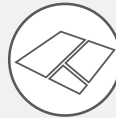




Features

- › Excellent location in Dabney area at the Staples Mill exit 185 off Interstate 64
- › Ideal for distribution, light manufacturing assembly and variety of other related user given the mixed use nature of this active submarket
- › Well maintained and designed
- › Fenced storage area
- › 62 parking spaces, some outside storage
- › Column spacing is 40 x 40
- › NEW lease rate: \$5.95/SF, NNN



ACREAGE
6.3±



60,000± SF
(14,400± SF
OF OFFICE)



YEAR
BUILT 2004



ZONING
M-2



T-8 LIGHTING
3 PH POWER
800/AMP



4 LOADING DOCKS
10' h x 8' w
2 drive ins
12' h x 10' w
1 drive in
10' h x 12' w



CEILING
HEIGHT
25' -28'

For More Information Regarding This Property, Please Contact:

CHIP LOUTHAN, SIOR

804-324-7206
clouthan

@commonwealthcommercial.com

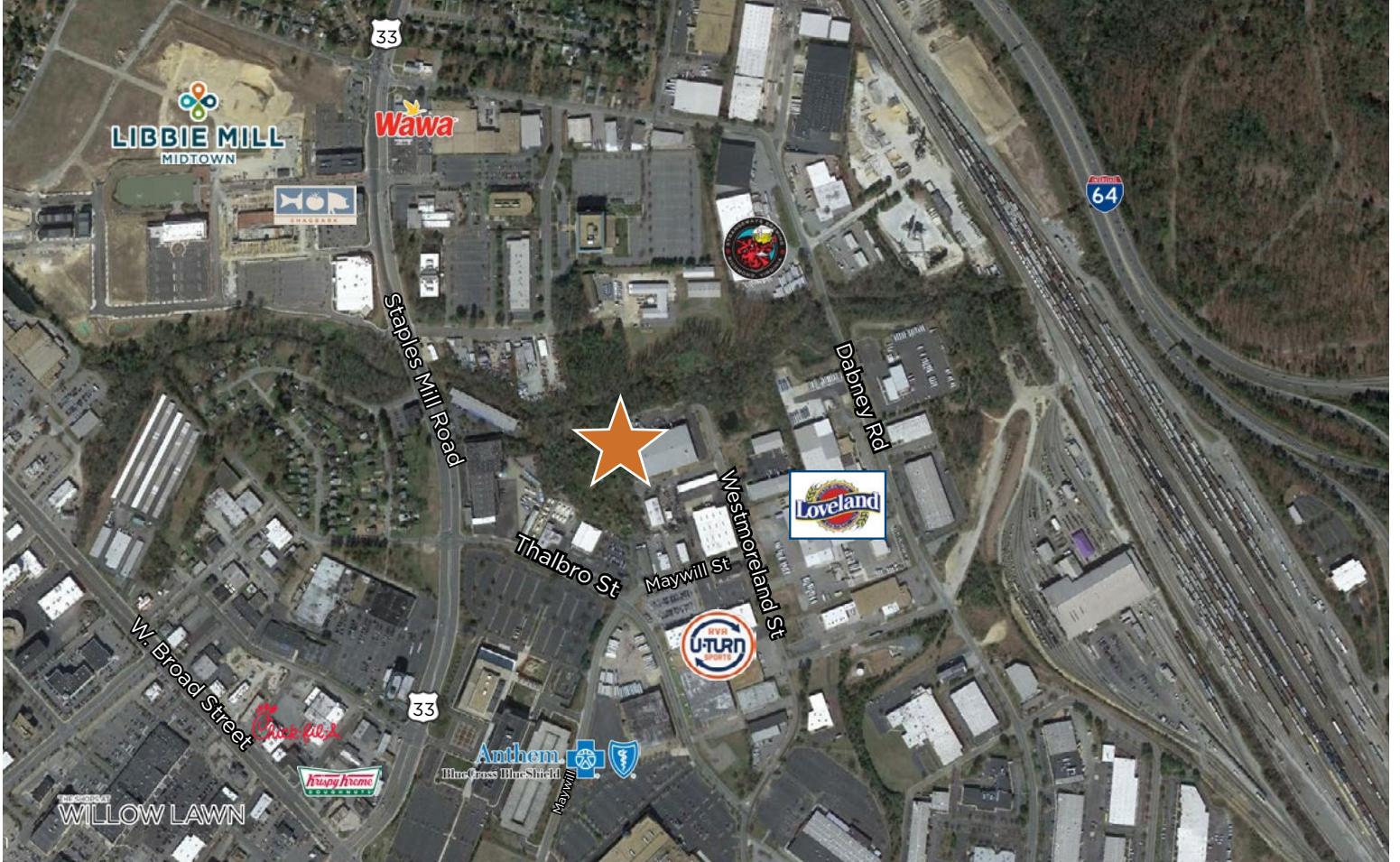
DAVID WILLIAMS, SIOR, CCIM

804-324-7205
dwilliams

@commonwealthcommercial.com



FOR LEASE 2300 Westmoreland Street | Richmond, VA 23230



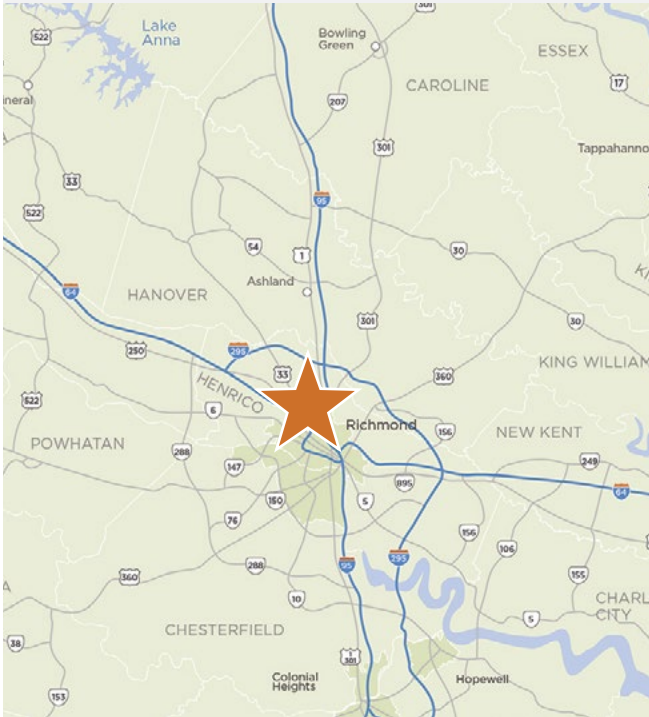


FOR LEASE 2300 Westmoreland Street | Richmond, VA 23230



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Population | 3,255 | 99,294 | |
| Average HH Income | \$89,064 | \$95,573 | \$83,019 |




For Municipal Information Contact:
Henrico County Economic Development