

Industrial Building/Storage Yard | Available

CBRE

2216 Magnolia Street

20,720 SF Available For Sublease
or Direct Lease

2216 Magnolia Street
Richmond, Virginia 23223
www.cbre.com/richmond

NEWLY DECOMMISSIONED!



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Industrial Building With Storage Yard

2216 Magnolia Street | Richmond, Virginia 23223



Property Highlights

- + Total Available SF: 20,720 SF
- + Now consists of approximately 1,500 SF office space (5 private offices Newly Constructed) and 19,200 SF warehouse space
- + Loading Docks: 3 with automatic doors / 1 with leveler
- + 1 Drive-In Door / 12' H x 12' W
- + Outdoor Storage Yard: Paved 0.3 acre storage yard with 2 gated access points
- + Sublease and/or Direct Lease with Sublease Expiration on March 14, 2028
- + 17' clear heights
- + 600 AMP service
- + New roof being installed soon
- + Excellent Interstate Access: 0.3 mile from I-64 interchange and 2 miles from I-95

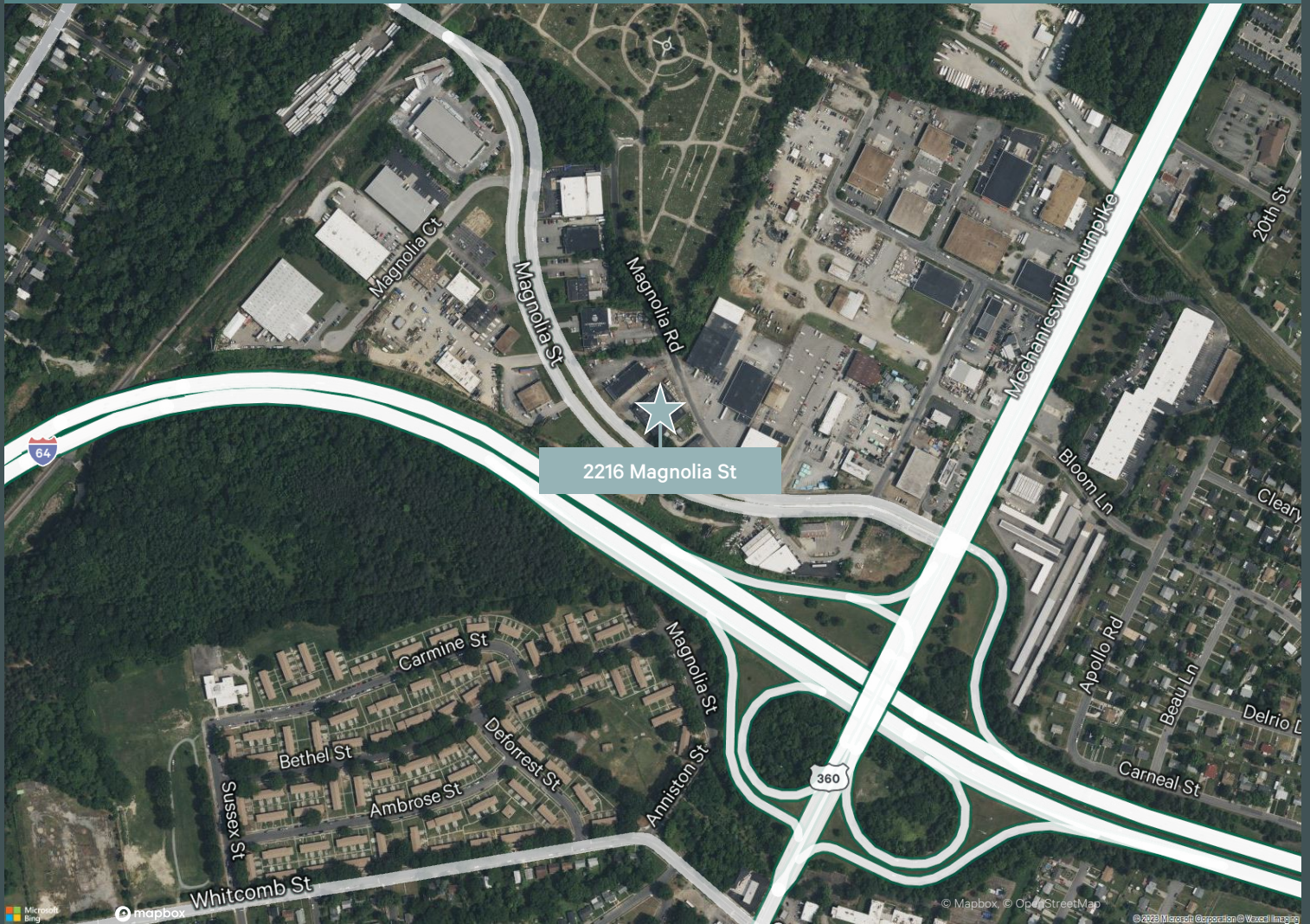


Available



Building Size	20,720 SF (Approximately 19,200 SF Warehouse / 1,500 SF Office)
Land Area	0.96 Acres
Zoning	M-1 Industrial
Electrical	600 AMP Service
Drive-In Doors	1 (12' H x 12' W)
Clear Heights	17'
Paved Outdoor Storage	0.3 Acre
Loading Docks	3 automatic doors / 1 leveler

Immediate Access to I-64 and I-95 Interchanges



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