

AVAILABLE

IMMEDIATE I-95 ACCESS

3310 Deepwater Terminal Road, Richmond, VA 23234



Exclusive Agent:

WILSON FLOHR, SIOR
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HIGHLIGHTS

- 40,000 SF +/- Industrial Warehouse
- 5 Dock Doors
- 2 Offices/Bathroom
- Highly Visible From I-95!
- Immediate I-95 Access @ Bells Road (Exit 69)
- 1 Mile to Richmond Marine Terminal
- 4.5 Miles to VA-895; 7 Miles to I-64
- 95 Miles to Port of Virginia
- Enterprise Zone (City of Richmond)
- Zoned M-2 Heavy Industrial
- Sprinkler System/Heated
- Up to 20'9" Clear Ceilings
- Population ~8 Million within 100 Miles
- For Lease: \$7.50/SF NNN

PORTER
R E A L T Y

CORFAC
INTERNATIONAL

SIOR

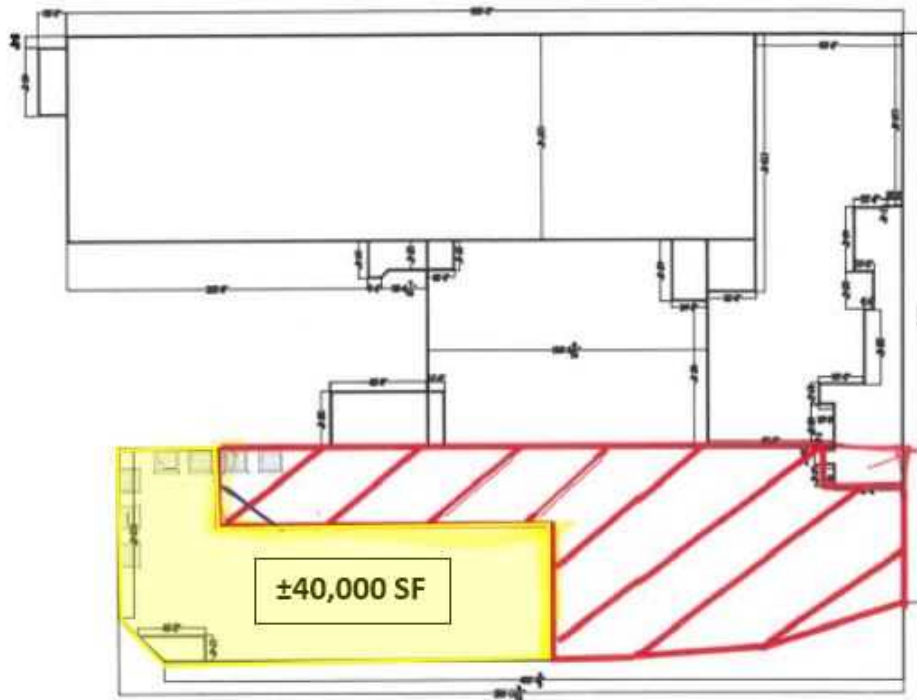
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PROPERTY PHOTOS

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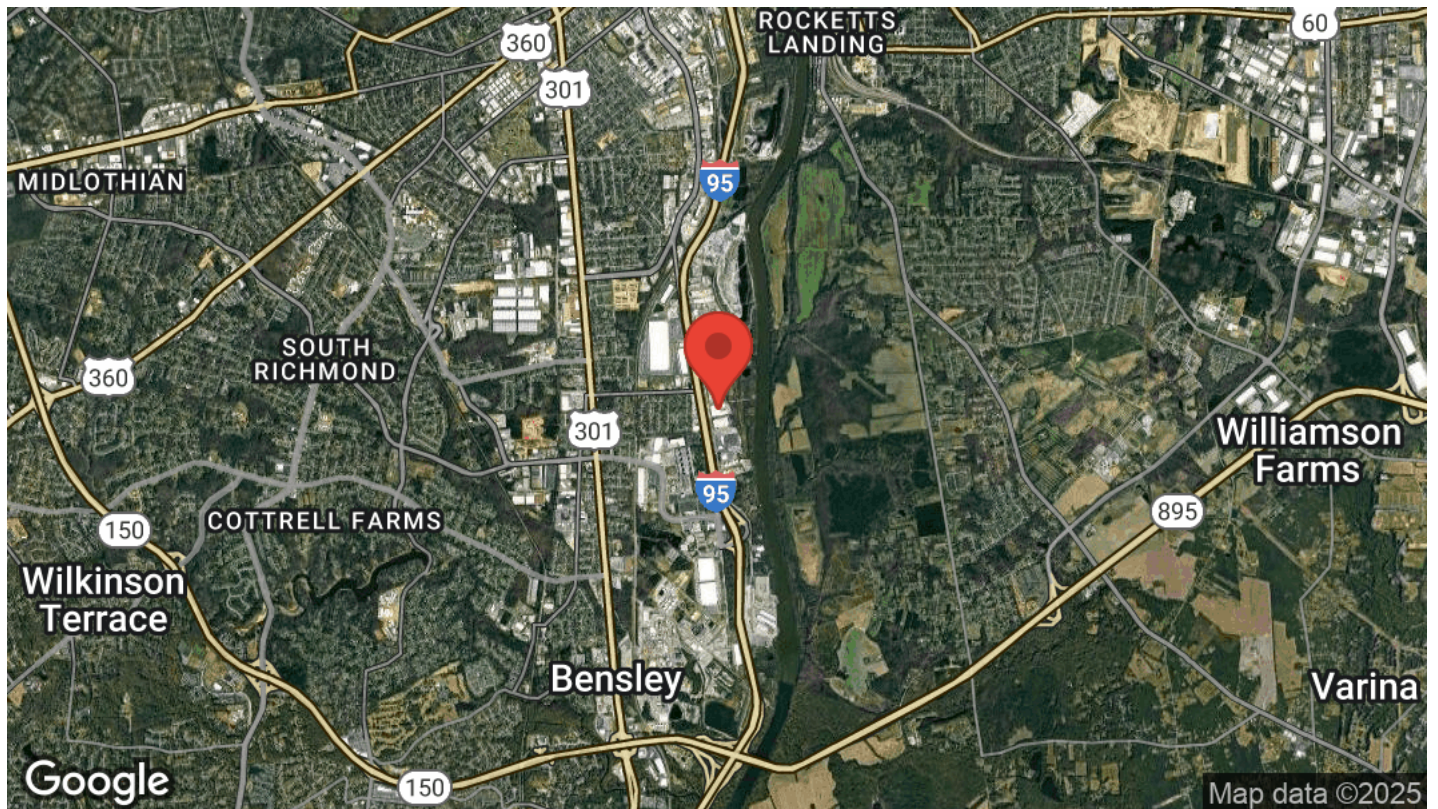
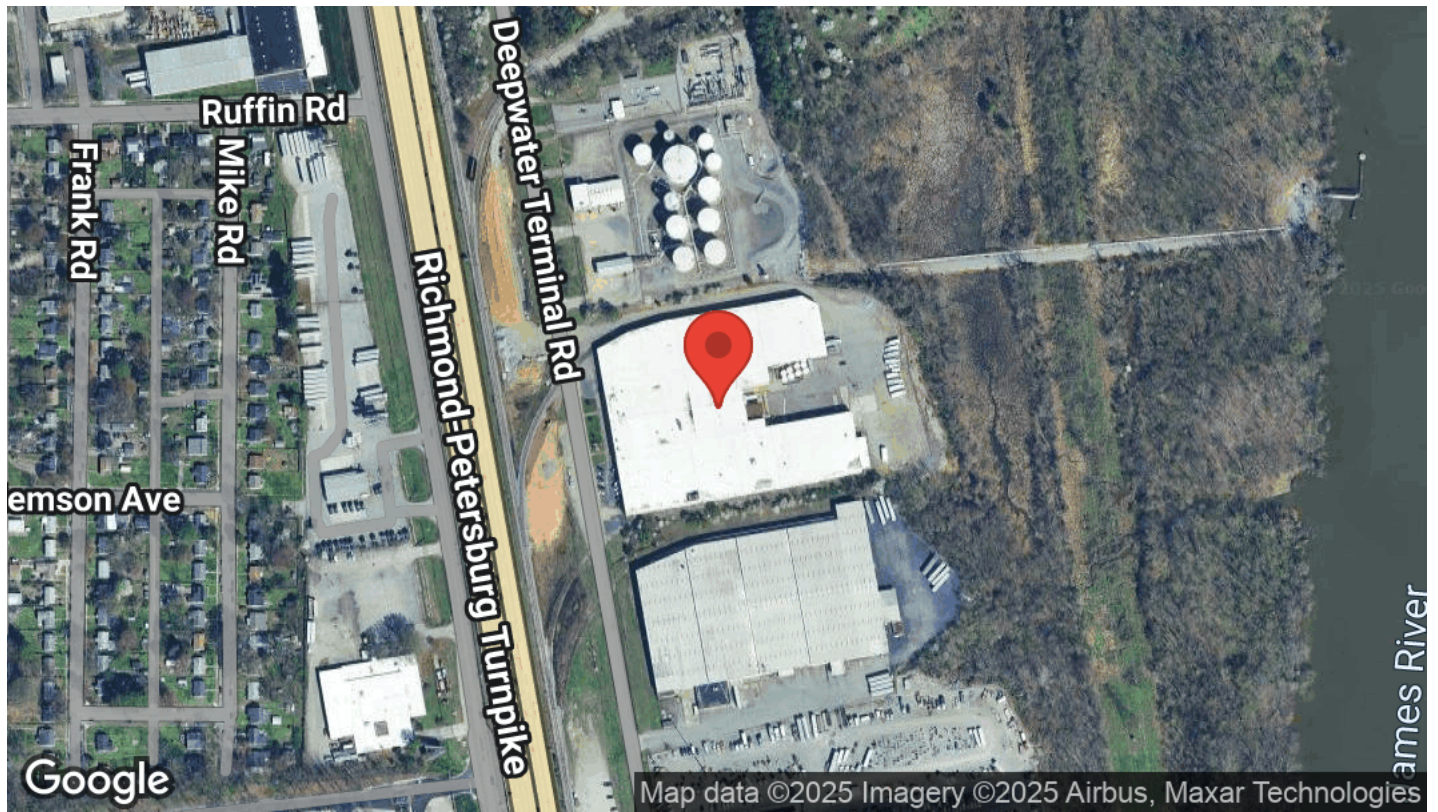
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LOCATION MAPS

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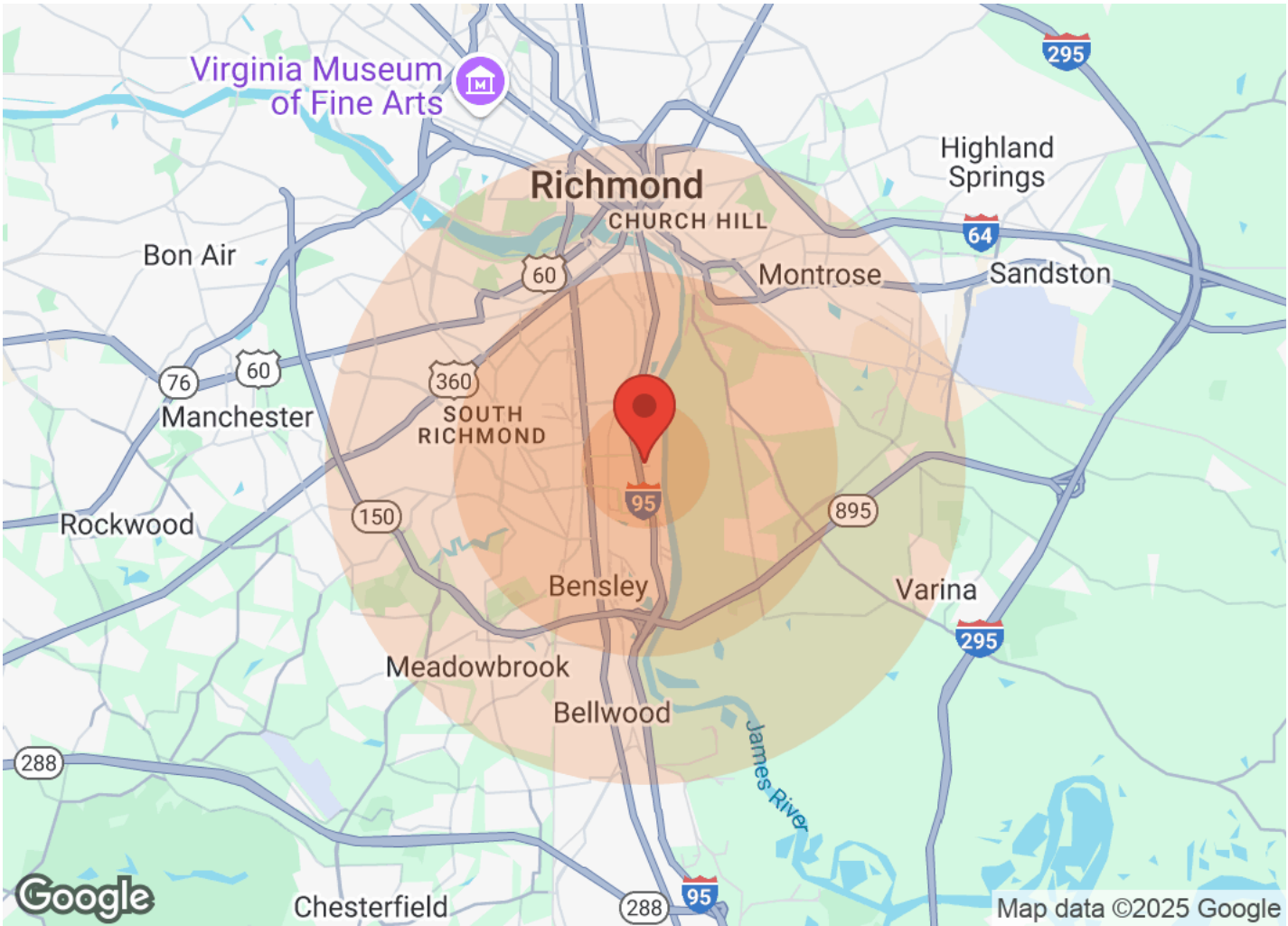


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,846	21,362	79,311	Median	\$28,651	\$31,641	\$33,750
Female	1,883	23,305	86,440	< \$15,000	267	3,049	12,654
Total Population	3,729	44,667	165,751	\$15,000-\$24,999	247	2,530	9,072
				\$25,000-\$34,999	154	2,077	8,645
				\$35,000-\$49,999	281	2,798	10,466
				\$50,000-\$74,999	259	2,800	11,520
				\$75,000-\$99,999	59	1,726	6,267
				\$100,000-\$149,999	9	1,275	4,476
				\$150,000-\$199,999	N/A	156	1,061
				> \$200,000	N/A	165	665
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,037	10,213	33,863	Total Units	1,483	18,946	74,848
Ages 15-24	639	6,641	21,507	Occupied	1,302	16,850	66,194
Ages 25-54	1,358	17,411	71,392	Owner Occupied	481	8,849	30,804
Ages 55-64	374	5,197	19,224	Renter Occupied	821	8,001	35,390
Ages 65+	321	5,205	19,765	Vacant	181	2,096	8,654
Race	1 Mile	3 Miles	5 Miles				
White	436	9,382	49,679				
Black	2,504	30,766	96,372				
Am In/AK Nat	27	48	246				
Hawaiian	N/A	21	67				
Hispanic	949	5,396	21,948				
Multi-Racial	1,524	8,172	32,554				

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