

**FOR  
LEASE**

ZONED WD

# Industrial/Flex

9500 Burge Avenue | Richmond, VA 23237



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 34,250± SF standalone office and warehouse available for lease
- › 5,000± SF existing quality office space with ability to convert portion to conditioned storage/small part storage
- › 16' - 19' ceiling height
- › Two dock and One 12' x 14' drive in door
- › 3-Phase 400 AMP power
- › Large parking lot to accommodate 65± vehicles
- › I-95 frontage located less than 1/2 mile to Exit 64
- › Located in Chesterfield County Zoned WD (Warehouse and Distribution)
- › Rental Rate: \$10.95 PSF, NNN

## FOR MORE INFORMATION:

### **BEN BRUNI, SIOR (OWNER/AGENT)**

Senior Vice President | Partner

804-793-0046

[bbruni@commonwealthcommercial.com](mailto:bbruni@commonwealthcommercial.com)

### **ETHAN LUSTIG**

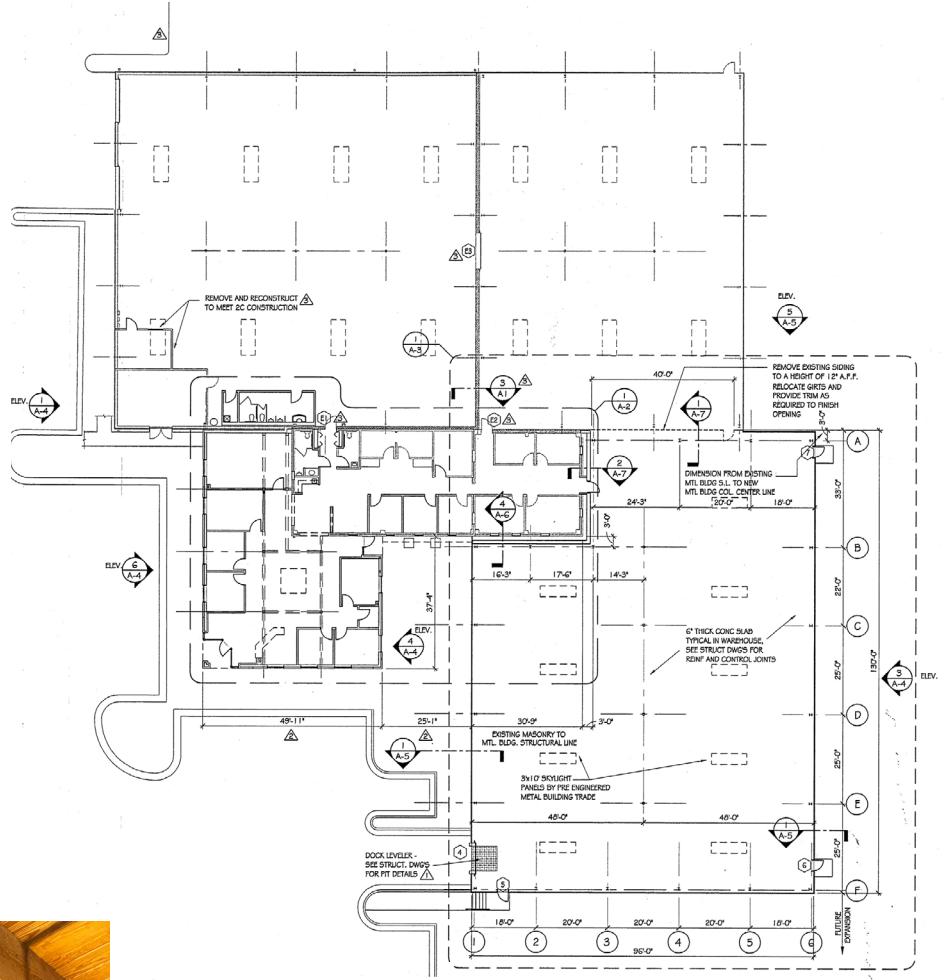
Sales & Leasing Associate

804-592-7579

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Commonwealth Commercial Partners, LLC represents the landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

# FLOOR PLAN

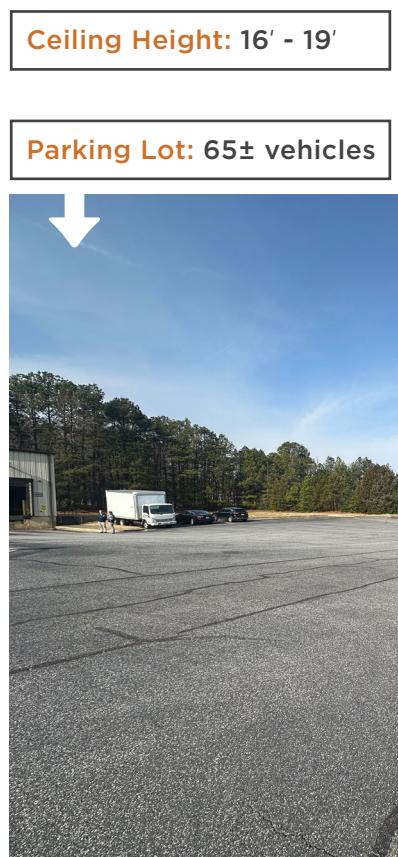
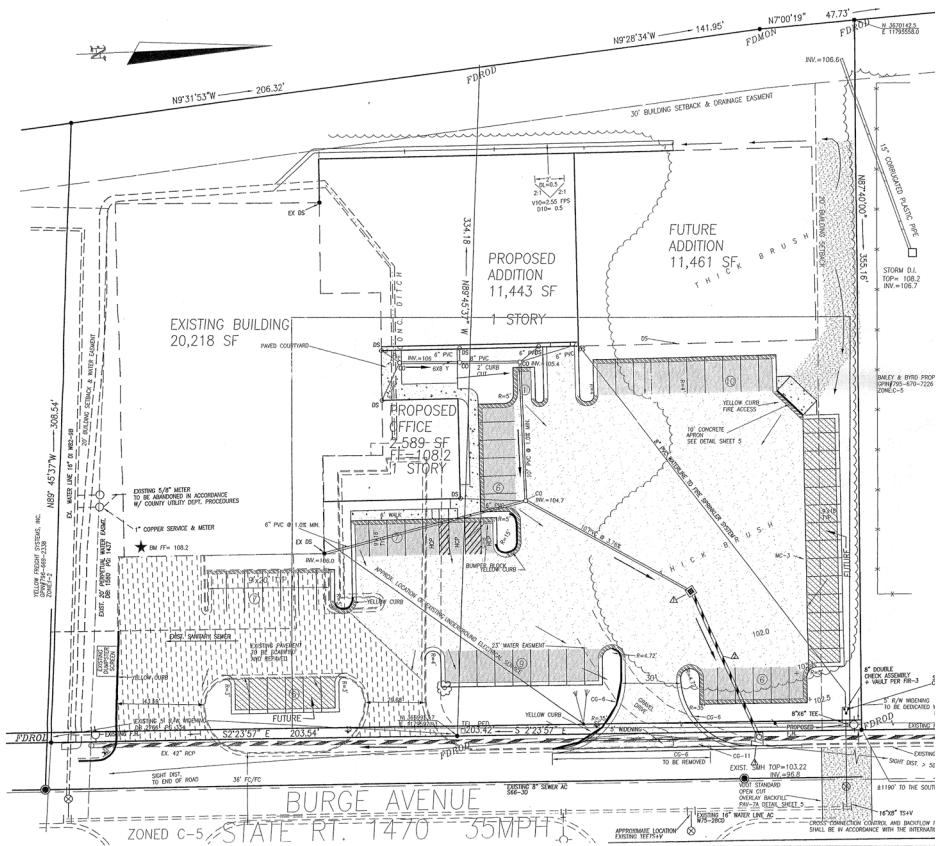


FOR LEASE | 9500 BURGE AVENUE | RICHMOND, VA 23237



## INTERSTATE 95

# SITE PLAN



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## MARKET OVERVIEW

# CHESTERFIELD SNAPSHOT

### MARKET ACCESS DEPENDS ON LOCATION

Chesterfield is a one-day drive of 45% of the U.S. population. Our region features a world-class transportation system with four interstates, an international airport and river access to one of the nation's most advanced seaports.

11,500+ COMPANIES  
394,825 POPULATION

### EASTERN U.S.A.



### CHESTERFIELD

### SEAMLESS TRANSPORTATION OPTIONS

- Major highways, including **I-95, I-64, I-295, I-85, and Routes 288/360**, keep your business connected regionally and nationally.
- Richmond International Airport** provides direct access to key cities across the country
- Close proximity to the **Port of Virginia** and **Richmond Marine Terminal** allows companies to move goods globally reliably.

