

# FOR LEASE

## SCOTT'S ADDITION WAREHOUSE

3405 Carlton Street | Richmond, VA 23230



**S.L. NUSBAUM**  
REALTY CO.



**9,608 SF  
AVAILABLE**

### **ANDREW BRODIE**

Senior Associate  
O. 804.944.9254  
C. 804.759.5970  
abrodie@slnusbaum.com

### **TRIB SUTTON**

Senior Director  
O. 804.477.8785  
C. 804.337.6525  
tsutton@slnusbaum.com

### **NATHAN SHOR**

Senior Vice President | Partner  
O. 804.944.2399  
C. 804.539.7404  
nshor@slnusbaum.com

# PROPERTY SUMMARY

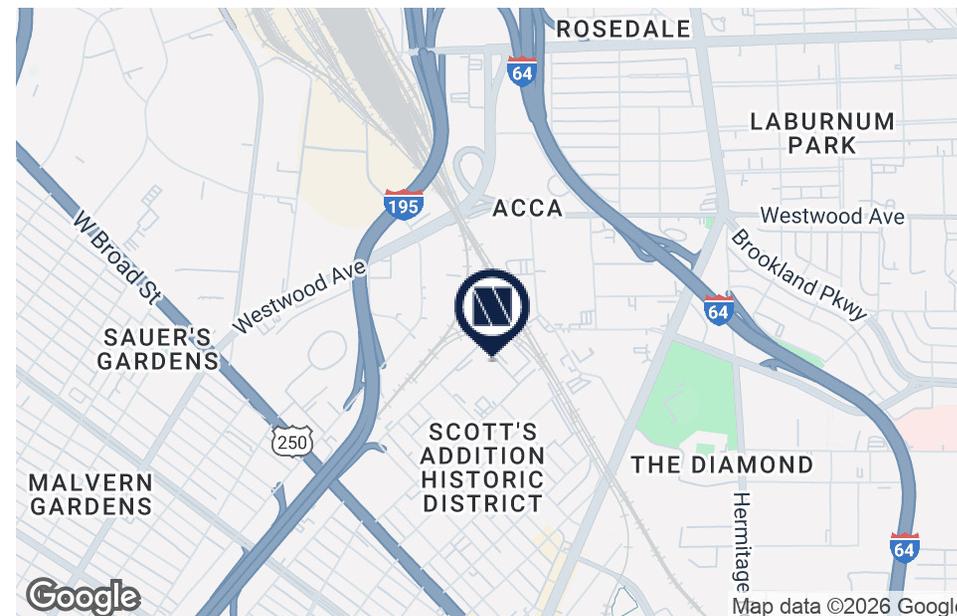
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### OFFERING SUMMARY

Lease Rate:	Contact Agents
3405 Carlton St:	9,608 SF
Zoning:	B-7
Submarket:	Scott's Addition

### PROPERTY OVERVIEW

Prime central location in Scott's Addition with immediate access to I-95, I-64 & I-193, offering unmatched connectivity for business and logistics.

### PROPERTY HIGHLIGHTS

- Zoned B-7, this property supports a wide range of uses including industrial (distribution, manufacturing, warehousing), office, retail and general commercial.
- 17' clear
- One dock door
- Minimal office
- Immediate availability

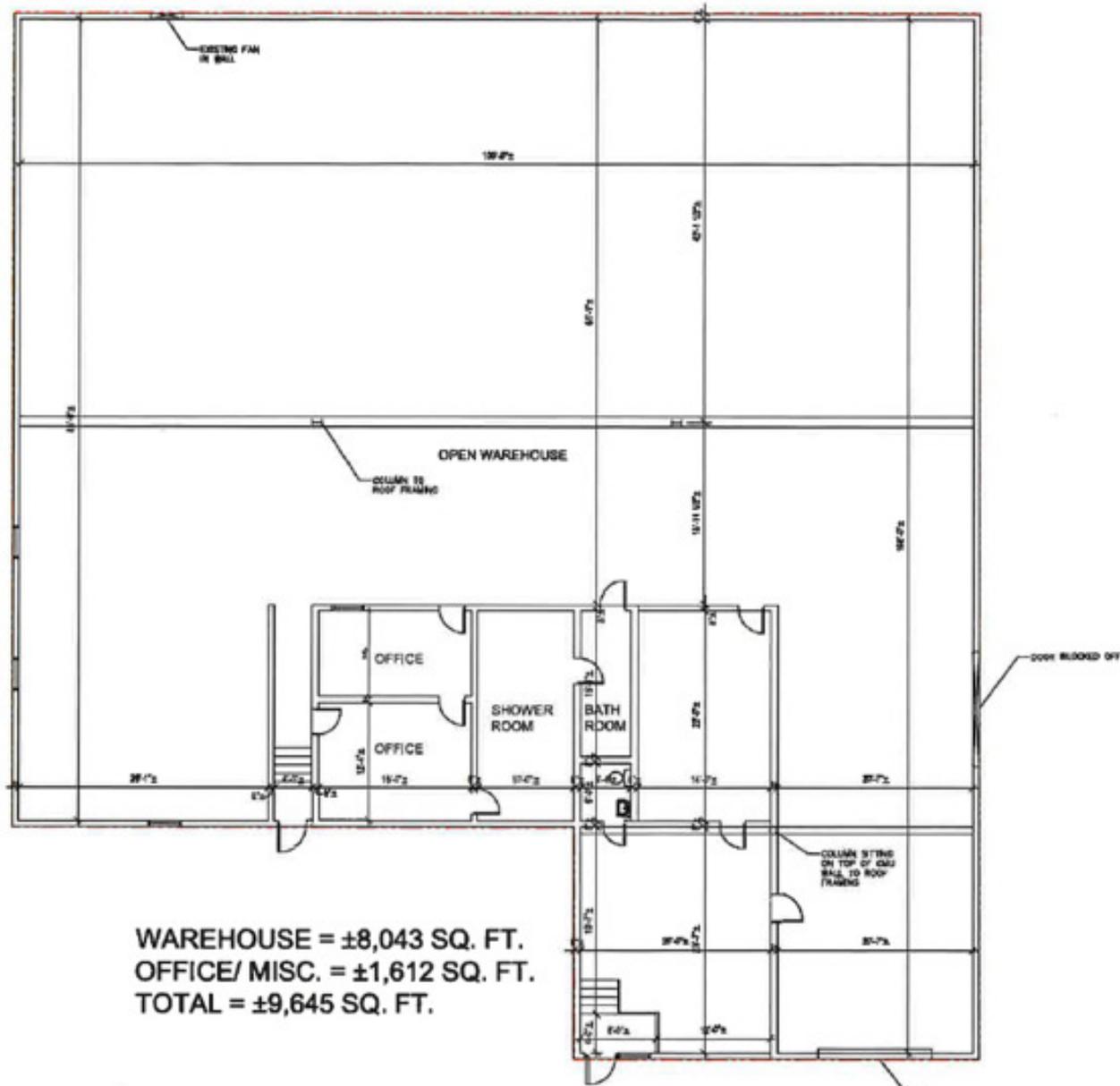
# 3405 CARLTON ST - FLOOR PLAN

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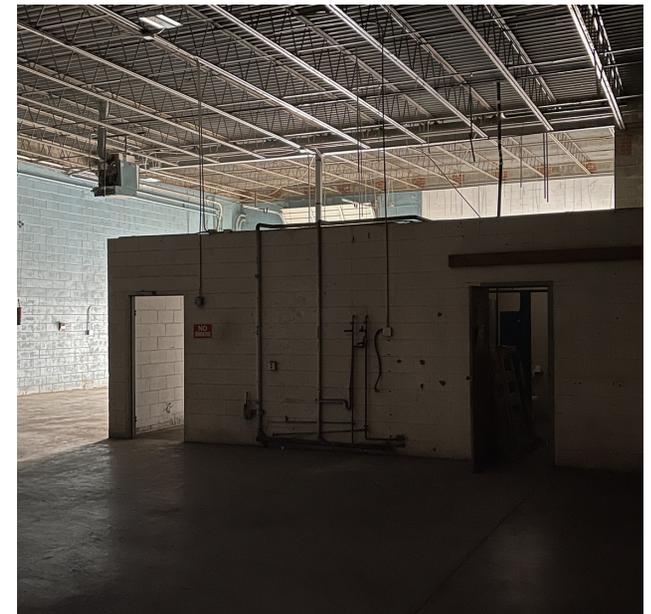
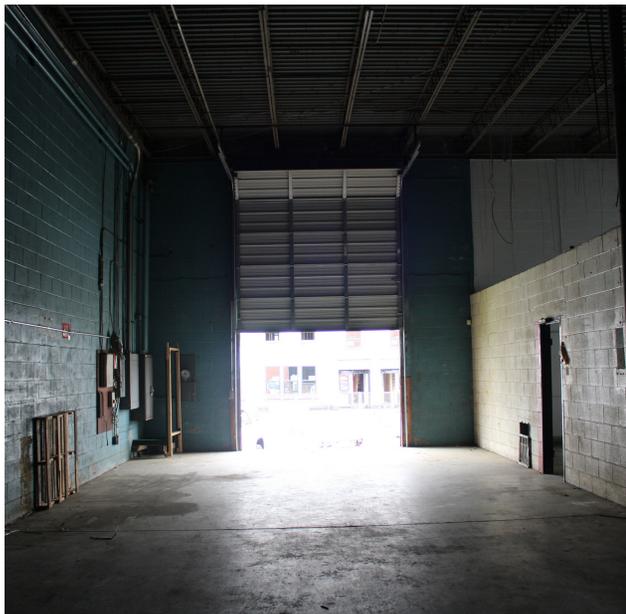
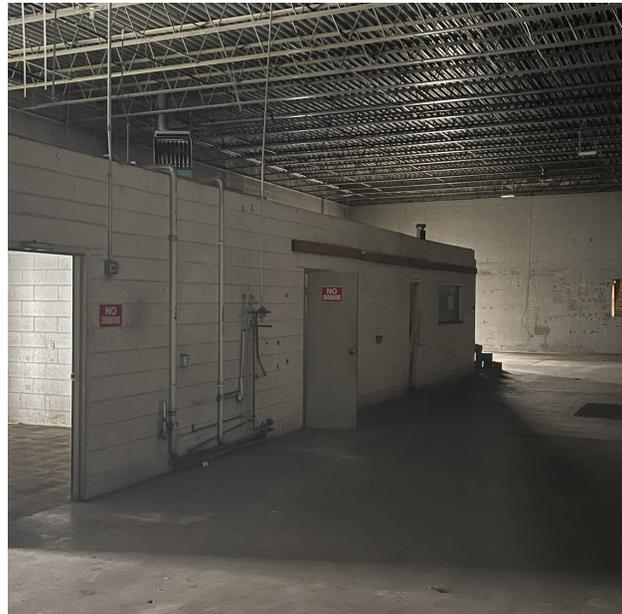
# 3405 CARLTON ST - INTERIOR

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# CONTACT INFORMATION

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### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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