

**THE GAULDEN
GROUP**




**FOR SALE
& FOR LEASE**



11300 Iron Bridge Rd

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DISCLAIMER

This brochure is intended as a reference for prospective tenants or purchasers in the evaluation of the property and its suitability for lease and/or purchase. Neither David Gaulden, The Gaulden Group or its affiliates, Real Broker LLC, Owner/Landlord or Property Manager make any representations or warranties regarding the veracity, completeness, relevance, or accuracy of the materials contained in the marketing document. Any prospective tenant(s) or purchaser(s) should complete their own due diligence to verify the property fits their needs, goals, potential use, criteria, condition, etc.

OFFERS

All offers should be emailed directly to David Gaulden, at david@thegauldengroup.com, in the form of a non-binding letter of intent and should at least include the following:

- 1) Lease or Purchase Price
- 2) Lease or EMD Deposit
- 3) Lease or Feasibility Term
- 4) Lease Commencement or Closing Date
- 5) Any and all special requests

Any tenant without representation may inquire directly, by email or phone, for further instruction and/or assignment.

3 Offering Information

FOR SALE: \$1,150,000

FOR LEASE: \$20/rsf MG

3,066 sqft available for use

6,120 sq. ft. total



Route 10 Road Frontage

Prime Location | Chester

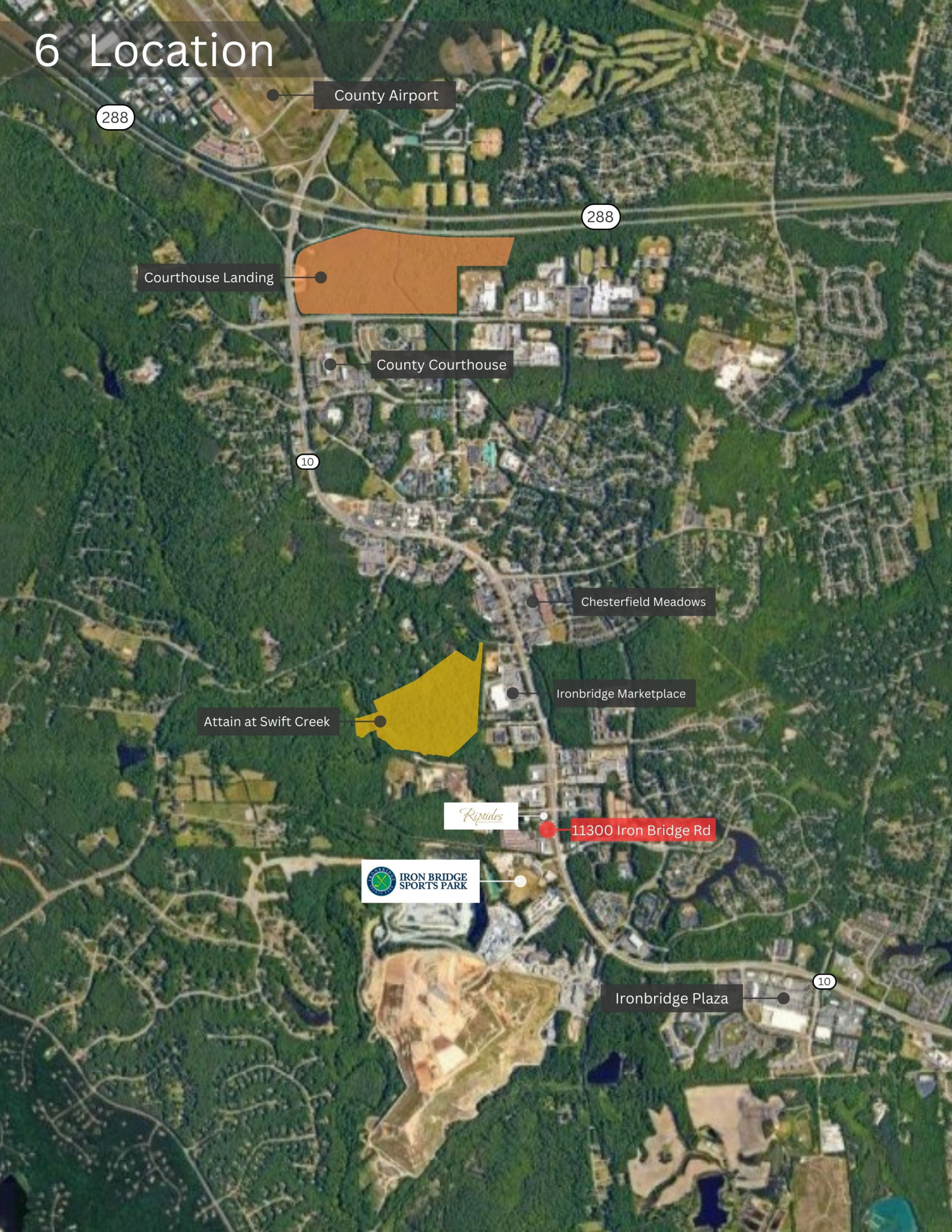
Proximity to I95 and 288

Zoned R7 with O2 variance

5 Suite C Pictures



6 Location



288

County Airport

288

Courthouse Landing

County Courthouse

10

Chesterfield Meadows

Ironbridge Marketplace

Attain at Swift Creek

11300 Iron Bridge Rd



Ironbridge Plaza

10

7 Zoning & Rent Roll

Chester, VA

Greater Richmond MSA

Property Zoning
R7 with O2 variance

The O2 variance offers an array of varying uses within Chesterfield County.

Best Potential Uses For This Property: General office and medical office

Rent Roll and Proforma

Interior Building Square Foot:	6120	Storage Square Foot:	0	Total Acres:	1.03		
Leasable Building Square Foot:	6016	Gross Building Square Foot:	6120	Buildable:	0.33		
Suite	Tenant	Square Feet	Rent/Sqft	Current \$/mo.	One Year with Escalations	Renwal Opt?	Lease Exp
A	Chesterfield County	2000	\$ 15.41	\$ 2,549.69	\$ 30,825.75	Y	1/31/2026
B	New Lease Required	1190	\$ 20.00	\$ 1,983.33	\$ 23,799.96	Y	5/31/2025
C	Vacant	1056	\$ 20.00	\$ 1,760.00	\$ 21,120.00	N	-
D	Vacant	820	\$ 20.00	\$ 1,051.00	\$ 12,855.56	N	-
E	Hi-Tech Dental Lab	950	\$ 13.83	\$ 1,095.00	\$ 13,140.00	Y	Unknown
Totals		6016	\$ 17.85	\$ 8,439.02	\$ 101,741.27		
Gross Scheduled Rent Income:		\$ 101,741.27	Building Value:		\$ 1,024,159.92	Building Value Per Sq. Ft.	
Expenses & Vacancy (6%):		\$ 19,808.48	Add. Land Value:		\$ -	\$ 167.35	
Projected Net Operating Income:		\$ 81,932.79	Total Property Value:		\$ 1,024,159.92	Total Property Cap: 8.00%	
List Price:		\$ 1,150,000.00	List Cap:		7.12%		

Major Industries in Chester, VA



Health Care and
Social Assistance

11.9%



Retail Trade

11.8%



Public
Administration

10.0%

8 Our Process

How to Get in Touch

Industry Leading Service
Unmatched Communication
100% Fiduciary Responsibility

Phone:
804-869-3059

Email:
david@thegauldengroup.com

website:
www.thegauldengroup.com

TOUR

We'll schedule a time to visit the property and see if it's a fit for your goals and business as quickly as possible.

OFFER

We'll assist with providing any needed documentation so you can make the best decision before placing your offer.

CLOSE

We will work with your team or attorney to get you under contract and to the closing table stress free.

9 About Us



The Gaulden Group is a commercial sales and leasing consultant based in the Greater Richmond area powered by Real Broker LLC. We bring a wealth of knowledge and experience to the local real estate market, while being a leading innovator when it comes to the use of videography and social media targeting in commercial real estate. The Gaulden Group specializes in providing first-class real estate services, with a focus of providing unparalleled value to their clients through the use of creative marketing techniques and first class communication. By combining the personalized touch of a local brokerage with the complexity and expertise of a global leader, we can focus on building partnerships with our clients and create tailored plans that achieve strategic goals across all asset and class types.



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