



**INDUSTRIAL FOR LEASE**

**11200 - 11300 OLD STAGE ROAD**

**Chester, Virginia 23836**

**375,000 TOTAL SF AVAILABLE**



# 11200-11300 OLD STAGE

Chester, VA 23836

<b>TOTAL SF</b>	Up to 375,000 SF Total Space Available
<b>TOTAL ACREAGE</b>	36.35 Acres
<b>CONSTRUCTION</b>	Pre-engineered metal with reinforced concrete
<b>FLOOR THICKNESS</b>	6"
<b>LOADING</b>	33 Dock Doors   3 Drive-ins
<b>SPRINKLER</b>	Wet sprinkler system
<b>ELECTRICAL</b>	Heavy electrical service
<b>ZONING</b>	I-3



## Property Features



### 11200 OLD STAGE ROAD

<b>AVAILABLE SF</b>	208,000 SF (can subdivide)
<b>LOADING</b>	12 Docks   3 Drive-ins
<b>CEILING HEIGHT</b>	16' at eaves, 29' at spine
<b>COLUMN SPACING</b>	24 x 90

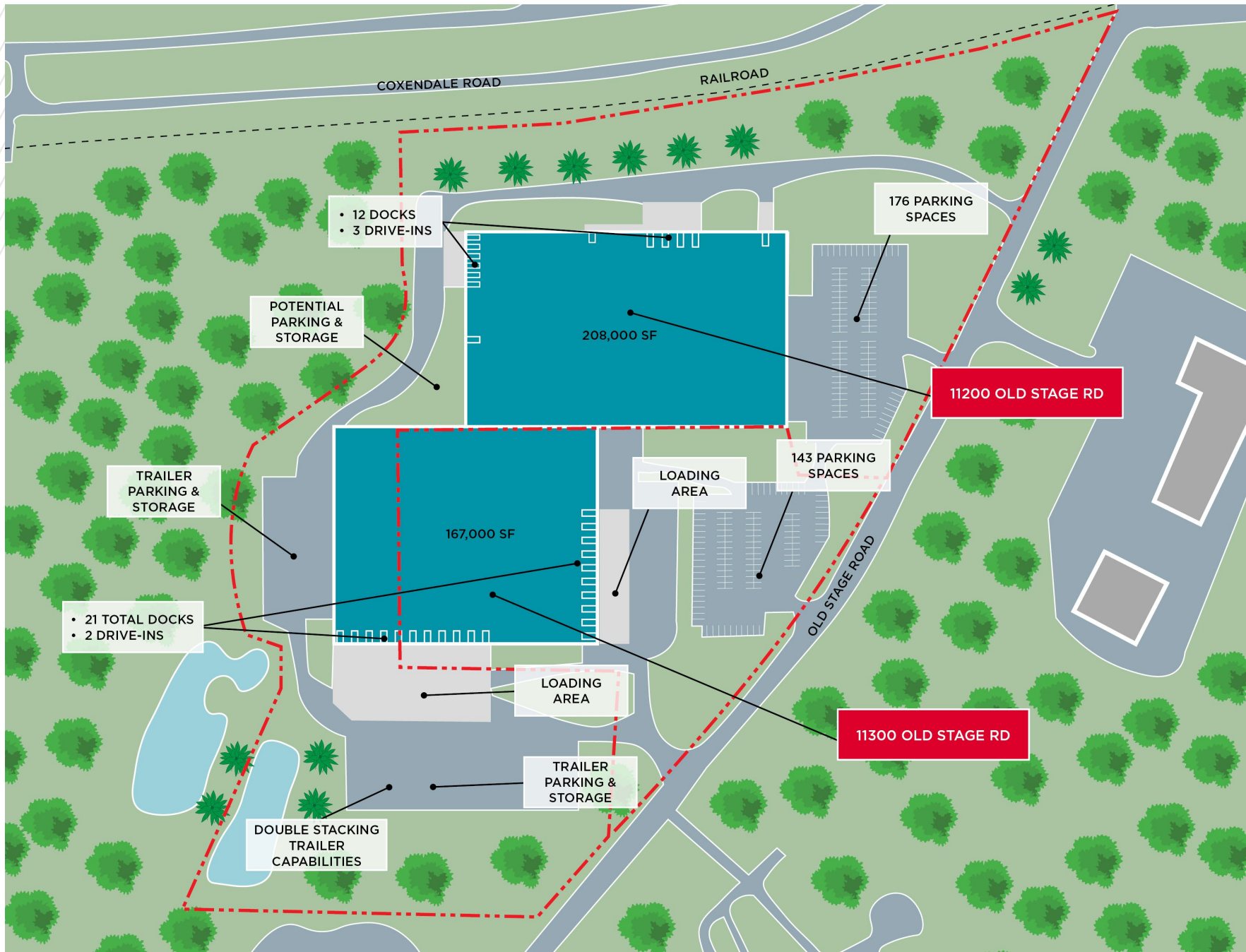
### 11300 OLD STAGE ROAD

<b>AVAILABLE SF</b>	167,000 SF (can subdivide)
<b>LOADING</b>	21 Docks   2 Drive-ins (One is 14' x 14')
<b>CEILING HEIGHT</b>	18' at eaves, 29' at spine
<b>COLUMN SPACING</b>	24 x 90

# 11200-11300 OLD STAGE RD.

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## Site Plan



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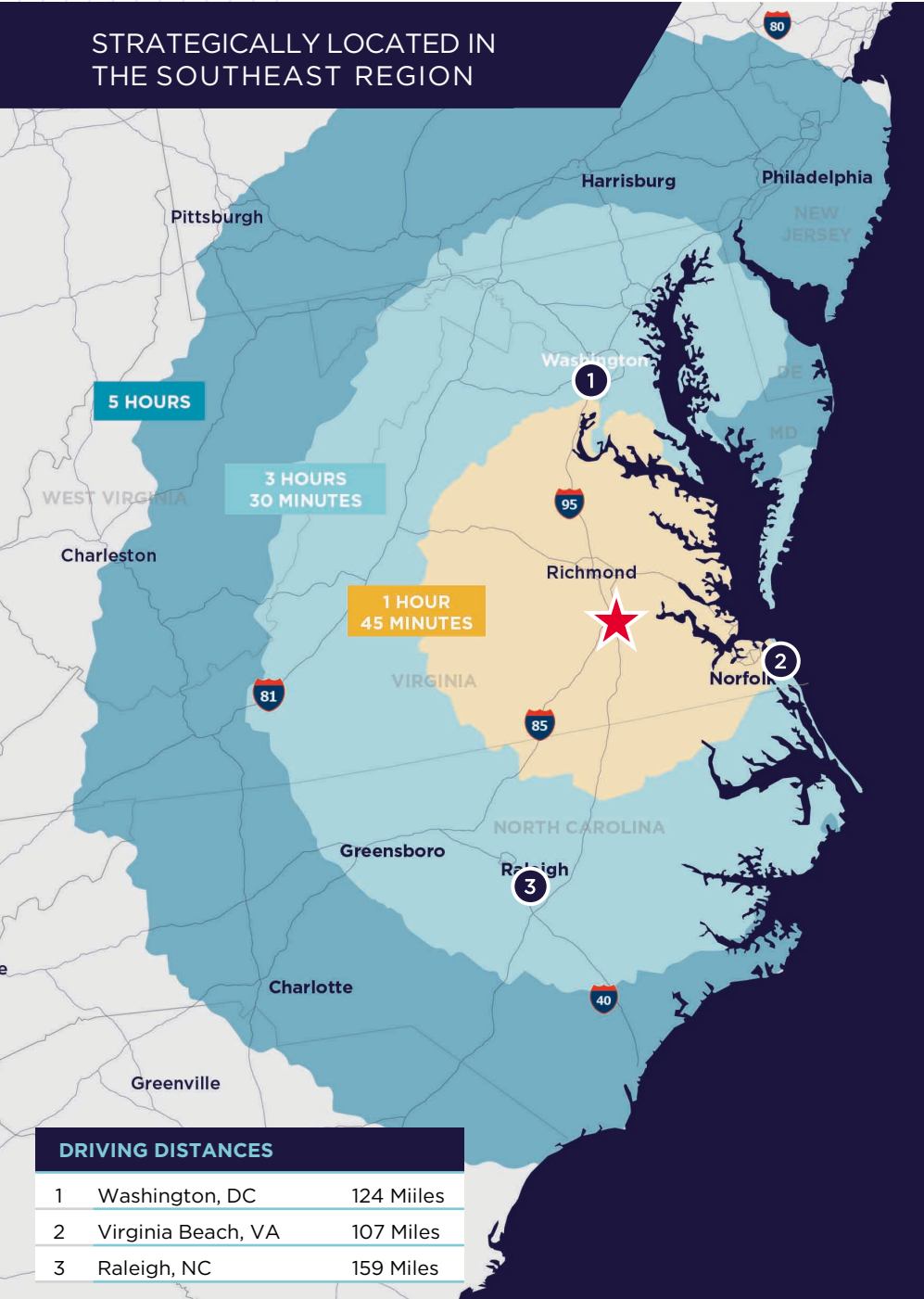
Location Aerial



# 11200-11300 OLD STAGE RD.

## Chester, VA 23836

STRATEGICALLY LOCATED IN THE SOUTHEAST REGION



### DRIVING DISTANCES

1	Washington, DC	124 Miles
2	Virginia Beach, VA	107 Miles
3	Raleigh, NC	159 Miles

## Premier Location & Accessibility



### DRIVING DISTANCES

1	I-64	26.9 Miles
2	Richmond Intl Airport	16.8 Miles
3	Richmond CBD	15.4 Miles
4	Richmond Marine Terminal	10.7 Miles
5	I-95	1.8 Miles
6	I-295	6.1 Miles



**GRAHAM STONEBURNER, SIOR**  
Executive Vice President  
804 344 7159  
graham.stoneburner@thalhimer.com

**EVAN M. MAGRILL**  
Executive Vice President  
804 697 3435  
evan.magrill@thalhimer.com



Thalhimer Center | 11100 W. Broad Street  
Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

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