

INDUSTRIAL FOR SALE

10780 Old Washington Highway

Glen Allen, Virginia 23060

BACK ON THE MARKET!!!



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15.4 ACRES | M-2 ZONING
RARE, WELL LOCATED
INDUSTRIAL OPPORTUNITY

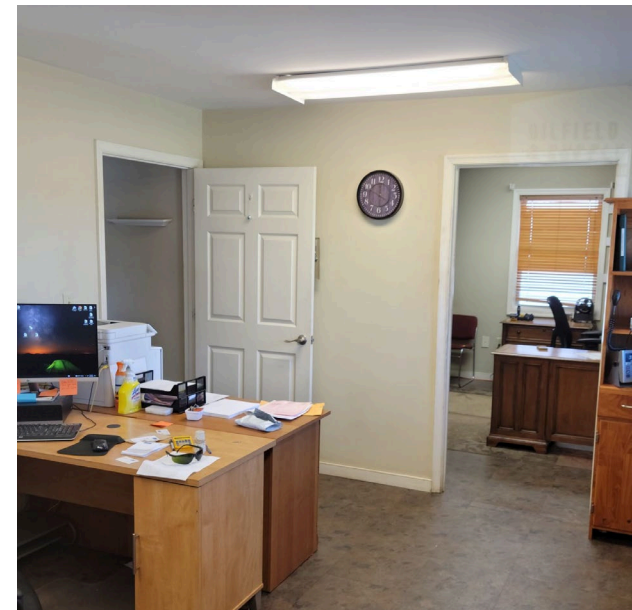
PROPERTY HIGHLIGHTS

- > 15.4 acres
- > ±85,820 total SF
- > M-2 zoning

- 1,477 SF of Office Space (2007)
- 30,258 SF of leased space (1958)
- 10,070 SF of garage space (1958)
 - 14' ceiling height
 - 1 – two (2) ton crane
 - 1 – five (5) ton crane
- 44,015 SF of Manufacturing Warehouse (1958)
 - 28' clear ceiling height
 - 2 – fifteen (15) ton cranes
 - 2 – five (5) ton cranes
 - 1 – ten (10) ton crane
 - 1250 AMP 440V 3 phase service
- Approximately 10 acres of stoned outside storage
- Inground scale
- Rail access (CSX)
- Great owner/occupier opportunity
- **Currently four (4) tenants leasing approximately 30,000 SF**



PROPERTY PHOTOS



LOCATION AND ZONING

Zoned M-2: Permitted uses (partial list)

- Repair establishment
- Automobile repair, sales and rentals
- Commercial vehicle repairs, sales and rentals
- Fleet terminal
- Towing or wrecking service
- Contractor services
- Heavy equipment sales, rental and service
- Light manufacturing
- Cold storage plant
- Outdoor storage as a principal use
- Self-service storage facility
- Truck or freight terminal
- Warehouse (distribution)
- Warehouse (storage)
- Wholesale sales

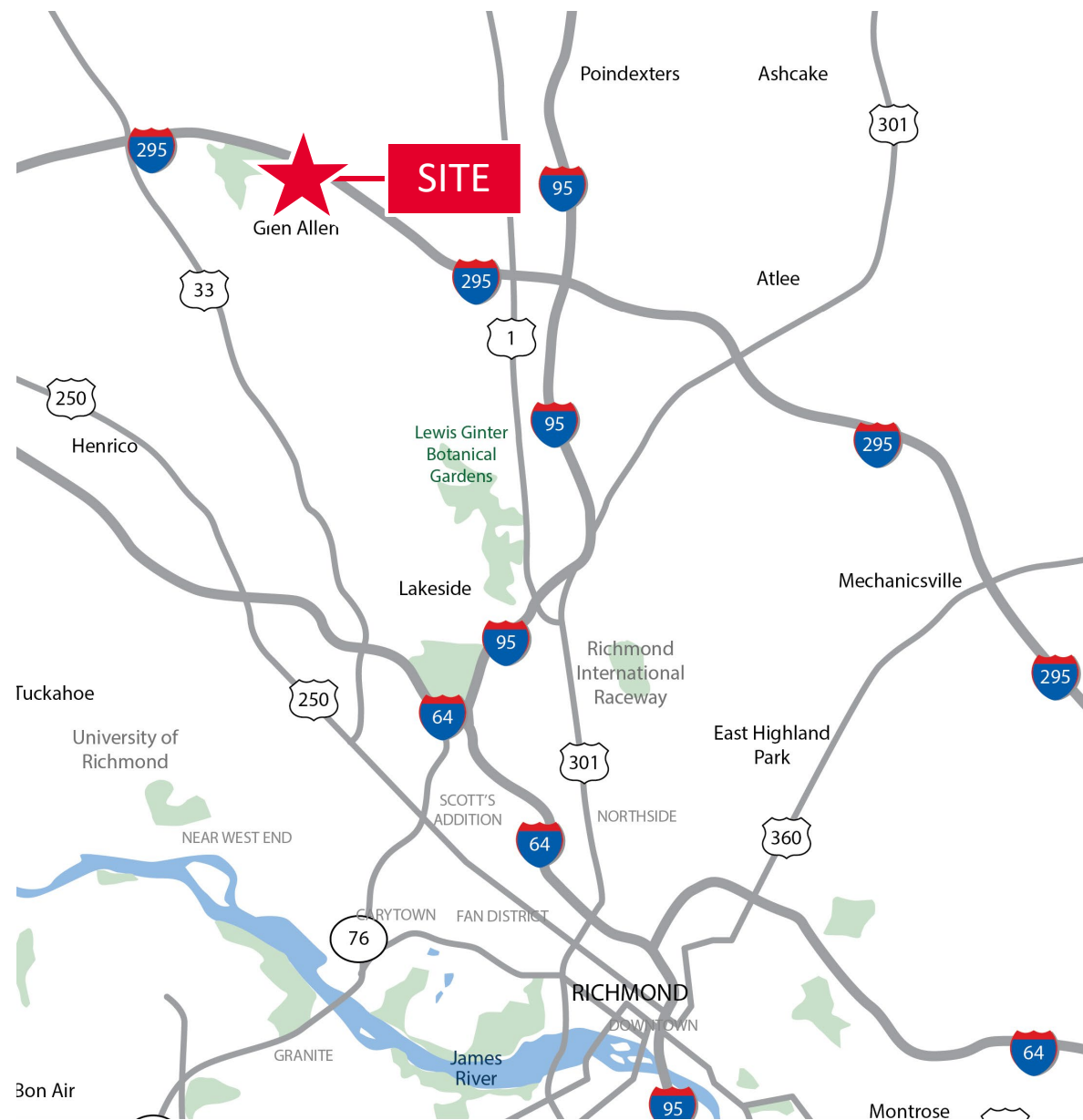
DRIVING DISTANCES

1.00 MILES TO I-295

3.05 MILES TO I-95

15.20 MILES TO RICHMOND AIRPORT

19.80 MILES TO RICHMOND MARINE TERMINAL





For additional information, please contact:

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