

DEERHILL INDUSTRIAL DEVELOPMENT

PROPOSED INDUSTRIAL DEVELOPMENT

11900 Deerhill Road, Midlothian (Chesterfield County), Virginia 23112

Pre-leasing 84,000 +/- SF



Terry Earnest, CCIM
(804) 744-9290
terry@ccrealtyllc.com

Parker Hall
(804) 339-7639
parker@ccrealtyllc.com

Chesterfield Commercial Realty
5001 West Village Green Drive, Suite 203
Midlothian, VA 23112

Property Highlights

- 84,000 +/- SF Available For Pre-Lease
- 14.7 +/- Acre Site
- Zoning: I-2 General Industrial District
- 9 - 14'x14' Overhead Doors
- 12 Loading Docks with Dock Levelers
- Ceiling Height: 32'
- Gravel Outside Storage Area
- County Water & Sewer
- Located Near Route 288
- Call Agent for Lease Rates

Demographics

5 Miles

Total Population 131,943

Population Growth 2023-2028 + 4.03%

Median Household Income \$103,278



Strategic Location

Located in the heart of Midlothian (Richmond, Virginia), our facility provides easy access to major transportation routes, ensuring seamless connectivity for your operations. Efficient distribution is at your fingertips.

Proximity to Key Markets

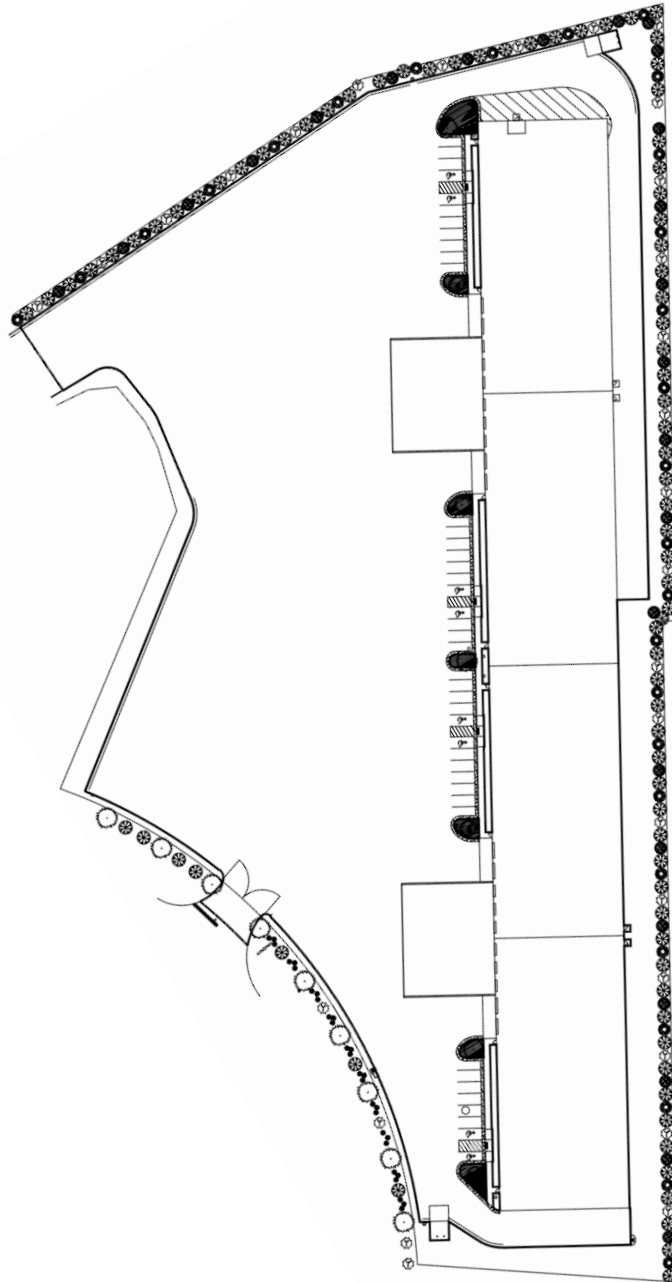
Located within the Richmond MSA within the Route 288 corridor and in close proximity to various industrial complexes. .

Imposing Size

With a unique 84,000 square feet, this industrial building offers unparalleled flexibility to meet the diverse needs of your business. Leverage the extensive square footage to optimize your storage, manufacturing, or distribution processes.

I-2 Zoning

The property's zoning permits a wide range of industrial uses, making it ideal for uses such as industrial storage or warehousing.



Swift Creek
Reservoir

Brandermill

The Lake

River City
Sportsplex

Oak Lake
Business
Park

288

Martin
Marietta
Quarry

Clover Hill
Industrial
Park

SITE

Chattanooga
Plaza

360

Warbro Road

Genito Road