

**FOR LEASE**

100 Boxer Drive  
Emporia, VA 23847

19,840 +/- SF  
Industrial Warehouse  
2 +/- Acres Available

M-1 Industrial Zoning  
Outside Storage  
Permitted by Right



Terry Earnest, CCIM  
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Chesterfield Commercial Realty  
5001 West Village Green Drive, Suite 203  
Midlothian, VA 23112



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19,840 +/- SF Industrial Warehouse

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M-1 Industrial Zoning

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18 Ft Warehouse Ceiling Heights

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Outside Storage Permitted by Right

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(2) Loading Dock Doors

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(1) 16 Ft x 14 Ft Drive-In Door

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\$7.75 / SF NNN

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**FIVE GUYS®**

**Walmart** 



**Chick-fil-A®**



**APPROX. 1  
MILE TO SITE**

**FedEx®**

**HEYCO®**

**SITE**





Emporia, Virginia is strategically located at the crossroads of Interstate 95 and U.S. Route 58, providing direct access to major East Coast markets. This prime location supports efficient transportation and logistics, making it an ideal choice for businesses seeking connectivity and growth opportunities.

**WASHINGTON DC**  
(150 MILES)

**RICHMOND**  
(50 MILES)

**EMPORIA**

**NORFOLK**  
(80 MILES)

**SUFFOLK**  
(55 MILES)

**ROANOKE RAPIDS**  
(20 MILES)

**RALEIGH**  
(100 MILES)

