


For sale or lease

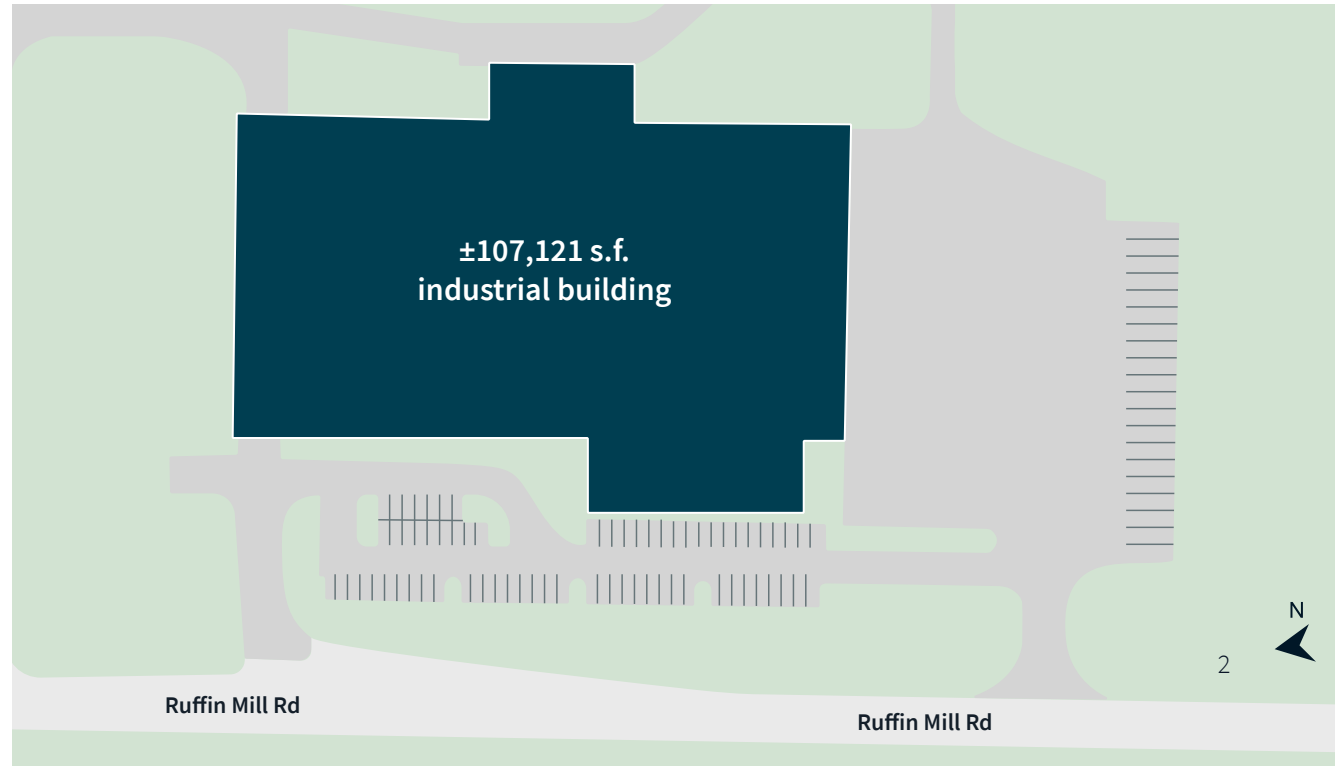
1703 Ruffin Mill Road
Colonial Heights, VA 23834

 JLL SEE A BRIGHTER WAY



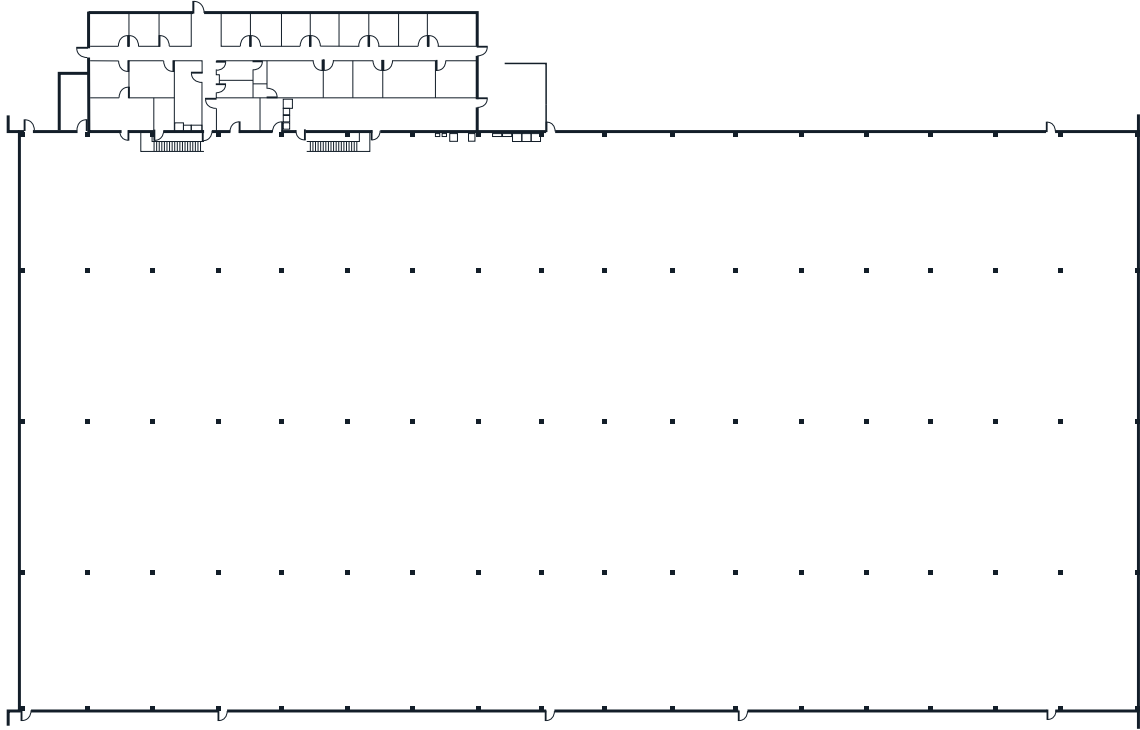
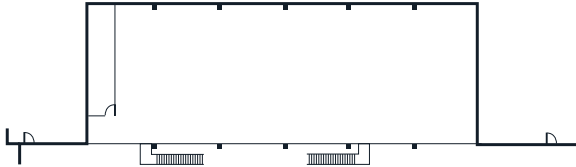
Property specifications

- ±107,121 s.f. industrial building
- ±13.32 acres
- 31'–34' ceiling height
- 3000 amps 277/480v 3phase
- I-2 zoning
- 8 overhead doors
- 6 docks
- Fully sprinklered (wet system)
- Cranes currently in place; (7) five ton cranes & (1) 12.5 ton crane
- (9) 16'x24' grade level doors & (1) ramped forklift door
- 71 parking spaces
- 3 sliding security gates and fully fenced yard
- Wraparound truck driveway
- Located in the Chesterfield Technology Zone
- Immediate access to I-95 & I-295



Floor plan

Mezzanine



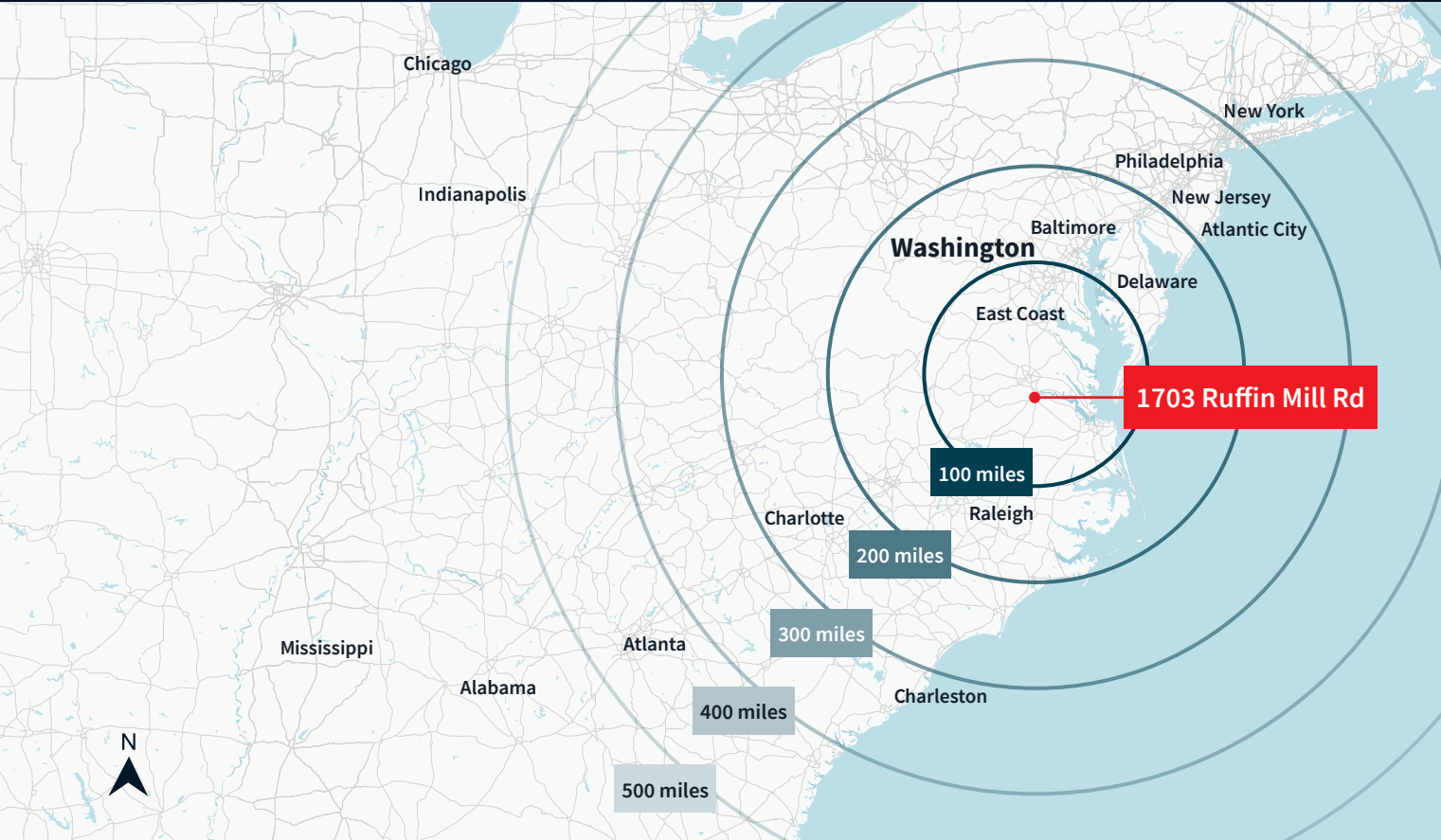
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Downtown Richmond Virginia	22 miles
Richmond International Airport	26 miles
Port of Richmond	18 miles
Port of Virginia	96.4 miles
Washington, DC	126 miles
Norfolk, VA	84 miles
Dulles International Airport	133 miles

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