

AVAILABLE

2035 Factory Lane, Petersburg, VA 23803

Proximate To Fort Lee: East Of I-95 @ Exit 52

**INTRO RATE
AVAILABLE**



Exclusive Agent:

Richard W. Porter, CCIM, SIOR
804.521.1443
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4801 Radford Avenue
P.O. Box 6482
Richmond, VA 23230
804.353.7994
www.porterinc.com

PORTER
REALTY

Working Hard, Working Smart... For Our Customers

~43,000 SF Industrial Facility Available

- Owner Will Subdivide to 21,500 SF
- Includes ~3,000 SF Office Total
- 3.1 Acres Total Zoned M-2
- 8 Dock Doors + 1 Step-Van Height Door
- 1 Drive-In Door
- Up to 20' Ceilings + Dry Pipe Sprinkler
- 480 Volt 3 Phase Electrical
- For Sale: \$1,290,000
- For Lease: \$3.25/SF Gross
- Introductory Lease Rate: \$2.50/SF Gross

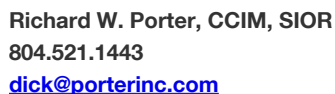
CORFAC
International

SIOR

CCIM

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Industrial Property For Sale/Lease



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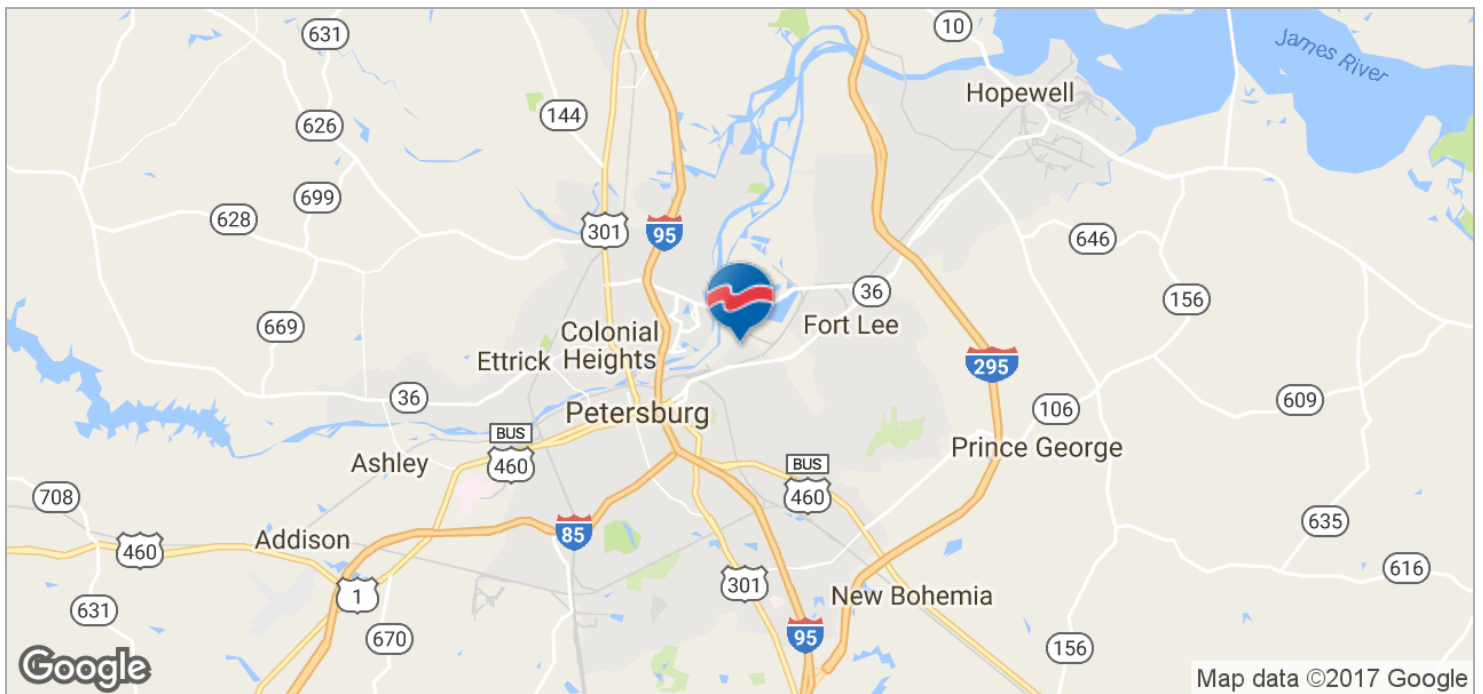
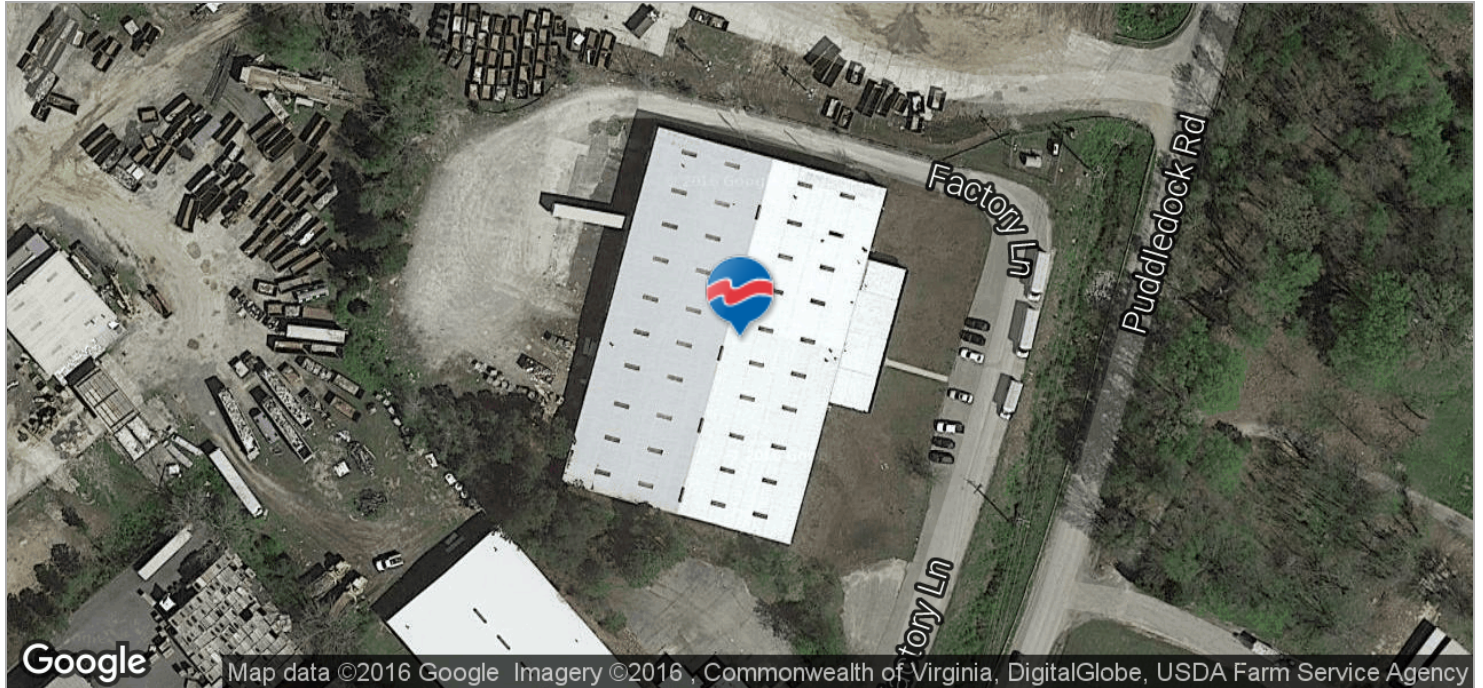


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