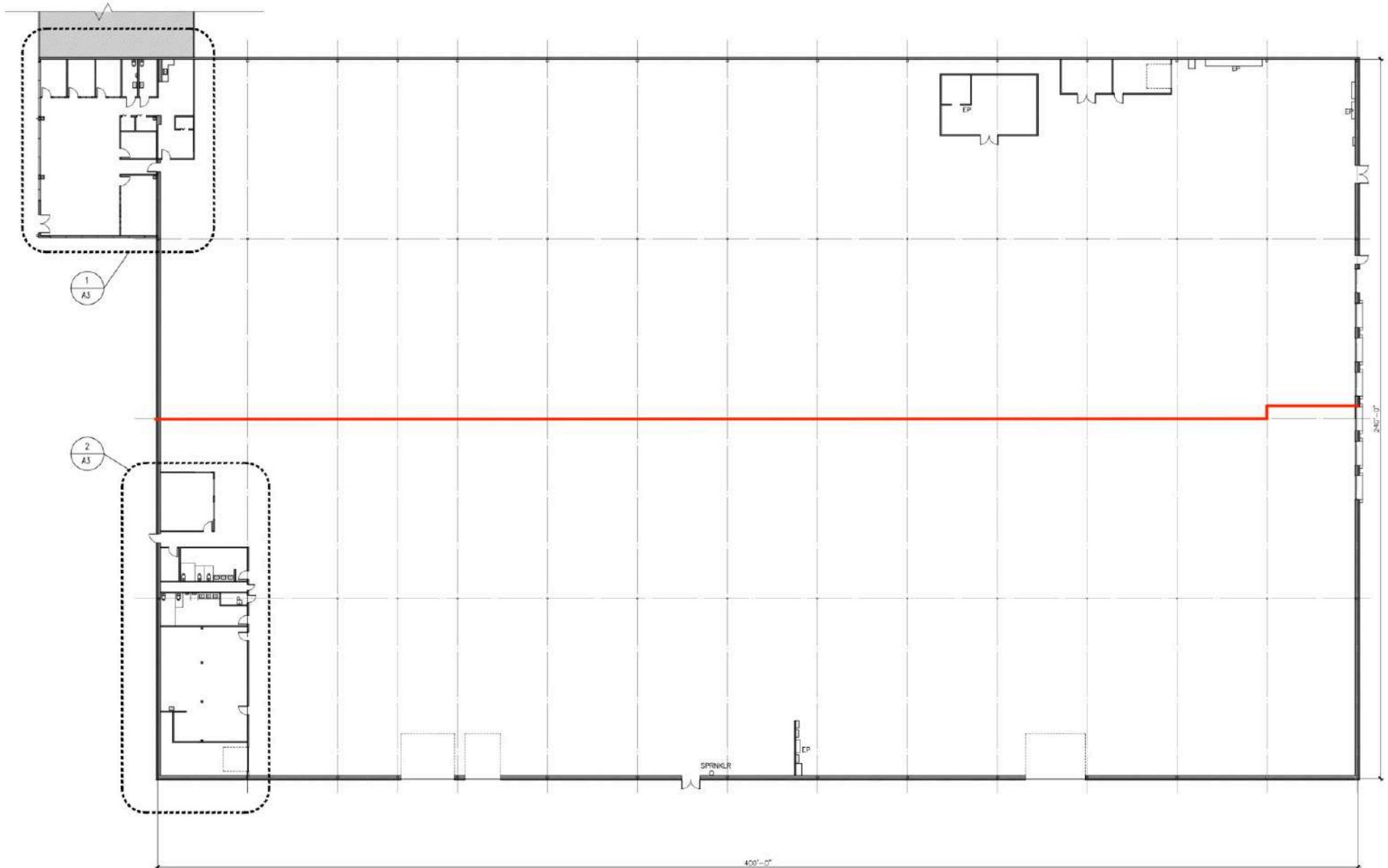
- +/- 4,000 SF Office
- 9 acres IOS readily available
- Additional 2.4 acres IOS can be provided
- 10,600 SF outdoor dry storage
- Gas heat
- Wet sprinkler system
- 3 phase power
- Six 8'11' dock doors
- Four rollup doors - one 8'12', one 10'18', two 18'18'
- 25' clear height
- Can be demised to 49,200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

# FLOORPLAN



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Demisable to 49,200 SF





# OUTDOOR STORAGE



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2.4  
Acres  
IOS

5 Acres  
IOS

4 Acres IOS

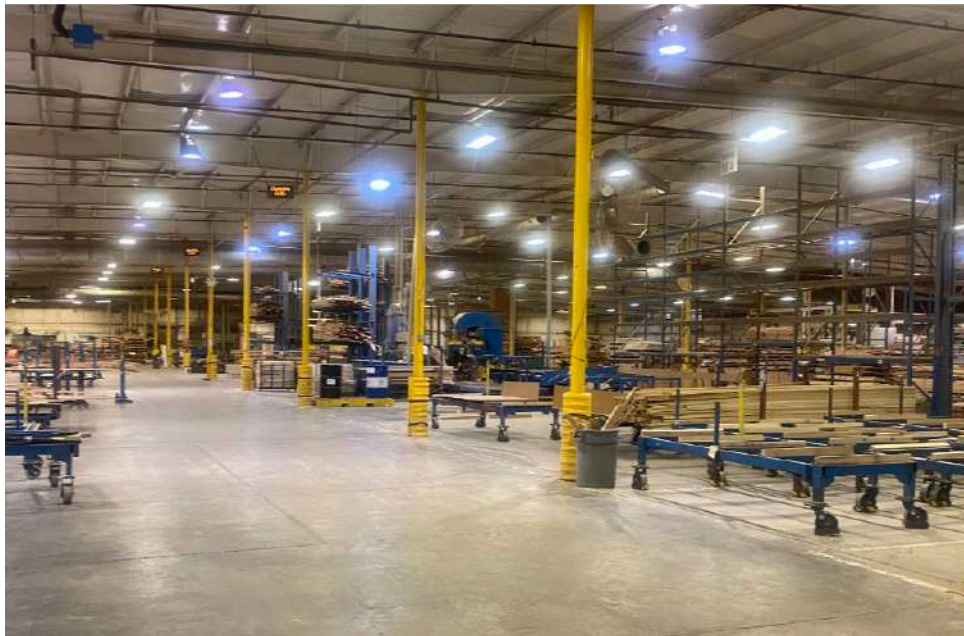
- 9 acres IOS readily available
- Additional 2.4 acres IOS can be provided
- Rail spur can be provided with Buckingham Branch Railroad



# INTERIOR IMAGES



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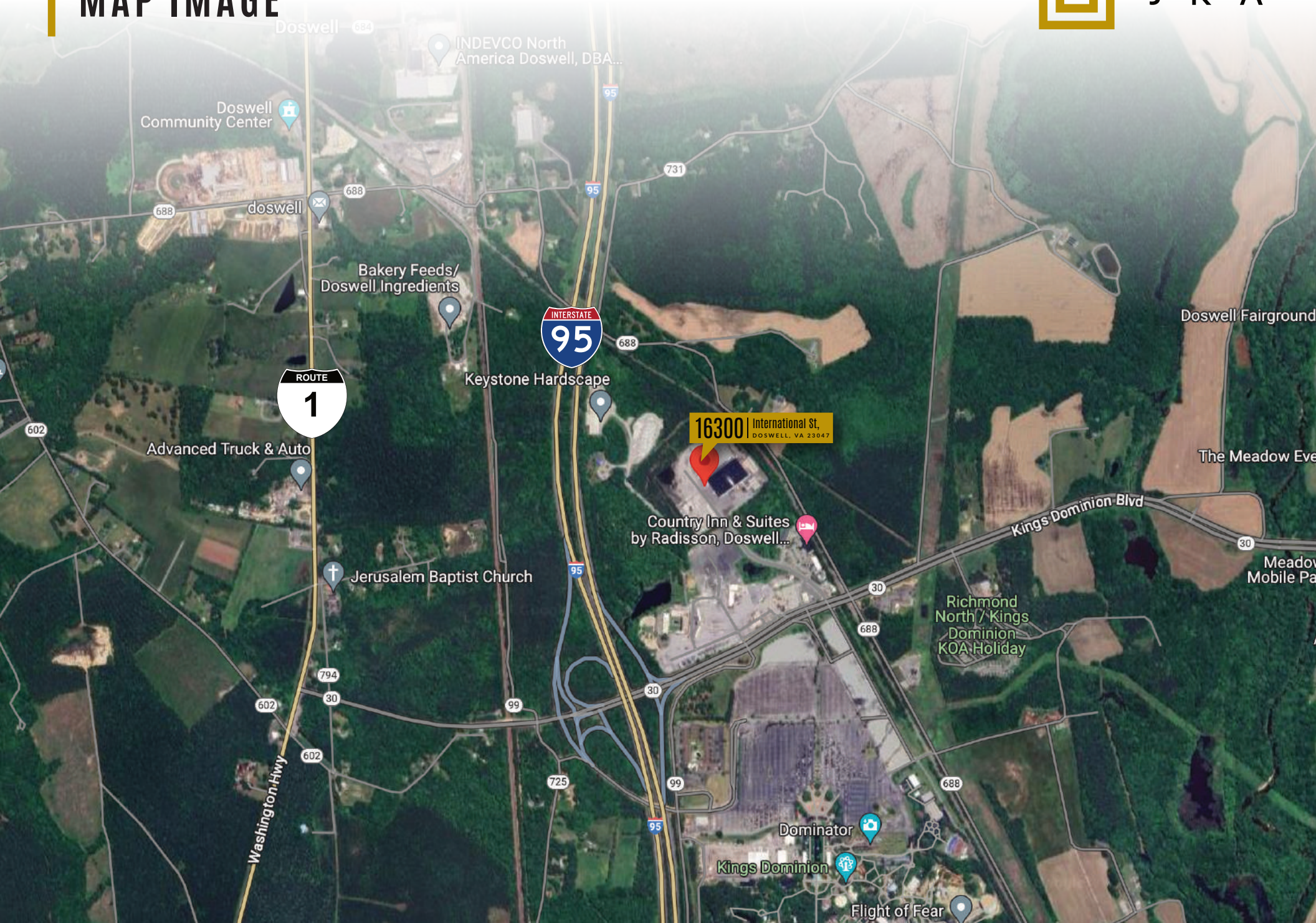




# MAP IMAGE



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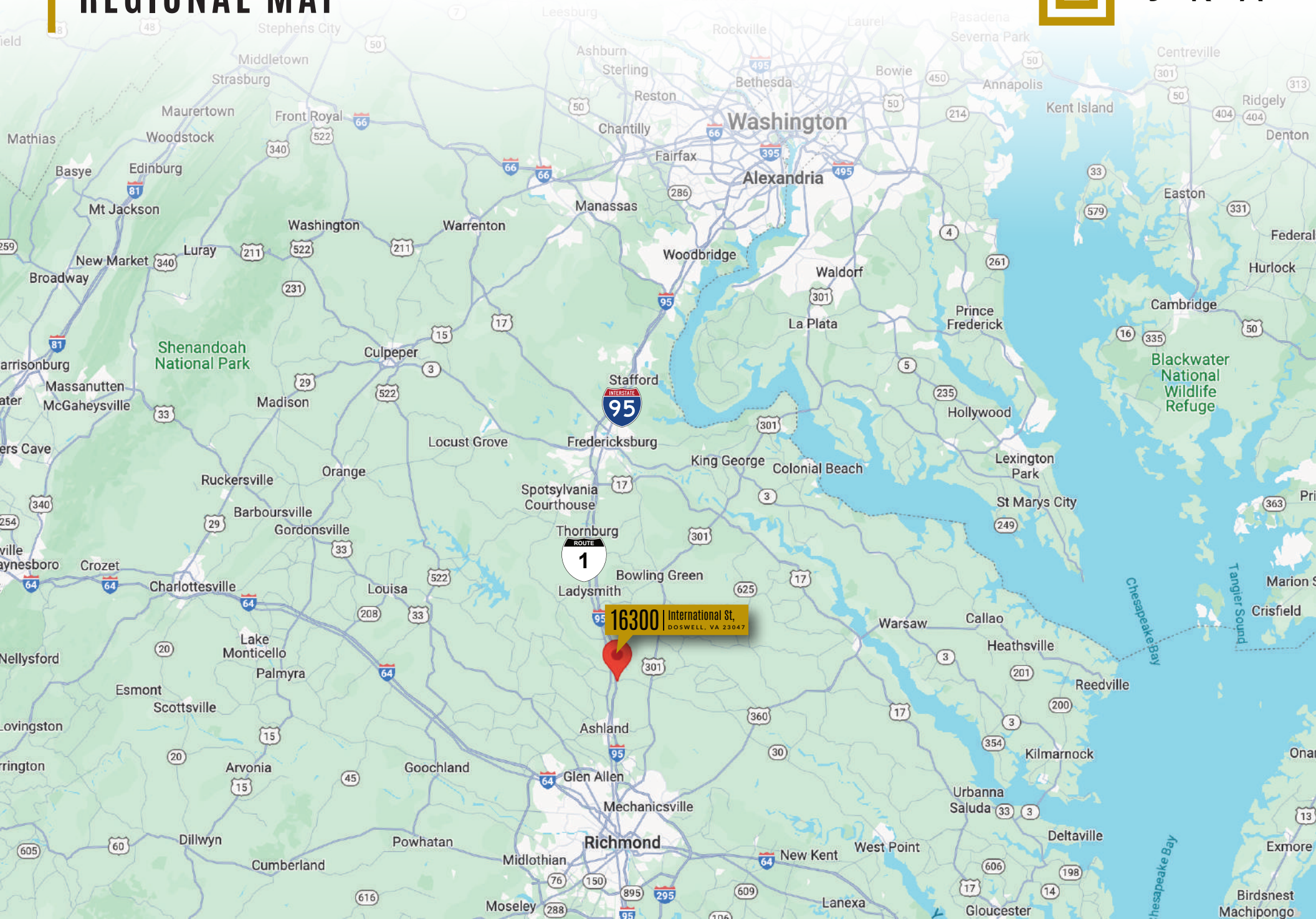




# REGIONAL MAP



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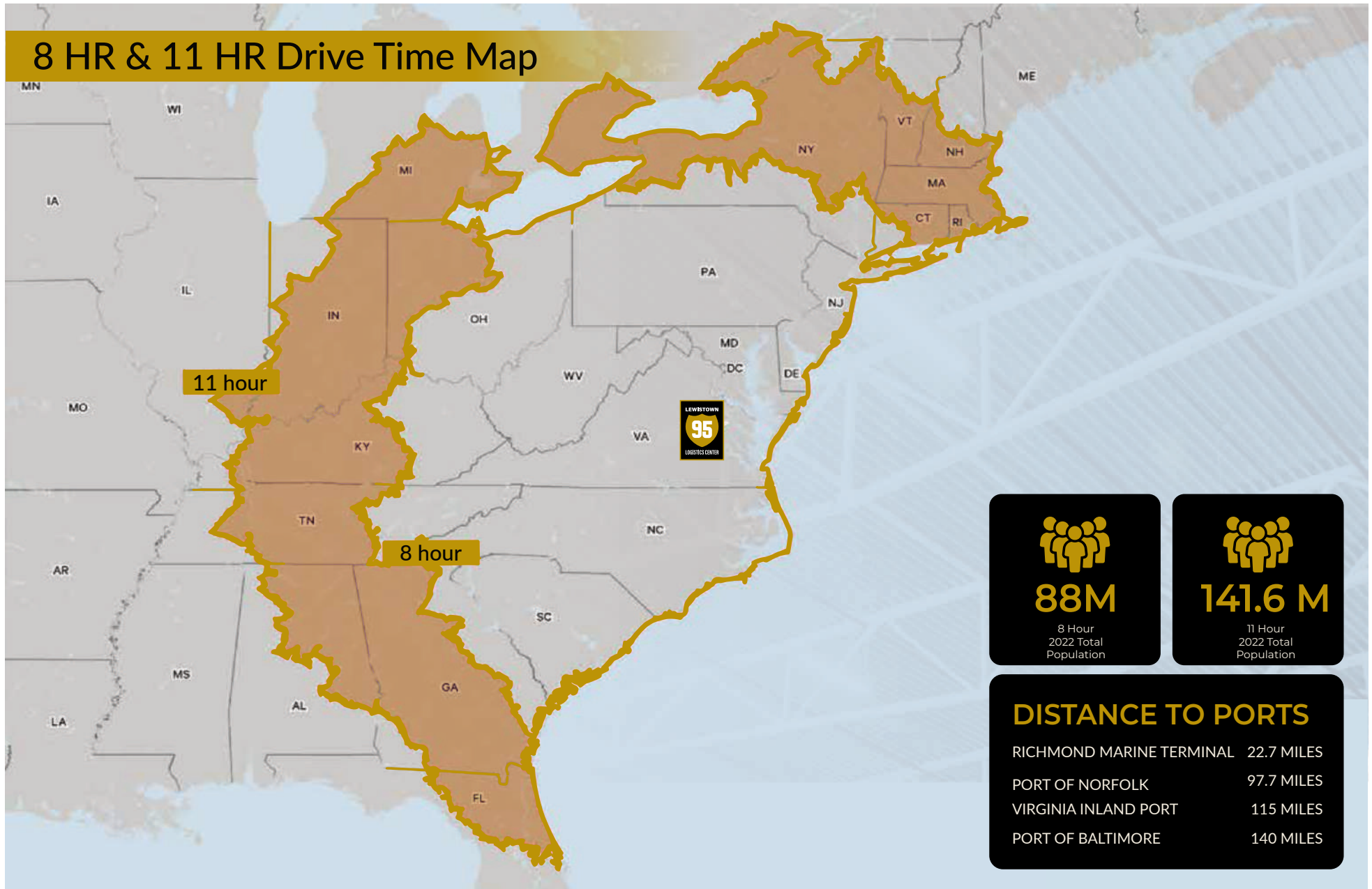


# DRIVE TIME MAP



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## 8 HR & 11 HR Drive Time Map

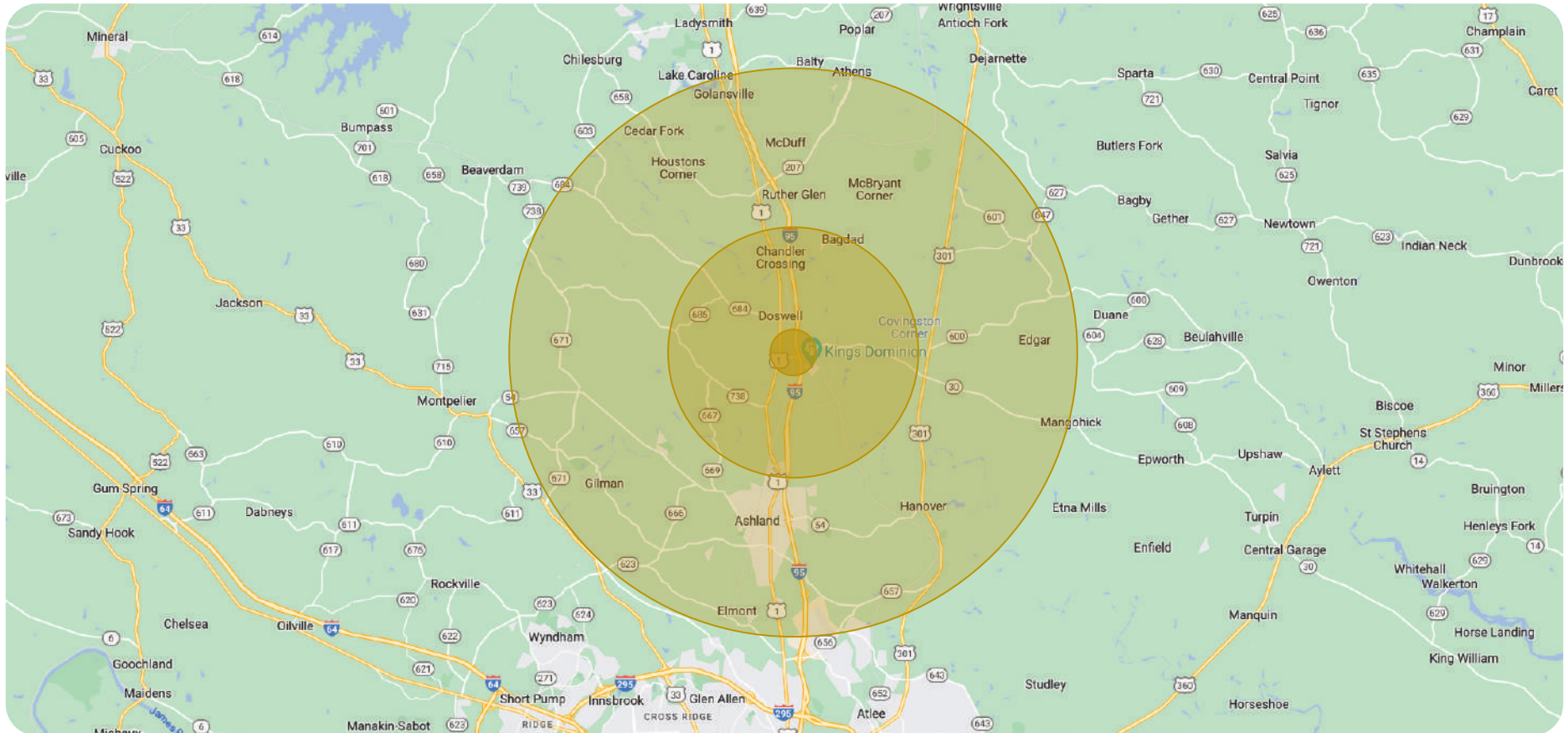




# DEMOGRAPHIC/INCOME REPORT



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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:



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J O H N S O N

REALTY

ADVISORS

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