

INDUSTRIAL PROPERTY

CLASS A WAREHOUSE - DISTRIBUTION CENTER FOR SUBLEASE

1918 RUFFIN MILL ROAD | COLONIAL HEIGHTS, VA 23834

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

Ideally situated at the heart of Colonial Heights, our Industrial/Warehouse property provides quick access to major transportation routes. The area boasts a dynamic business community and convenient proximity to major distribution hubs. Nearby, tenants can find popular retail centers including Southpark Mall, providing ample dining and shopping options. With close proximity to amenities and strong connectivity to major highways such as I-95 and I-85, the location offers exceptional convenience for industrial and distribution operations.

PROPERTY HIGHLIGHTS

- Industrial/Warehouse Space - 20,000 SF for Sublease
- 8 Loading Docks—dock height roll up doors
- HVAC units installed November 2019. 25 ton/each. 3 in the front half of the building
- 277/480 volts / 1200 amps – Main Service at the front of the building
- 120/208 volt panels in various locations
- Ceiling Ht= 32'-35'
- Wet sprinkler



OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (\$1.50 NNN)
Available SF:	20,000 SF
Building Size:	20,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,282	33,573	90,482
Total Population	34,553	95,960	243,390
Average HH Income	\$113,470	\$98,254	\$91,697

For more information:

REBECCA VON MEISTER, CCIM

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Taylor Long Properties
10142 West Broad St
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PROXIMITY TO MAJOR ROADWAYS

I-95: 1 mile

Route 1: 1.6 Miles

Route 295: 5 Miles

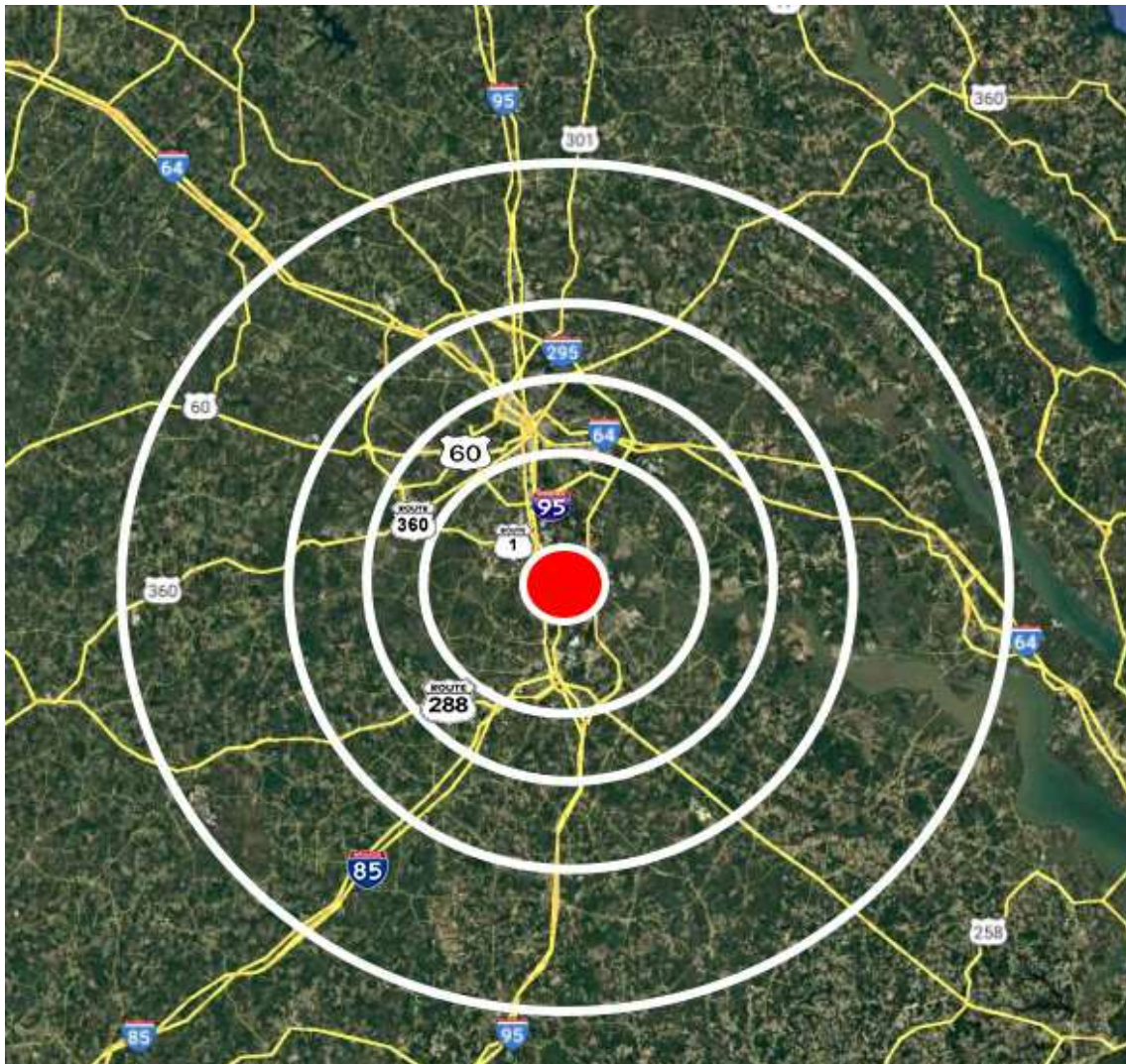
Route 288: 7 miles

I-85: 8.7 Miles

Route 360: 17.2 Miles

I-64: 18.4 Miles

Route 60: 19.8 Miles



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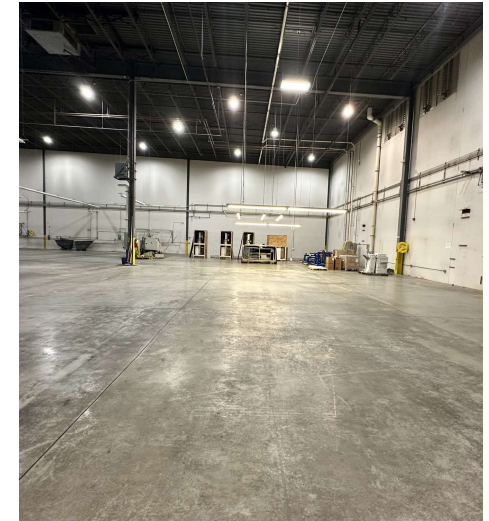
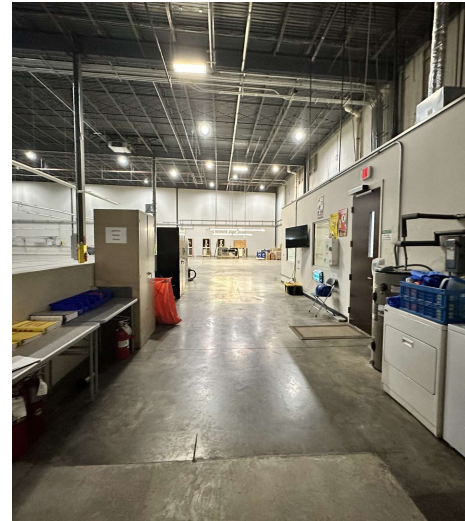
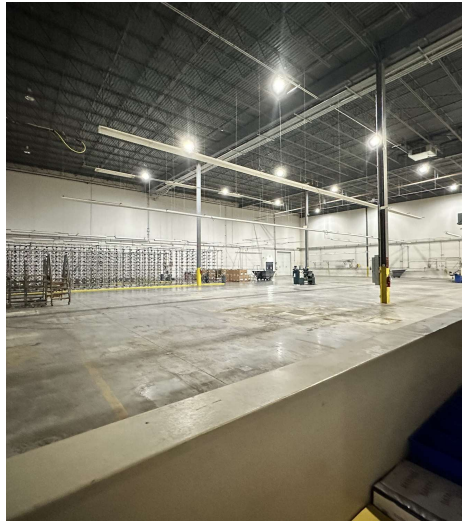
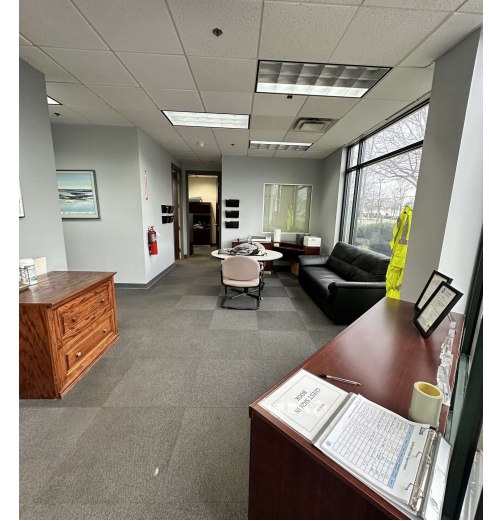
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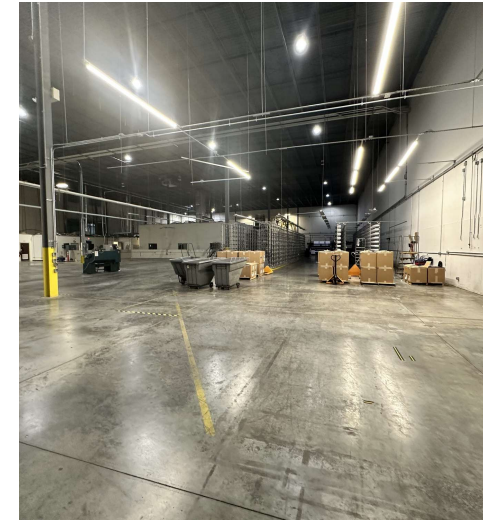
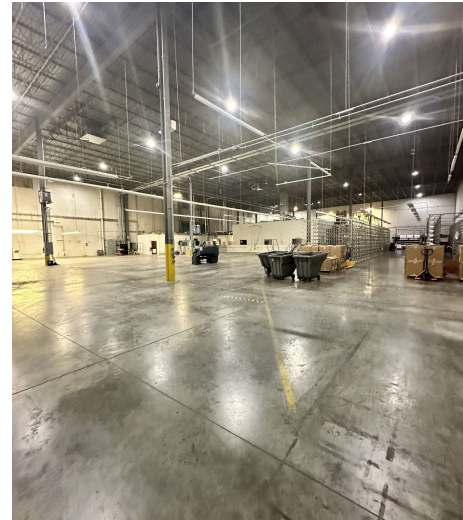
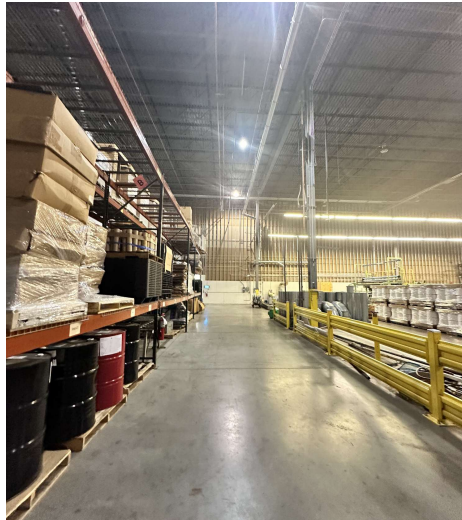
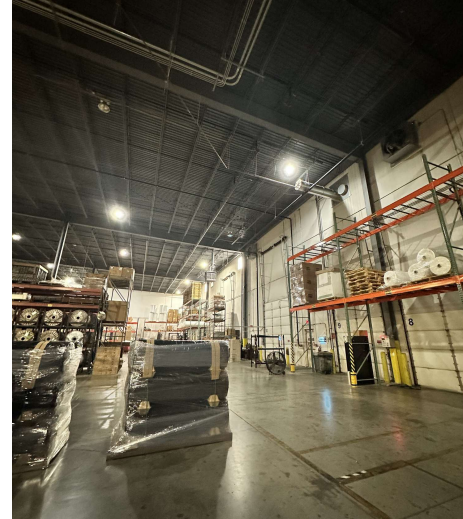
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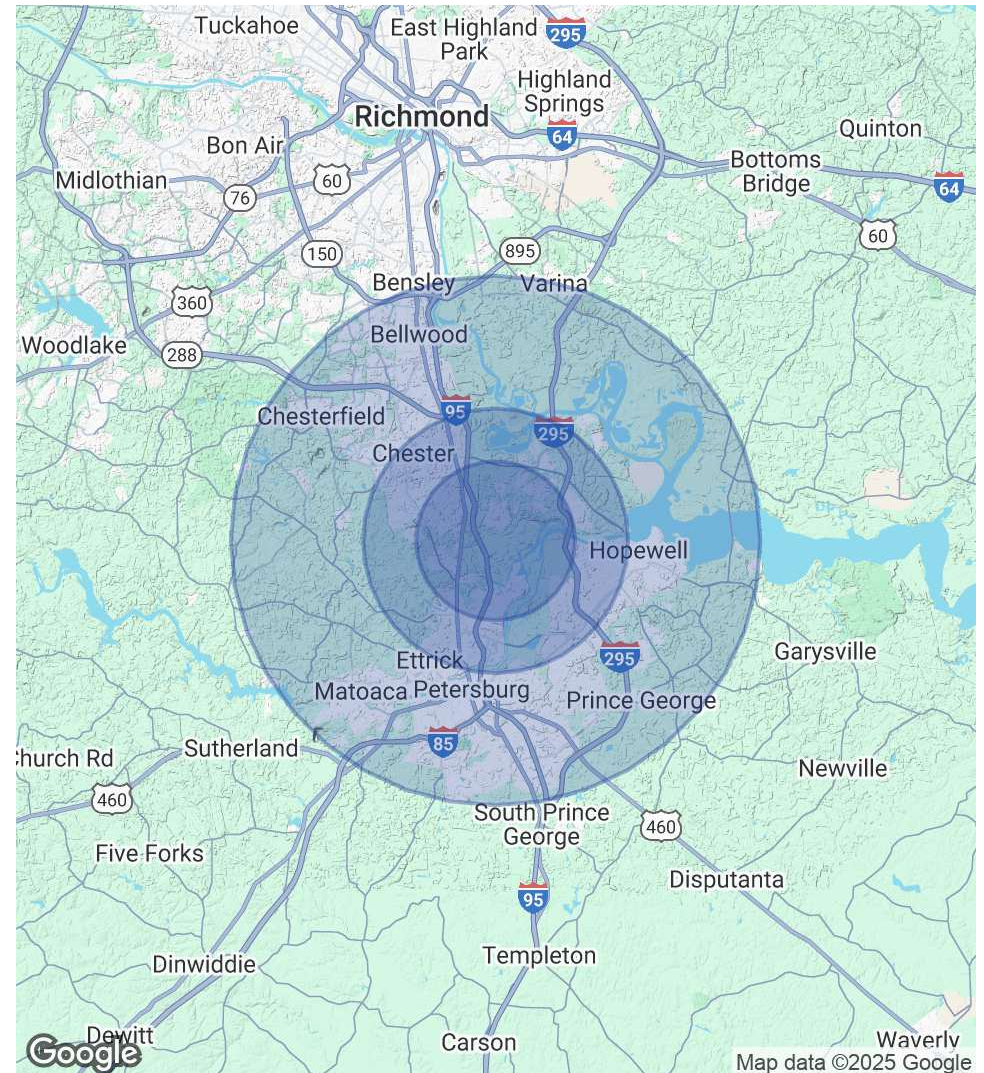
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	34,553	95,960	243,390
Average Age	40	39	40
Average Age (Male)	39	38	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,282	33,573	90,482
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$113,470	\$98,254	\$91,697
Average House Value	\$296,085	\$290,261	\$288,091

Demographics data derived from AlphaMap



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