

**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

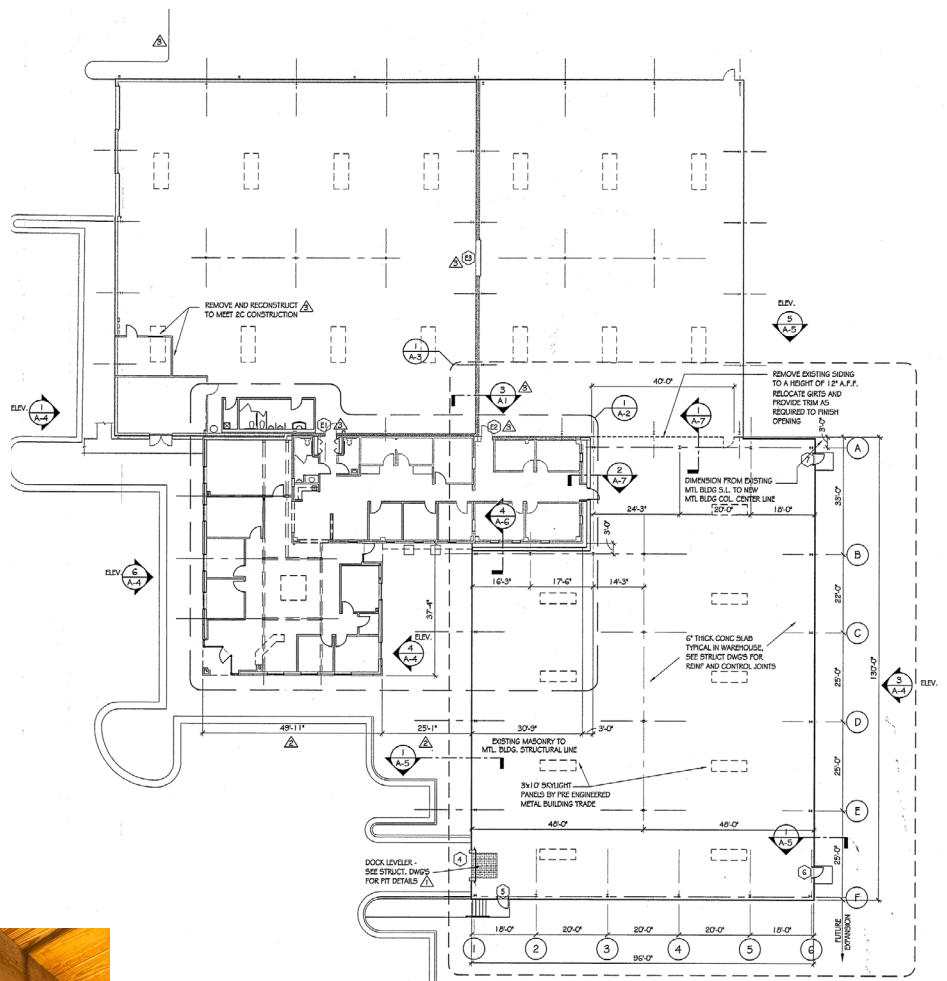
804-592-7579

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

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



# FLOOR PLAN



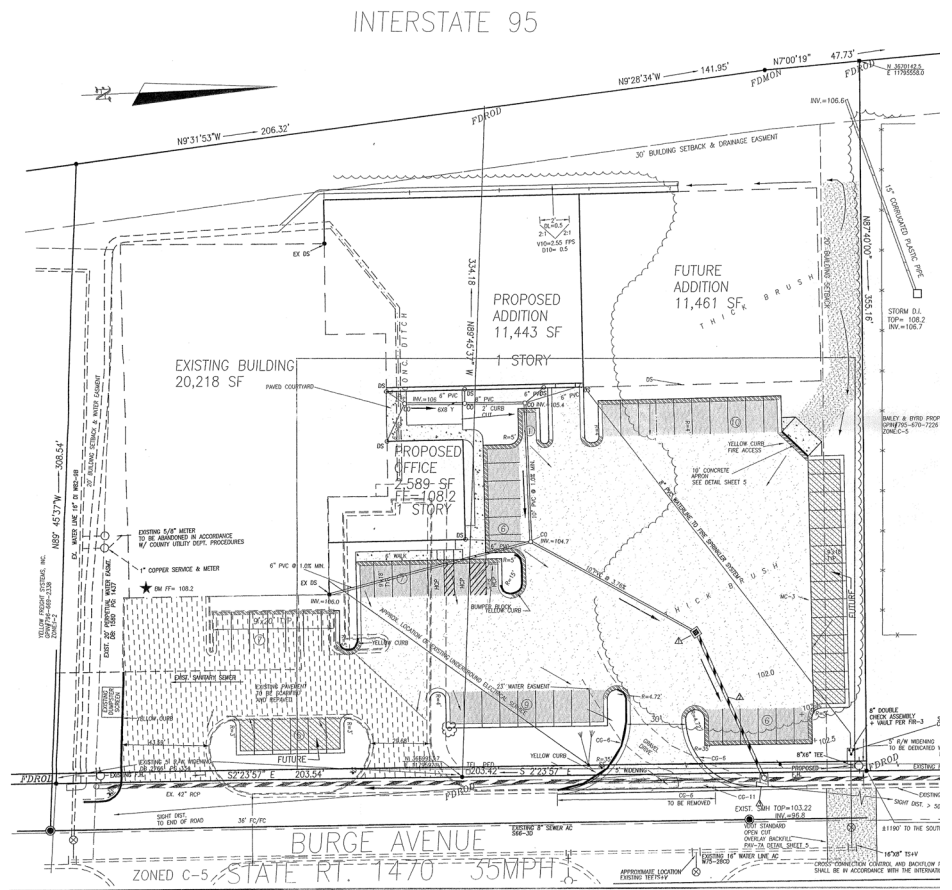
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# SITE PLAN



**Ceiling Height: 16' - 19'**

**Parking Lot: 65± vehicles**



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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

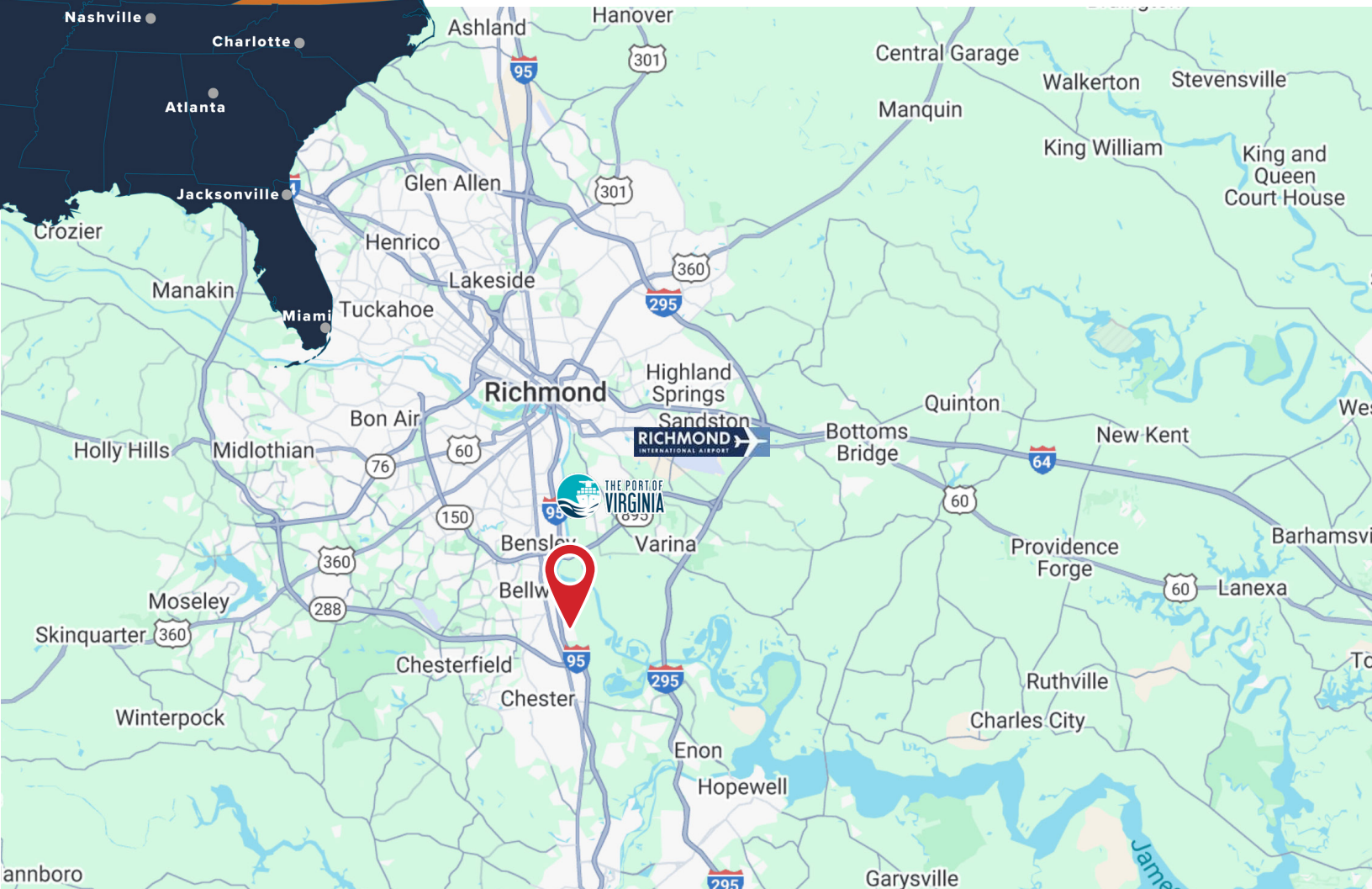
394,825  
POPULATION

### EASTERN U.S.A.



### 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.



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