



## 51 Labrook Concourse

51 Labrook Concourse, Richmond, VA 23224



**Kevin Adams**  
New Dominion Real Estate, Inc  
11350 Buckhead Ter, Midlothian, VA 23113  
[rkevinadams@gmail.com](mailto:rkevinadams@gmail.com)  
(804) 397-0842

# 51 Labrook Concourse

\$12.00 /SF/YR

Rebuilt from the ground up and due in early 2025. 10,000 square foot automotive/industrial/contractors office. Centrally and conveniently located just off Midlothian Turnpike at the signalized intersection with Labrook Concourse....

- Centrally located near Chippenham Parkway and Midlothian Turnpike
- New construction.
- Fenced storage yard



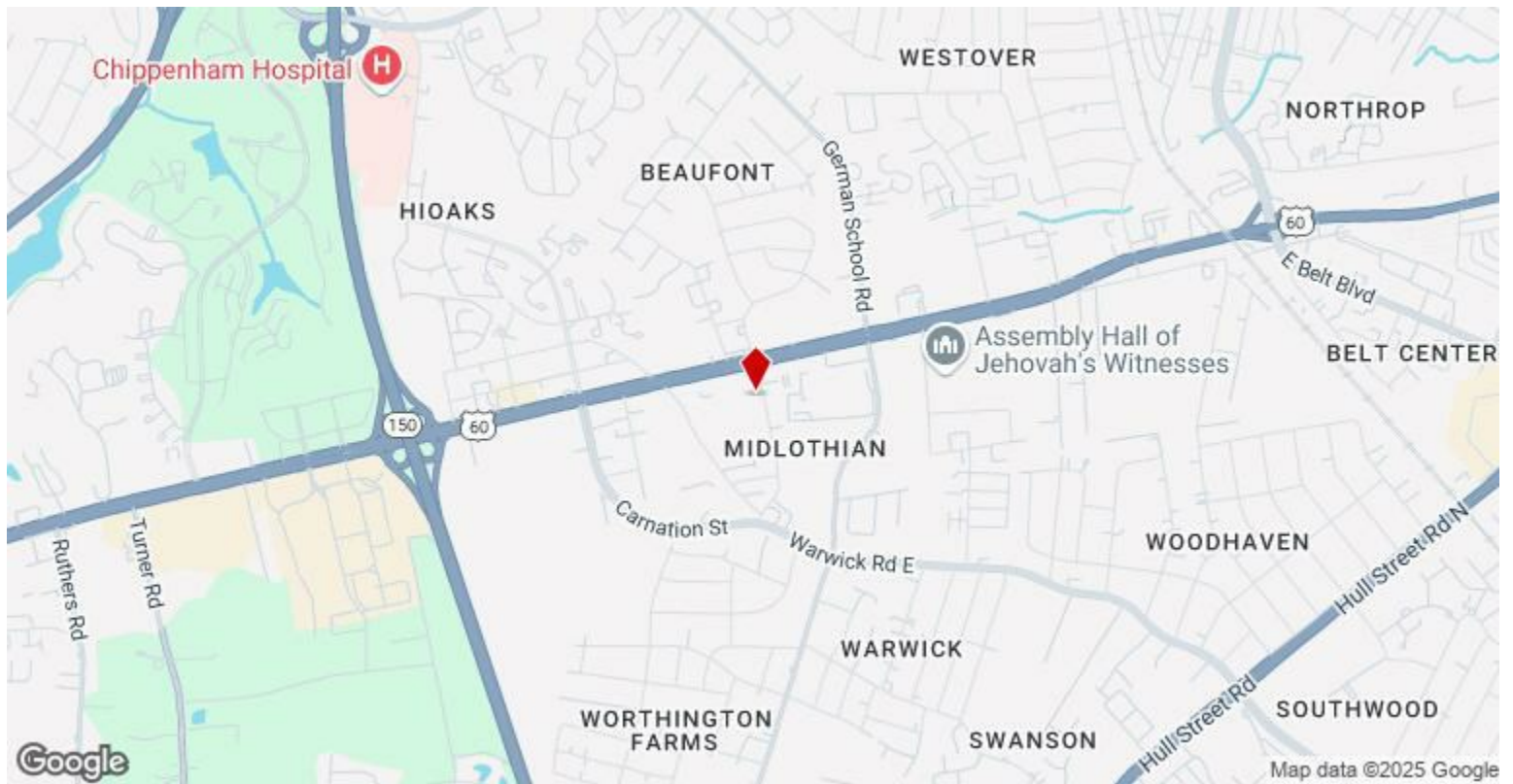
Rental Rate:	\$12.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	10,000 SF
Year Built:	1989
Construction Status:	Under Renovation
Taxes:	\$0.09 USD/SF/MO
Operating Expenses:	\$0.03 USD/SF/MO
Rental Rate Mo:	\$1.00 /SF/MO

## 1st Floor

Space Available	10,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	1,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

New Construction. Build to suit. Perfect for Automotive, Warehouse/Distribution, Contractors Office. Available Early 2025. Triple net lease. Cam/Taxes/Insurance To be decided. Availability date is approximate.

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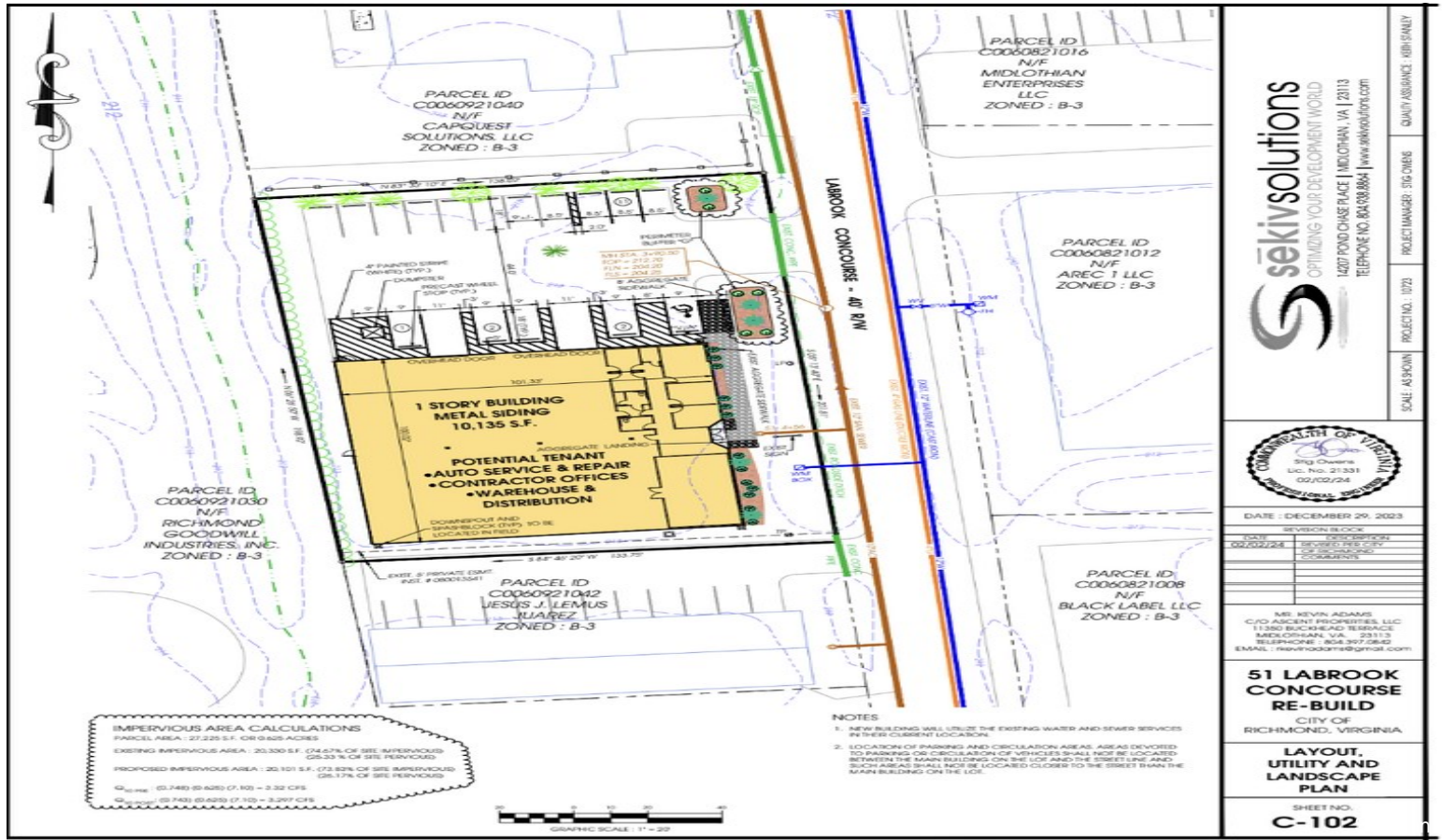


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# Property Photos



DATE: DECEMBER 29, 2023  
 DATE: 02/20/24  
 SHEET NO. C-102  
 PROJECT NO. 23-031  
 PROJECT: 51 LABROOK CONCOURSE RE-BUILD  
 PREPARED BY: KEVIN ADAMS  
 CHECKED BY: JESSICA BLAIR  
 APPROVED BY: JESSICA BLAIR

MR. KEVIN ADAMS  
 C/O ASCENT PROPERTIES, LLC  
 11320 BUCKHORN BLVD. #200  
 MIDLOTHIAN, VA 20114  
 TELEPHONE: 804.397.2640  
 EMAIL: ksevinadams@gmail.com

**LAYOUT, UTILITY AND LANDSCAPE PLAN**

SHEET NO. C-102

SCALE: AS SHOWN PROJECT: 1023 PROJECT MANAGER: JIG OMERS QUANTITY ASSURANCE: KERRI SPANLEY

