

FOR LEASE | 47,000-160,166 SF WAREHOUSE FACILITY

1700 RICHMOND HIGHWAY

RICHMOND, VA 23224



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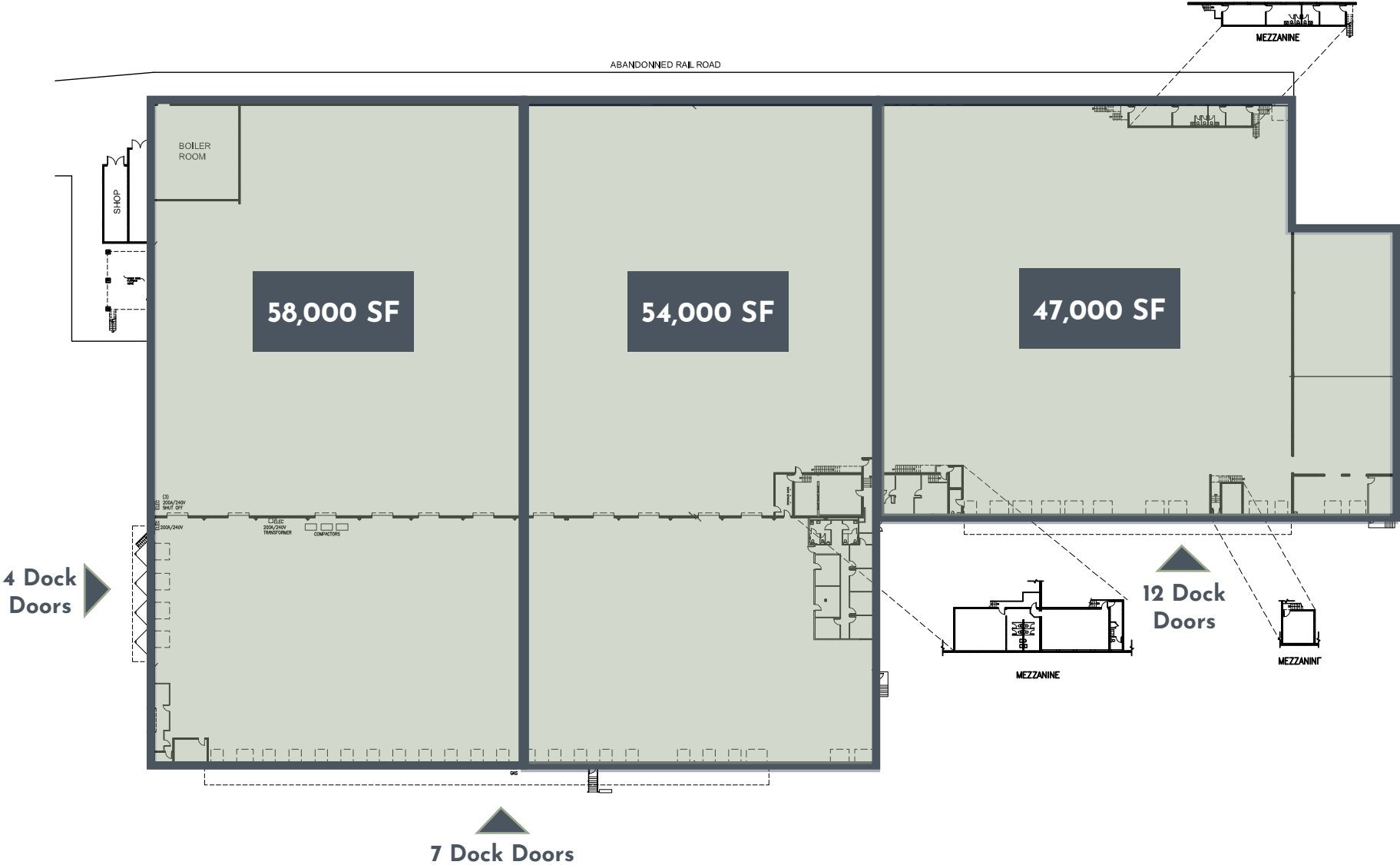
PROPERTY HIGHLIGHTS



PROPERTY FEATURES

- > New ownership
- > 47,000-160,166 SF for lease
- > Up to 1.1 acres of IOS/Parking
- > 23 total dock positions (9'x10')
- > Planned improvements:
 - > New roof
 - > Fresh paint
 - > Perimeter fencing with gated access
 - > Exterior lighting
 - > Improved dock high loading
- > Opportunity for additional parking and outdoor storage
- > LED motion sensor lights throughout warehouse
- > Wet sprinkler
- > 16-22' clear height
- > Renovated offices
- > M-1 zoning

PROPERTY FLOOR PLAN



CENTER OF INDUSTRIAL DEVELOPMENT



DOWNTOWN RICHMOND

SOUTHERN STATES
A Farmer Owned Cooperative Since 1923.

ROCKETTS LANDING

MANCHESTER



I-95 / Maury St
Interchange
2.1 Miles / 5 Min



LUCK STONE

RICHMOND HWY

1700 RICHMOND HWY



LOWE'S
DISTRIBUTION CENTER

PhilipMorrisUSA
an Altria Company

Bells Road
Interchange
2.0 Miles / 5 Min

AMAZON
FULFILLMENT
CENTER

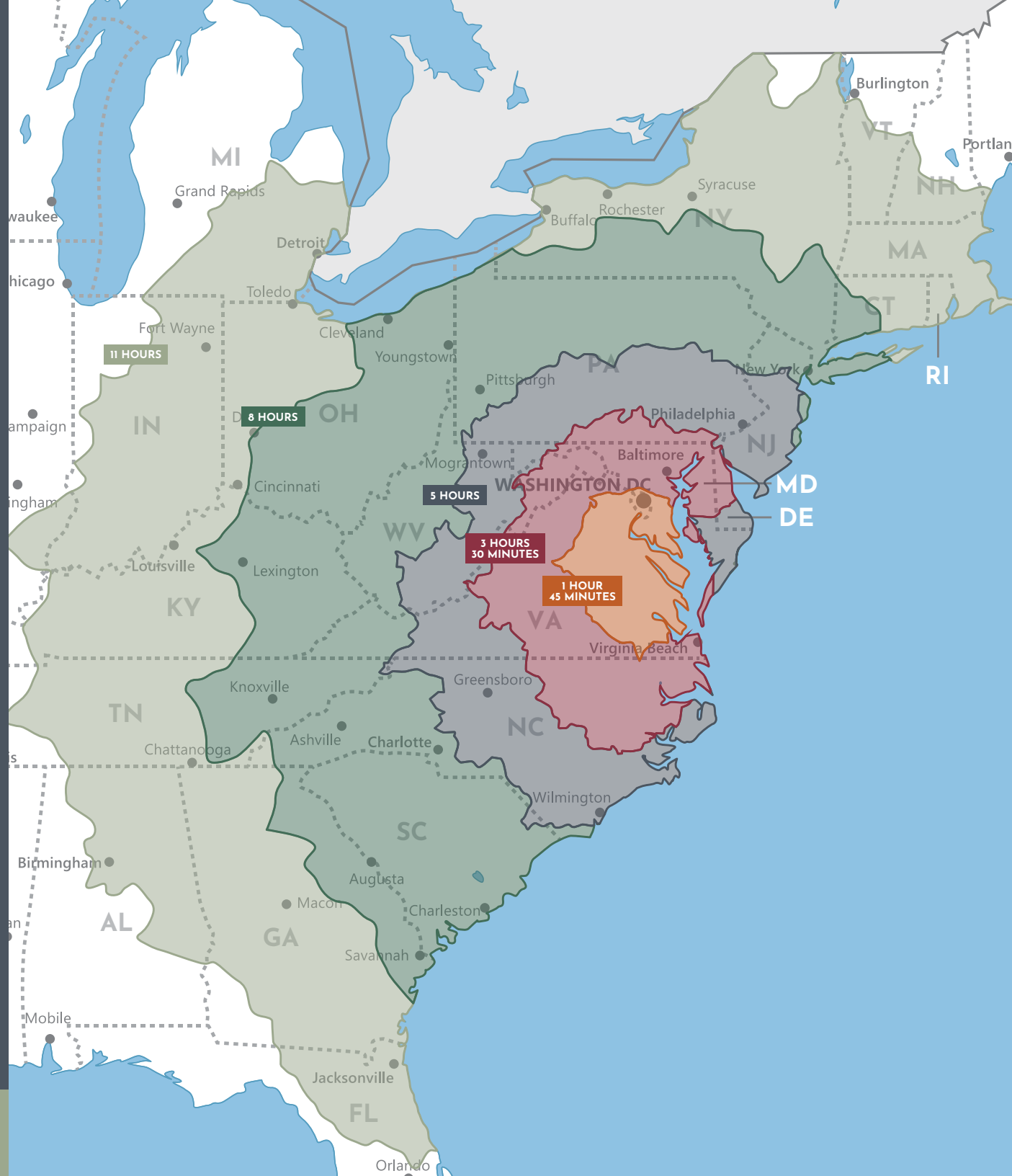


DU PONT

CENTRAL EAST COAST LOCATION

DRIVE TIME MAP

- Within 500 miles of 60% of the nation's consumers
- Access to an extensive network of highways, including I-64, I-95, I-85, and I-295
- Access to more than 100 motor freight companies serving the area
- Access to rail freight service through CSX and Norfolk Southern
- Access to Richmond International Airport (RIC) which transports more than 85 million lbs of cargo annually
- Located in foreign trade zone #207
- Port of Virginia is under 100 miles away





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