

**FOR
LEASE**

Industrial Space

9335 Cool Spring Road | Mechanicsville, VA 23116



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › New high quality flex development complete with build to suit office options
- › Aesthetically pleasing design features
- › 1.5 miles to I-295
- › 3,960 - 7,920± SF Suites Available
- › 13' - 17' clear warehouse ceiling height
- › Rear drive-in loading, One 12' x 11' drive-in door per 3,960± SF suite
- › Rental Rate: \$14.00/SF, NNN

FOR MORE INFORMATION:

COLLINS BURLEE

Sales & Leasing Associate

804-630-0024

cburlee@commonwealthcommercial.com

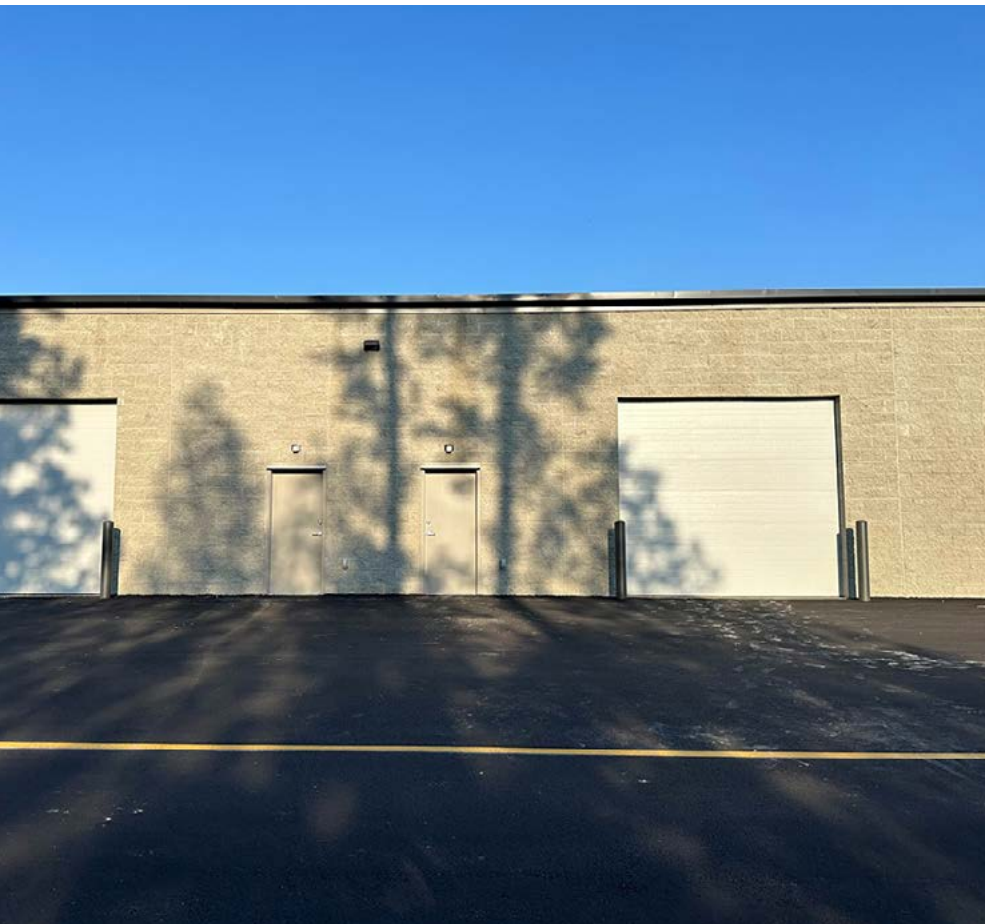
BEN BRUNI, SIOR

Senior Vice President | Partner

804-793-0046

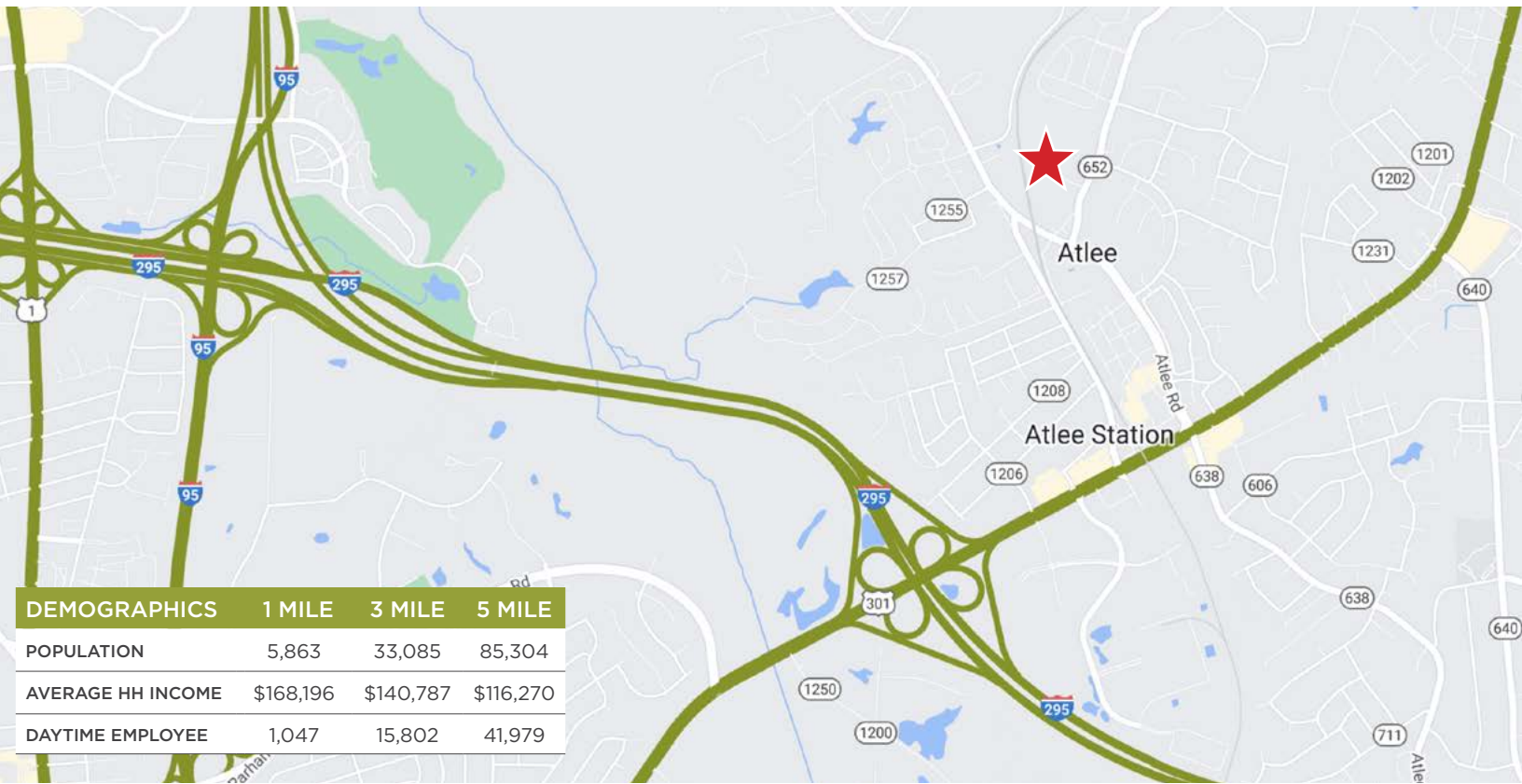
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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



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AERIAL MAP



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