

# FOR LEASE

## 1021 & 1103 Oliver Hill Way

RICHMOND, VA 23219



### 1103 Oliver Hill Way

- 6,700 SF Total
  - 4,920 SF Warehouse
  - 1,740 SF Office
- 1 Dock Door (8' x 10') (covered loading)
- 1 Drive-in Door (8' x 10')
- 50 parking spaces (33 within secured, gated storage yard)
- Commercial kitchen
- Excellent road frontage with multiple points of access and powered pole sign



### 1021 Oliver Hill Way

- 8,400 SF Total
  - 2,500 SF Warehouse (conditioned)
  - 5,900 SF Office
- Flexible floor plan can be reconfigured
- 1 Loading Dock Door (8' x 8') (overhead door)
- Excellent road frontage with exterior signage available

### Available Together or Separately

Create a secure, flexible hub for your organization in the heart of downtown Richmond. These two adjacent buildings can be leased individually or combined into a fully secured compound with generous parking and outside storage, ideal for light manufacturing, light distribution, contractors, non-profits, or state and local government users. Located just steps from the VCU/MCV health center and key city and state offices, the property offers exceptional convenience and visibility, along with easy access to I-95 for seamless regional connectivity.



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**MORE INFORMATION:**

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