

**PROPERTY HIGHLIGHTS**

- Join BAPS Auto Paint, A1 Recycling and JJ Kane
- Near I-95 Exit (125,000 VPD)
- Offers 5,000 sf of Fully Conditioned Warehouse/Storage Space with Office and Bathroom
- Modern Design and Amenities
- High Ceilings at 22 ft for Maximum Storage
- Large Loading Area for Easy Access with 5-Bay Doors with a 14 ft Clearance
- 3-Phase Electrical Power
- Well-Lit Interior and Flexible Layout for varied usage
- Outdoor Storage and Laydown yard is Available

**PROPERTY DESCRIPTION**

**GREAT LOCATION! NEWLY CONSTRUCTED INDUSTRIAL BUILDINGS OFF I-95 EXIT  
 2 SITES LEFT - ONE AVAILABLE NOW AND ONE DELIVERING FALL OF 2026**

**OFFERING SUMMARY**

Lease Rate:	\$16.25 SF/yr (NNN)
Number of Units:	5
Available SF:	10,000 SF
Building Size:	5,000 SF

SPACES	LEASE RATE	SPACE SIZE
1906 Battery Dantzler Ct	\$16.25 SF/yr	5,000 SF
1918 Batter Dantzler Ct	\$16.25 SF/yr	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	433	10,488	25,803
Total Population	1,060	27,942	71,225
Average HH Income	\$97,886	\$107,937	\$107,547

For more information:

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INDUSTRIAL PROPERTY FOR LEASE

## BATTERY DANTZLER INDUSTRIAL PARK

1900 BATTERY DANTZLER RD CHESTER, VA 23836

Taylor Long  
PROPERTIES  
Commercial Real Estate



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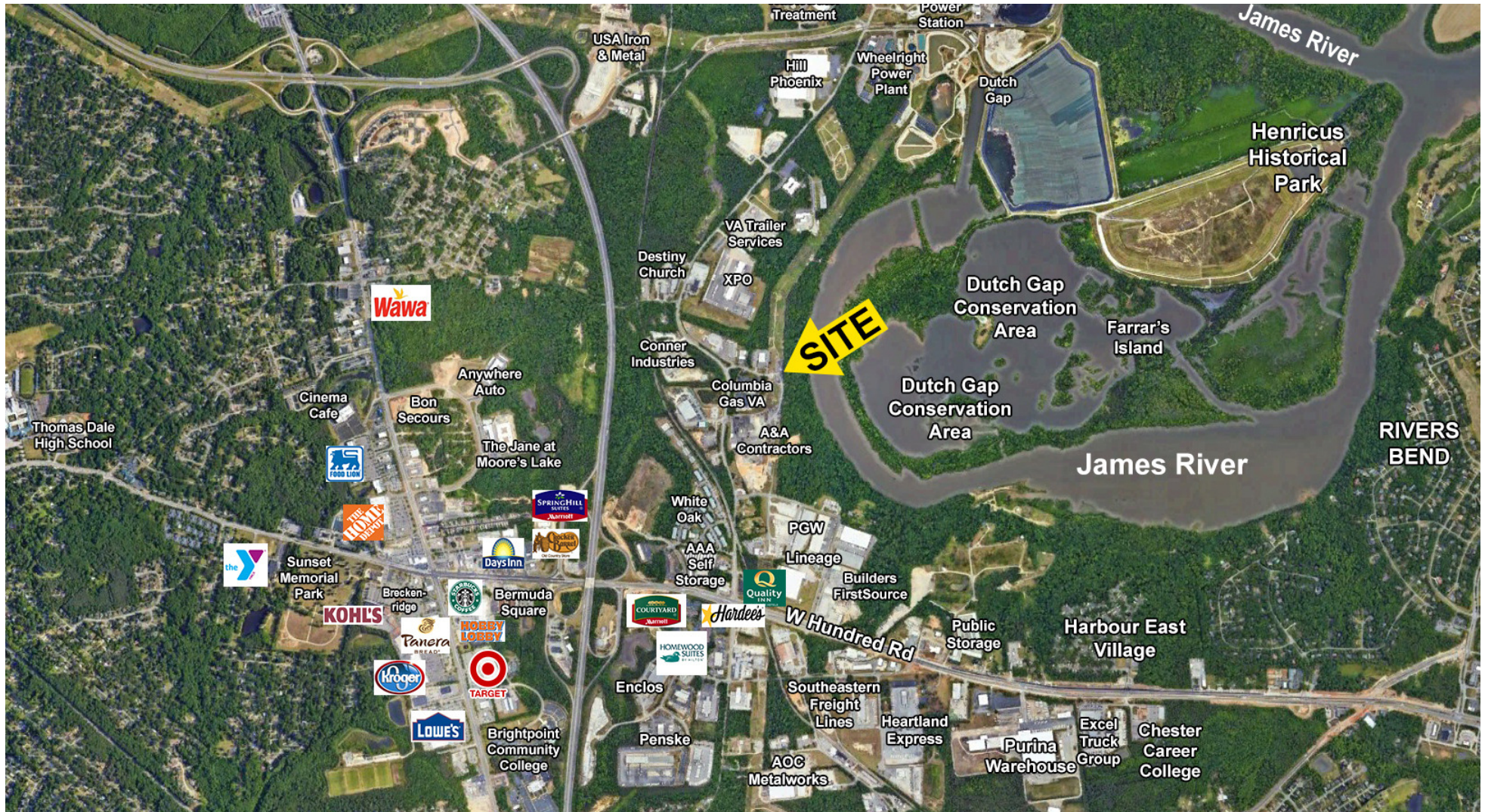
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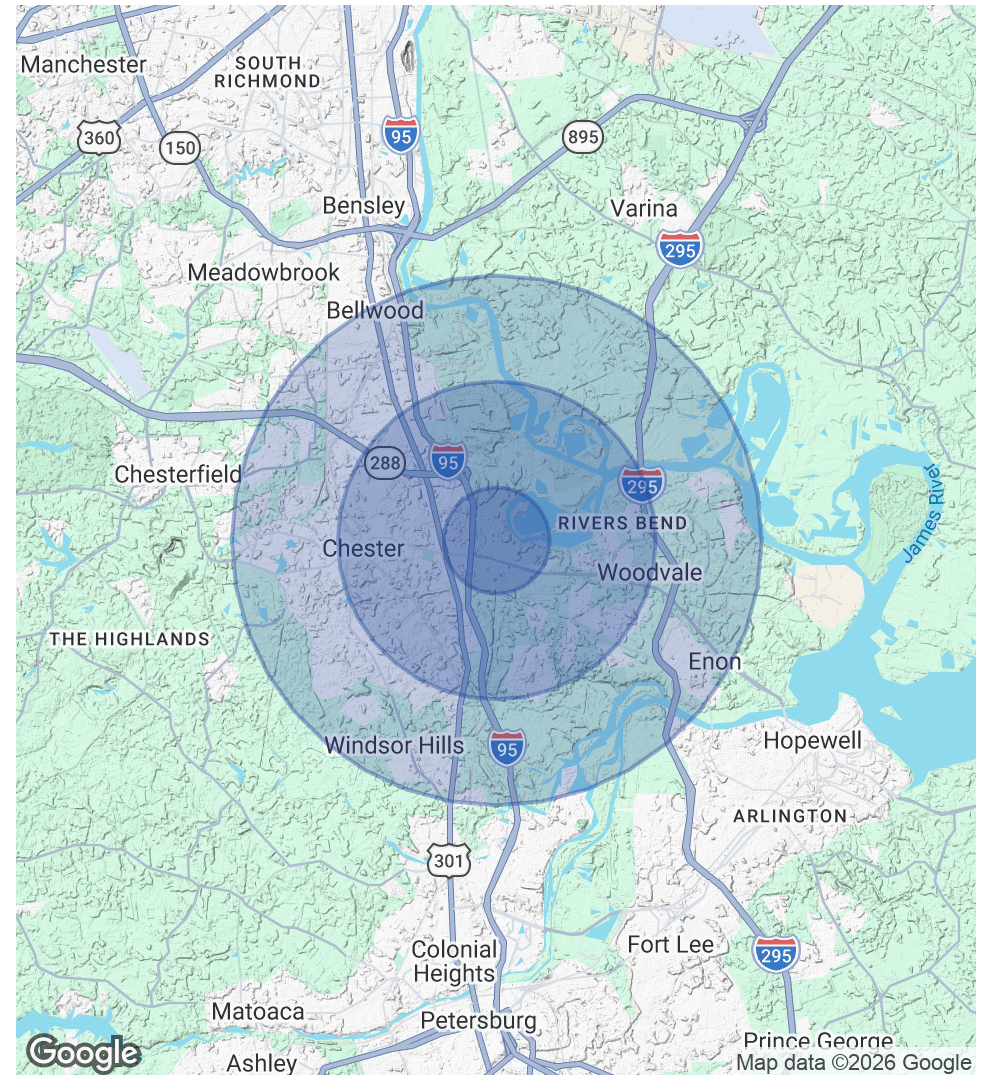
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# BATTERY DANTZLER INDUSTRIAL PARK

1900 BATTERY DANTZLER RD CHESTER, VA 23836

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,060	27,942	71,225
Average Age	36.8	39.9	39.7
Average Age (Male)	39.8	39.9	38.8
Average Age (Female)	35.7	41.3	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	433	10,488	25,803
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$97,886	\$107,937	\$107,547
Average House Value	\$257,080	\$307,653	\$311,327

2023 American Community Survey (ACS)



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