

FOR LEASE



2117 WESTWOOD AVENUE

Lease Rate:
Negotiable

PROPERTY OVERVIEW

Located in the Scotts Addition area of the City of Richmond, this 30,000SF Industrial building (Formerly Atlantic Electric) contains a one-story office space with glass on two sides and a two-story heated warehouse. Building is concrete with a brick veneer and has a 2,500lb freight elevator to move product to second floor. Easy Access to I-195 and within a mile of I-64.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|----------|----------|----------|
| Households: | 4,697 | 46,635 | 104,486 |
| Population: | 8,888 | 102,900 | 243,566 |
| Avg HH Income: | \$64,880 | \$72,893 | \$62,952 |

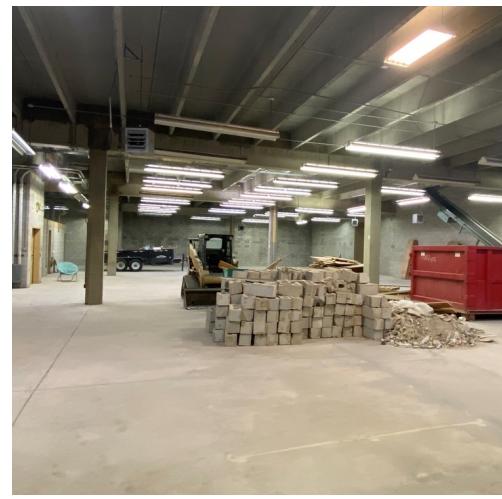
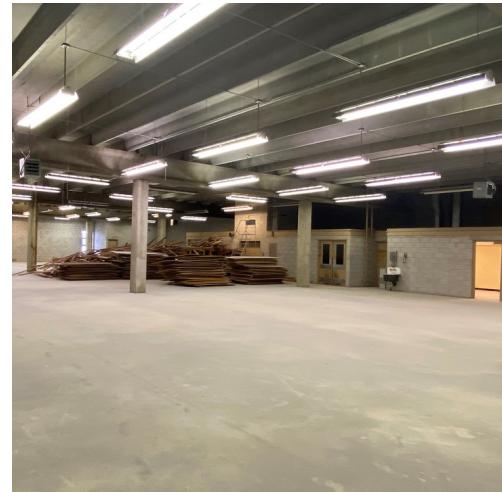
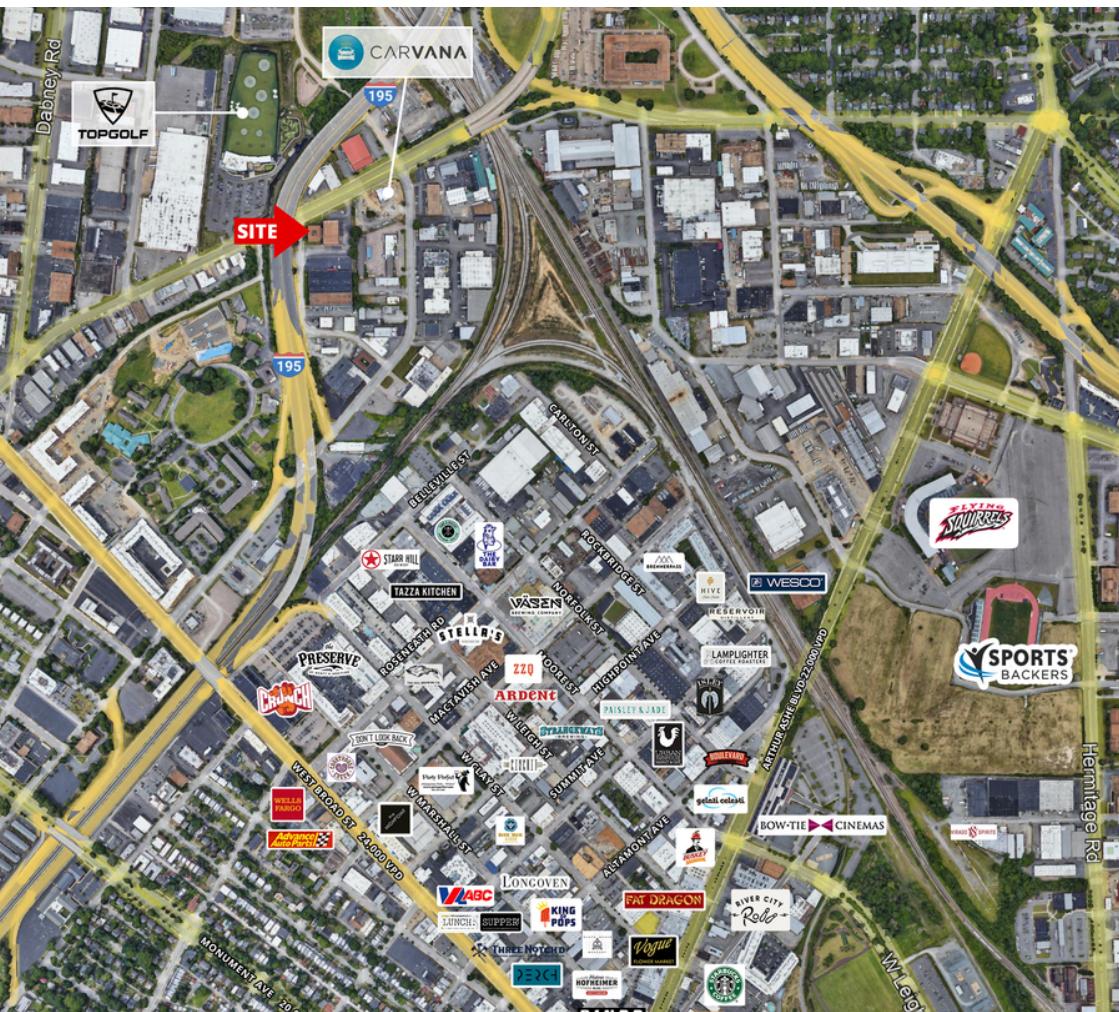
PROPERTY HIGHLIGHTS

- Building size: 30,000SF
- Office/Warehouse space can be subdivided
- Warehouse 22,848SF (11,424SF each floor)
- Office>Showroom/Parts 7,200SF
- 2 Drive-in doors
- Ceiling height: 15' clear
- 800 Amp service

FOR FURTHER INFORMATION, PLEASE CONTACT:
CHERYLE TOY • ctoy@divaris.com • 804.977.2092

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REAL ESTATE. INC.

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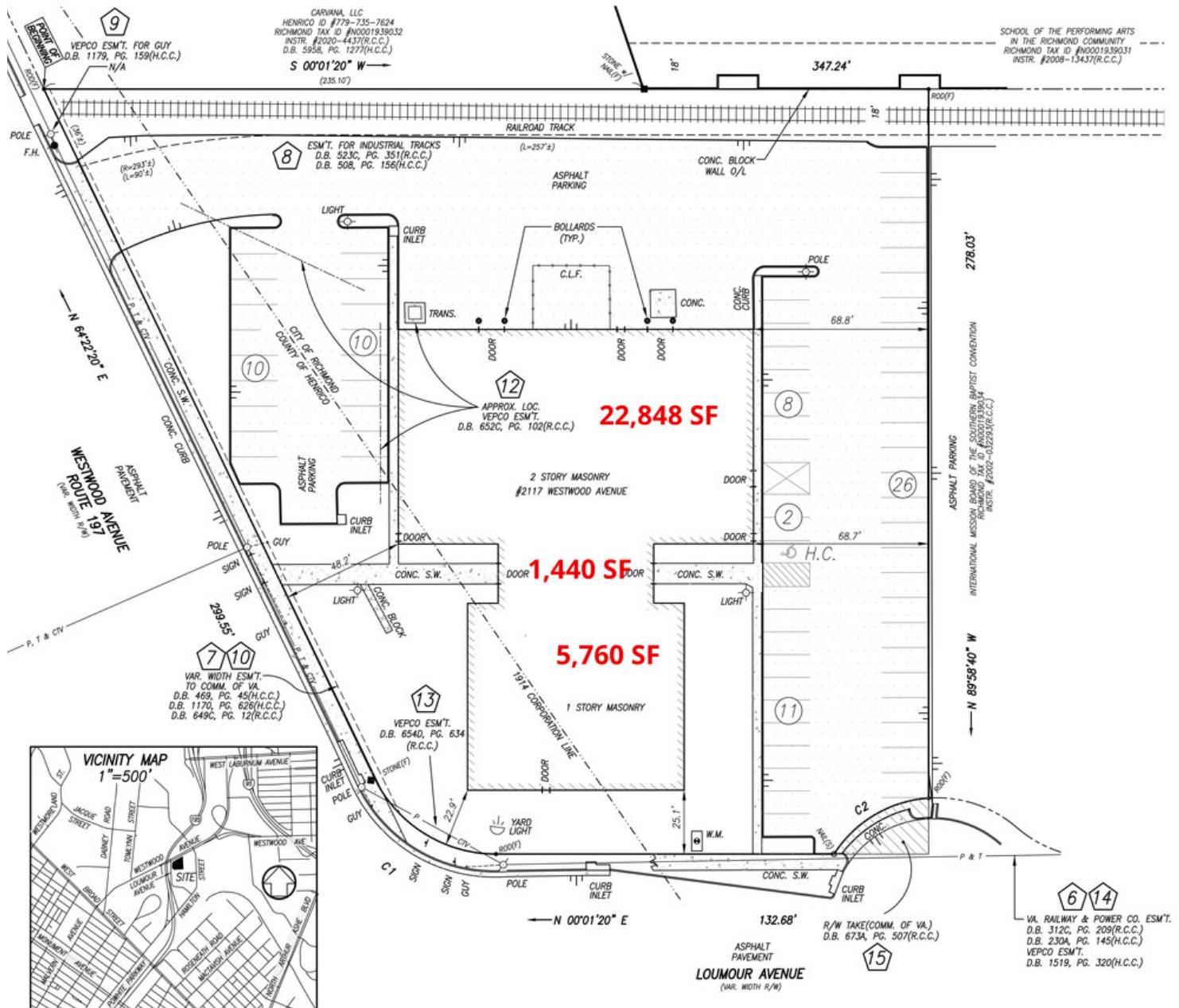
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2117 WESTWOOD AVENUE, RICHMOND, VA 23230

PLAT

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