



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....



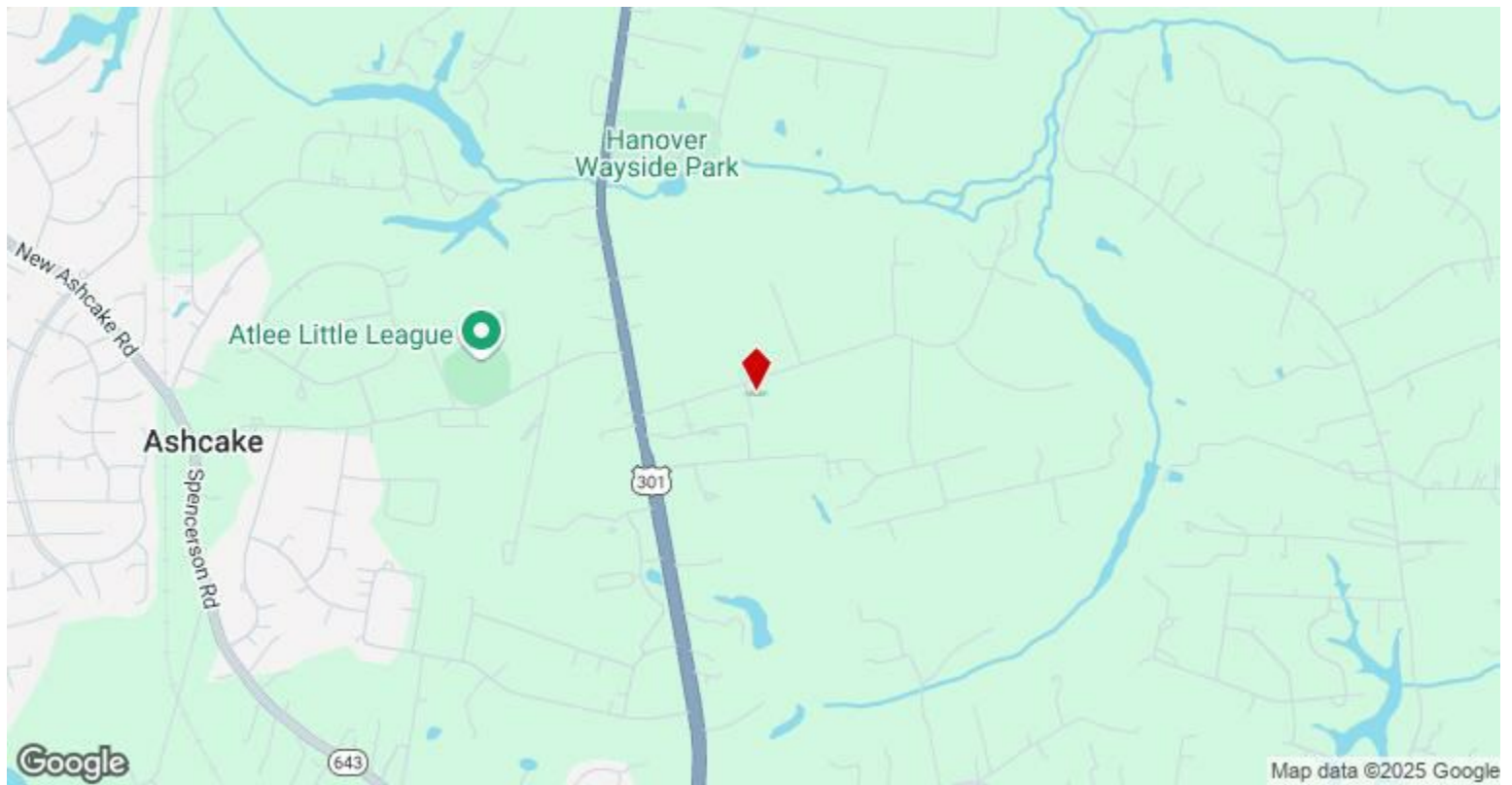
Rental Rate:	\$14.50 /SF/YR
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	B
Rentable Building Area:	12,000 SF
Year Built:	2024
Taxes:	\$0.10 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$1.21 /SF/MO

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1st Floor Ste 204

Space Available	1,500 SF
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

-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



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Property Photos



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