

**PLANET CRE**

Commercial Real Estate

**Industrial Property – Former Southern States  
For Sale \$699,000  
1609 W Washington St. Petersburg, Virginia**



**For more information, please contact:**

**Rupesh Bharad**

**(804) 835-6363**

**[rupesh@tworld.com](mailto:rupesh@tworld.com)**

**Planet CRE**

**5300 Hickory Park Dr #225**

**Glen Allen, VA 23059**

**[www.PlanetCRE.com](http://www.PlanetCRE.com)**

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**Property Features**

<b>Price</b>	<b>\$699,000</b>
<b>Total Lot Size</b>	<b>4.39 AC</b>
<b>Property Type</b>	<b>Retail/Industrial</b>
<b>Zoning Description</b>	<b>M-1</b>
<b>Sale Type</b>	<b>Owner User</b>
<b>APN / Parcel ID</b>	<b>028-01-0003</b>

**The property includes almost 5 Acres of Land with an office/warehouse, 5 outbuildings and easy access to shipping routes. Property features excellent visibility from Route 1.**



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## Warehouse Overview – Petersburg, VA

### Strategic Location

- **Proximity to Major Cities:** Petersburg is close to Richmond, VA, and within a reasonable distance to Washington, D.C., and Norfolk. This location provides easy access to major markets.
- **Transportation Hub:** The city is well-connected by major highways (I-95, I-85, and I-295), rail lines, and is near the Port of Virginia, making it ideal for logistics and distribution.

### Growing Economic Development

- **Revitalization Efforts:** Petersburg has been focusing on economic development and revitalization, which could lead to increased property values and business opportunities in the future.
- **Business-Friendly Environment:** The local government is often supportive of businesses, with a focus on attracting new enterprises and supporting existing ones.

### Access to Workforce

- **Skilled Labor Pool:** The area has a growing workforce, with access to skilled labor from nearby educational institutions like Virginia State University and John Tyler Community College.
- **Affordable Labor Costs:** Labor costs in Petersburg are generally lower than in larger metropolitan areas, offering further cost advantages for businesses.

## Investment Highlights

- **Easy access from major thoroughfares like US 1, I-95, I-85**
- **Flexible Use**
- **Great visibility**





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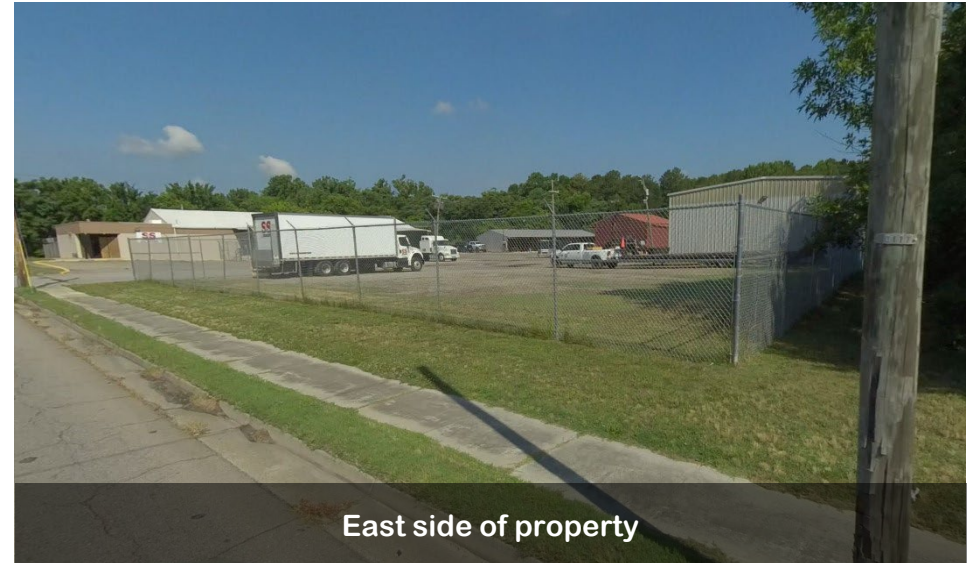
Back of property



South east outbuilding



South east outbuilding and parking



East side of property





Office Lobby



Kitchenette



Conference Room



Office/Flex Space





Warehouse Storage



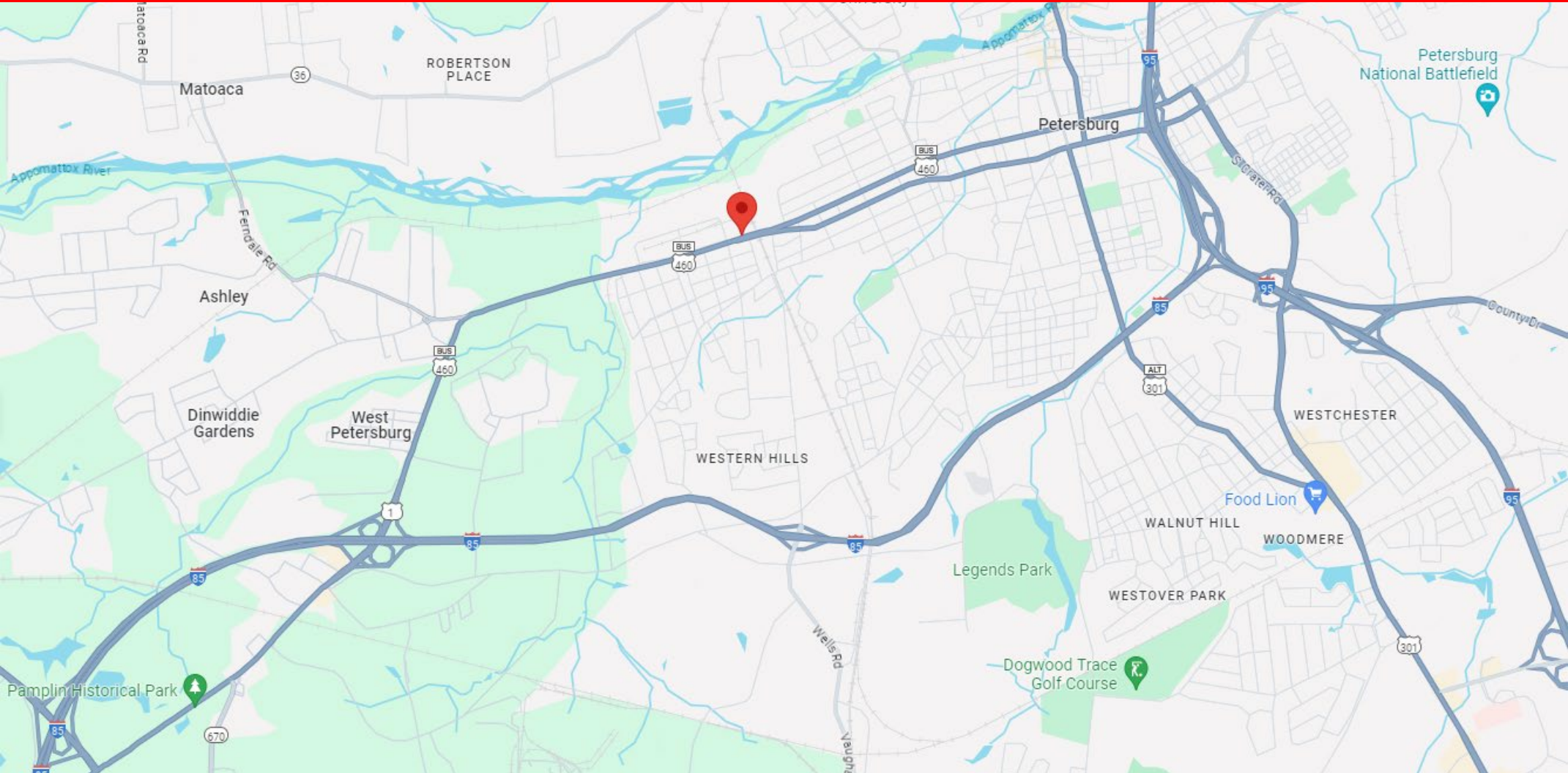
Warehouse Storage



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**Rupesh Bharad**  
804.835.6363  
Rupesh@tworld.com



**Kent Adams**  
804.510.0472  
Kent@tworld.com

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