

**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
<b>Households:</b>	4,697	46,635	104,486
<b>Population:</b>	8,888	102,900	243,566
<b>Avg HH Income:</b>	\$64,880	\$72,893	\$62,952

**PROPERTY HIGHLIGHTS**

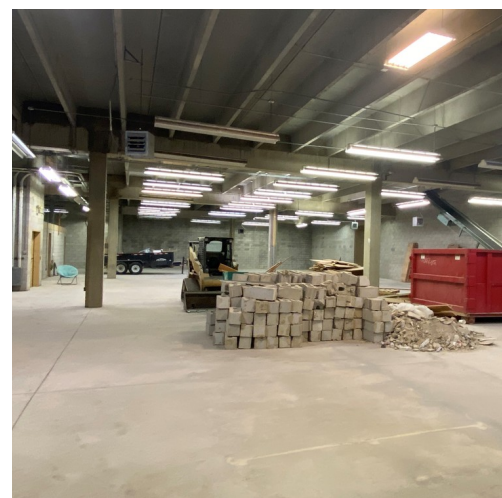
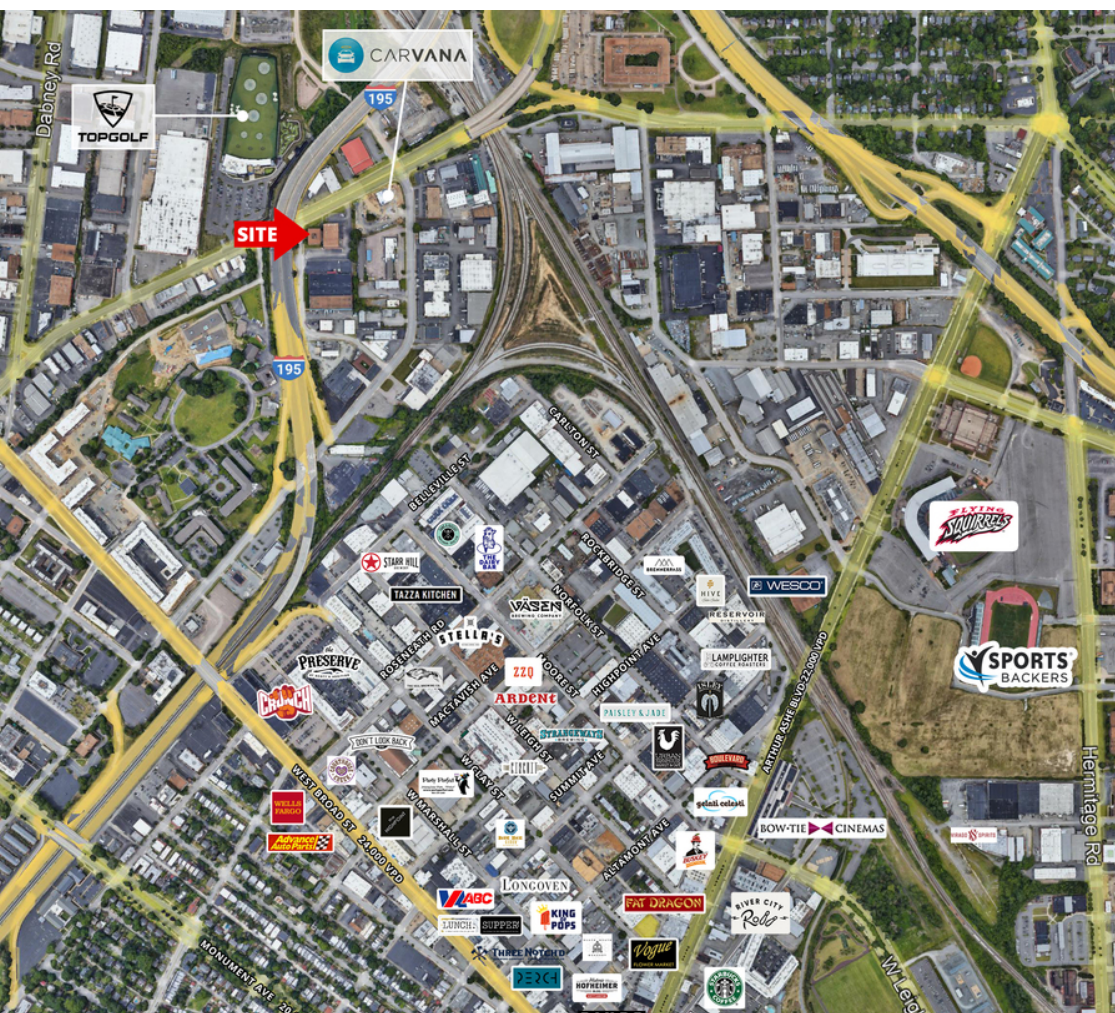
- Building size: 30,000SF
- Office/Warehouse space can be subdivided
- Warehouse 22,848SF (11,424SF each floor)
- Office/Showroom/Parts 7,200SF
- 2 Drive-in doors
- Ceiling height: 15' clear
- 800 Amp service

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





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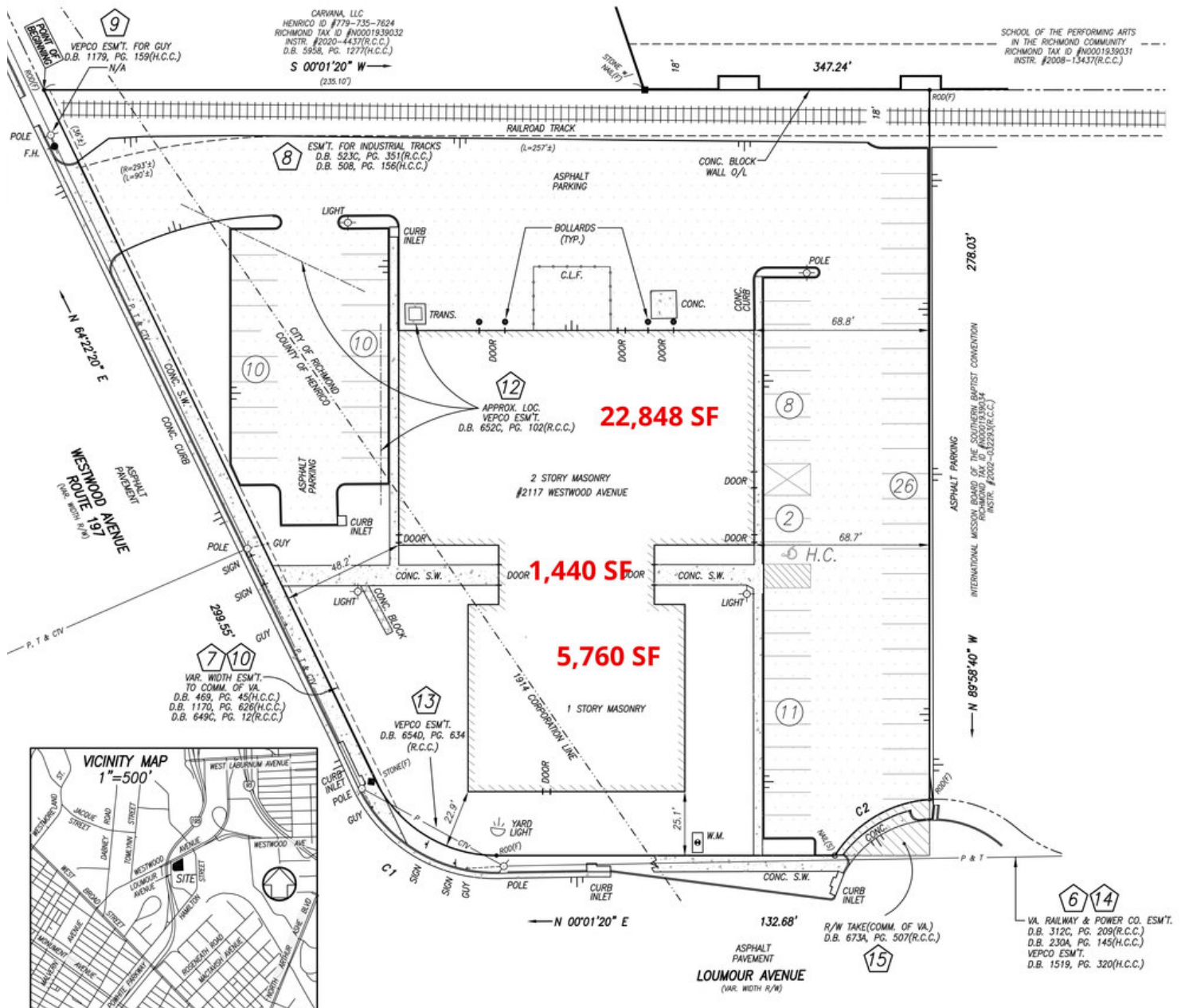
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2117 WESTWOOD AVENUE, RICHMOND, VA 23230

# PLAT



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