



## **8129 Pine Ridge Rd**

8129 Pine Ridge Rd, Mechanicsville, VA 23116

**Jeffrey Johnstone**

CWKJ LLC

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(804) 356-0445



## 8129 Pine Ridge Rd

\$14.50 /SF/YR

The building is located across from Hanover High School in one of the fastest growing areas in Mechanicsville, VA. Situated just north of Richmond, VA just off of Route 301, Chamberlayne Road, with ready access to I-295 and I-95. This is the last unit available in this phase. These units are brand new. Water, sewer and lawncare are included in the lease price....



Rental Rate: \$14.50 /SF/YR

Property Type: Flex

Property Subtype: Light Distribution

Building Class: B

Rentable Building Area: 12,000 SF

Year Built: 2024

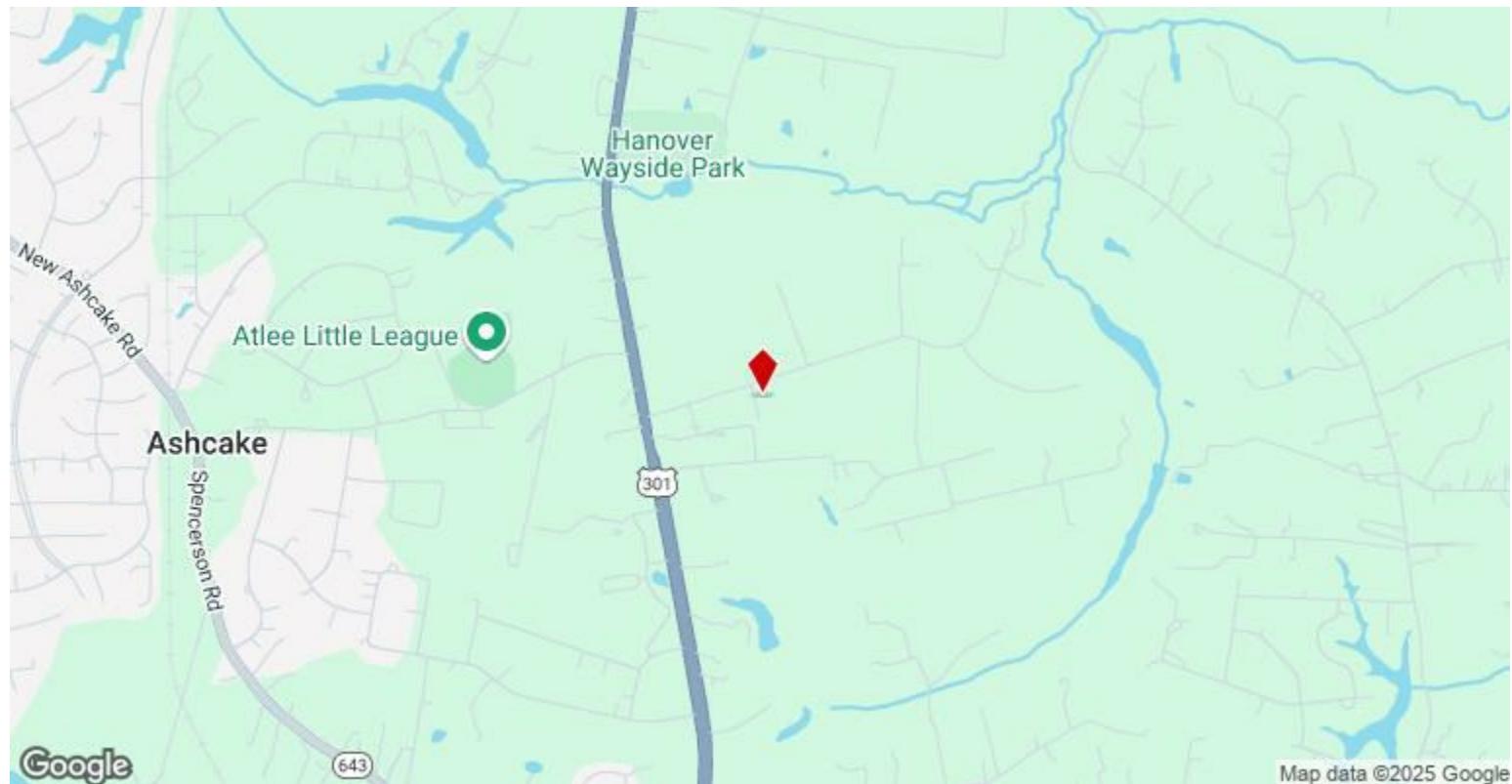
Taxes: \$0.10 USD/SF/MO

Operating Expenses: \$0.00 USD/SF/MO

Rental Rate Mo: \$1.21 /SF/MO

**1st Floor Ste 204****1**

Space Available	1,500 SF	-10 X 12 Garage Door For Each Unit-200 AMP Service-Flooring Will Be Concrete-Doors are industrial grade-Sheetrock will be found in bathroom walls & demising walls-3 Outlets-4 Standard LED Lights- Unit height starts at 18 feet on the front and gradually drops to 15 feet in the backCAM fee is \$200/Month & includes the following:-Well & Septic-Exterior Upkeep-Community Association - Trash/Dumpster Service-Parking Lot Upkeep
Rental Rate	\$14.50 /SF/YR	
Contiguous Area	1,500 SF	
Date Available	Now	
Service Type	Triple Net (NNN)	
Space Type	Relet	
Space Use	Flex	
Lease Term	Negotiable	



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## Property Photos



Building Photo



Building Photo

## Property Photos



## Property Photos



unnamed (7)



unnamed (8)

## Property Photos



unnamed (6)



unnamed (3)

## Property Photos



unnamed (2)