

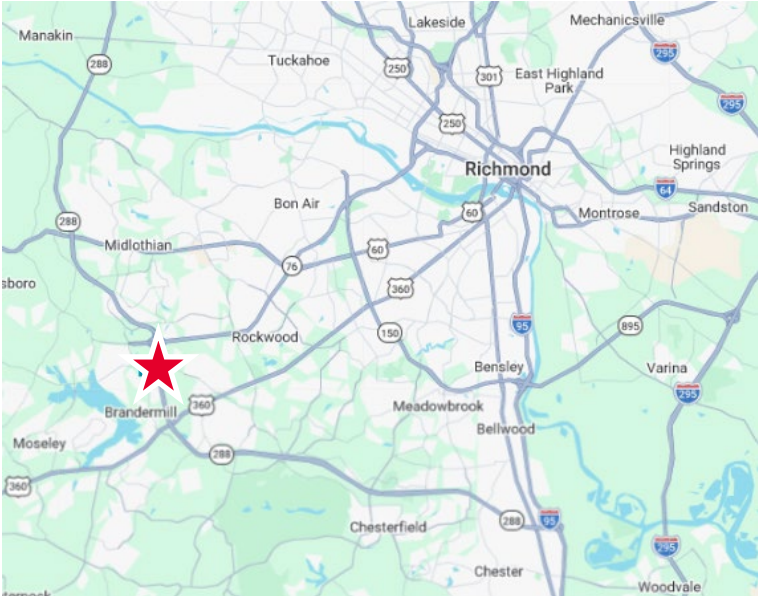


OFFICE/WAREHOUSE FOR LEASE

**13531 E. BOUNDARY RD
MIDLOTHIAN, VA**

Key Features

- ± 4,457 SF Office/Warehouse Space
- Can be divided: ±2,081 SF & ±2,376 SF
- Zoned light industrial
- Grade Level Loading
- Will alter floor plan
- Convenient to Powhite & Route 288
- Available July 2026
- Asking \$14.95, Industrial Gross

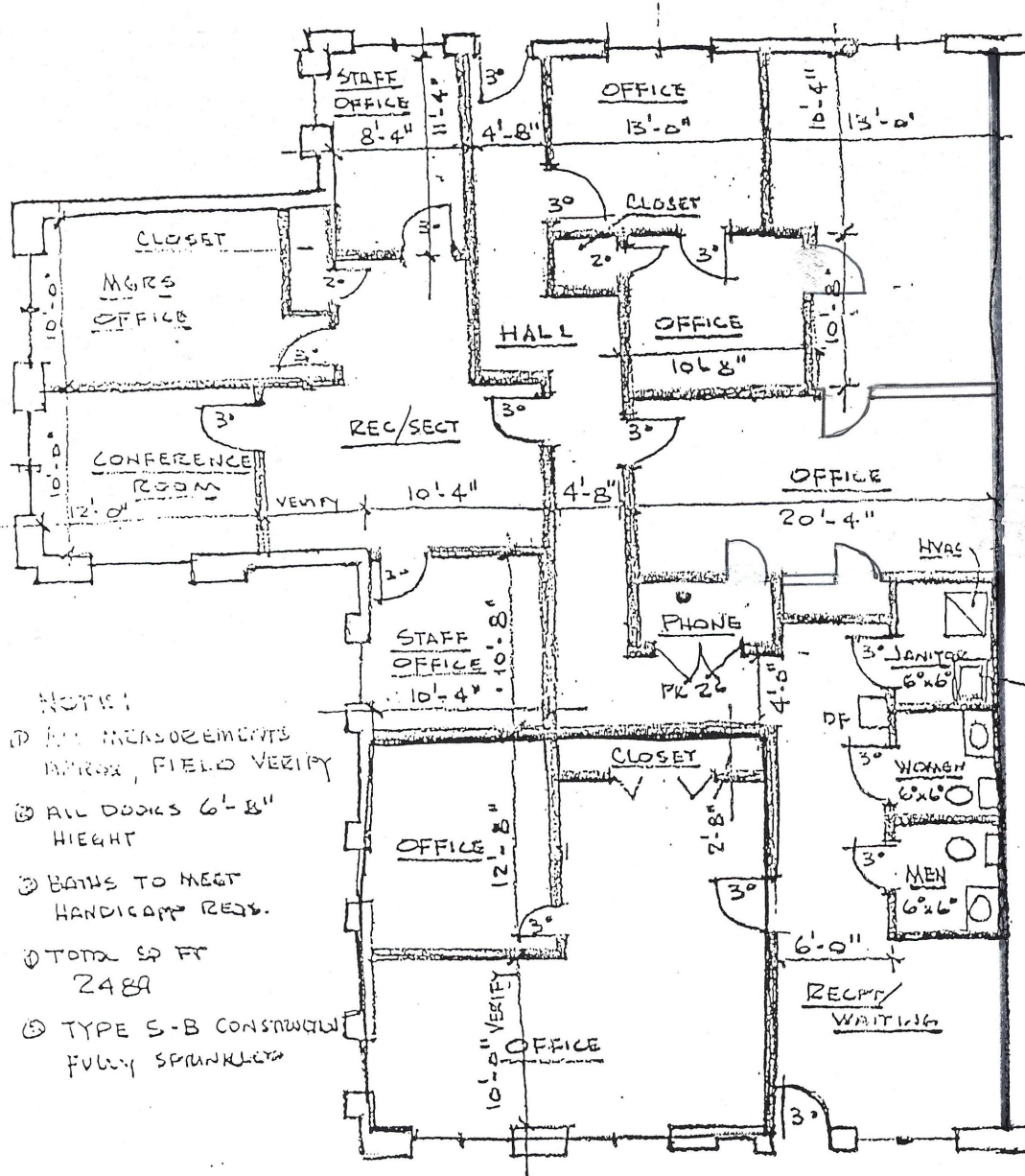


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Suite A



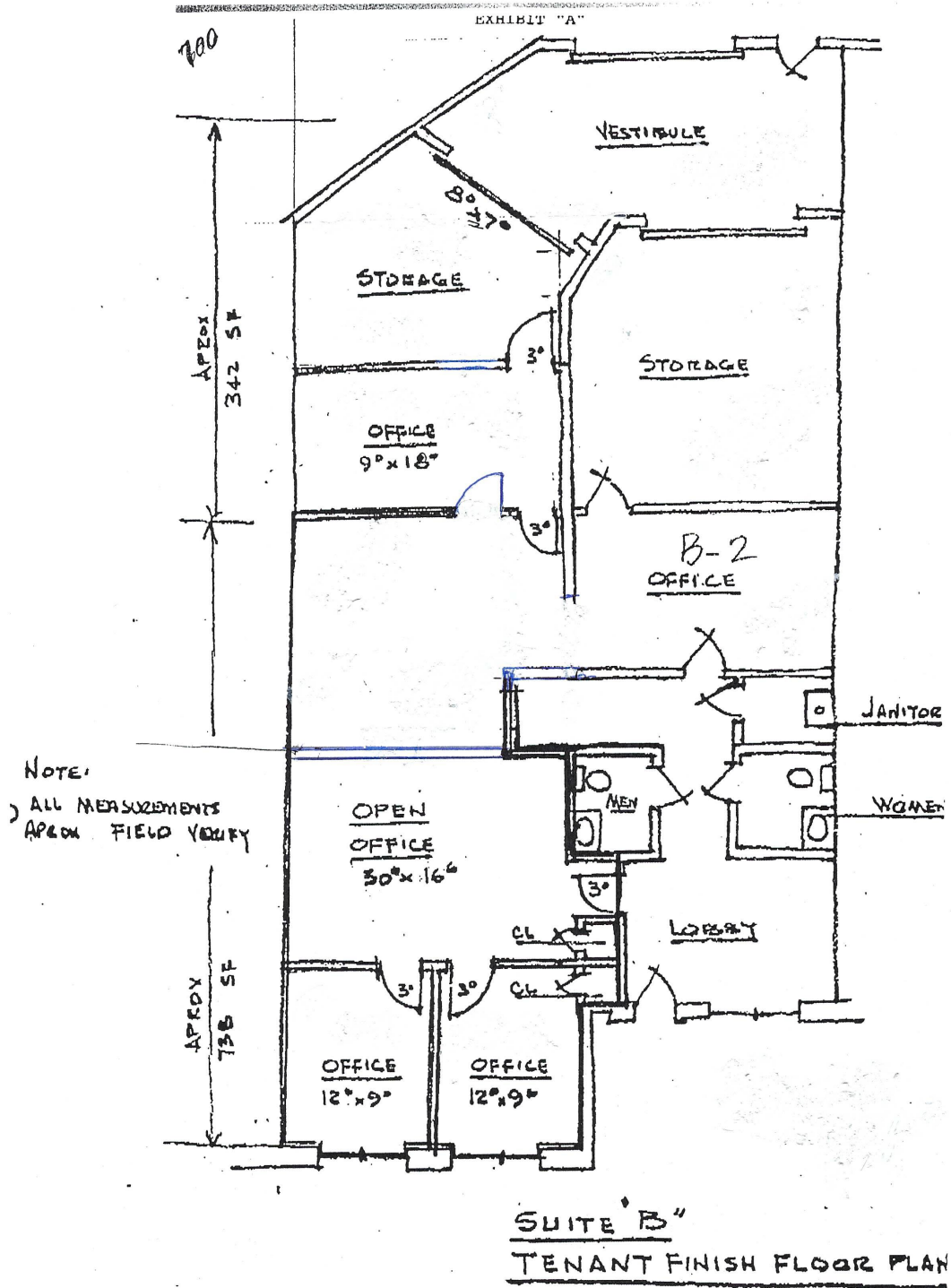
- NOTES:
- ① ALL MEASUREMENTS APPROX, FIELD VERIFY
 - ② ALL DOORS 6'-8" HEIGHT
 - ③ BATHS TO MEET HANDICAP REQ.
 - ④ TOTAL SQ FT 2489
 - ⑤ TYPE S-B CONSTRUCTION FULLY SPRINKLED

- LEGEND
- EXIST. WALL
 - NEW WOOD STUD PARTITION 8'-0" HIGH

SUITE "A"
 TENANT FINISH
 BRANDERMILL TRADE CE
 SCALE: 1/8" = 1'-0"

CONSTRUCTION 2000 INC
 RICHMOND VA.

Suite B



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