

**FOR
SALE**

FULLY LEASED

Industrial/Flex

6707 Warwick Road | Richmond, VA 23225



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

35,436± SF Three Tenant Fully Leased Flex Building

- › **Three suites:**
23,436± SF with fenced yard + two 6,000± SF suites
- › Versatile dock and drive in loading appealing to future Tenants
- › Strong infill location
- › Building financials available upon prospect signed Confidentiality Agreement
- › Sale Price: \$4,250,000 (±6.6% Capitalization Rate)

FOR MORE INFORMATION:

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



VERSATILE DOCK AND DRIVE IN LOADING

FOR SALE | 214 EVERETT STREET | RICHMOND, VA 23224

MARKET OVERVIEW

RICHMOND SNAPSHOT

RICHMOND MARKET ATTRACTS BUSINESSES WITH TOP RANKINGS, LOW COSTS

Richmond continues to gain national recognition for its thriving economy and business-friendly atmosphere. Leading publications like the Wall Street Journal and CNN have given Richmond high marks, including the best small city of the future, the 4th best city for commuters, and the #1 digital city. Consistently ranked among the best cities for young professionals and business expansion, Richmond is a dynamic and welcoming place for companies looking to grow and succeed.

RICHMOND'S ECONOMIC INDICATORS ARE STRONG: Strong job growth and low unemployment make Richmond attractive to businesses.

Major Industries: **Professional and Business Services, Education and Health Services**

Gross Metro Product: **\$85.9 B*** Job Growth: **2.4%***

Unemployment Rates +	RIC	USA
2023	2.9%	3.5%
2024	3.0%	4.2%

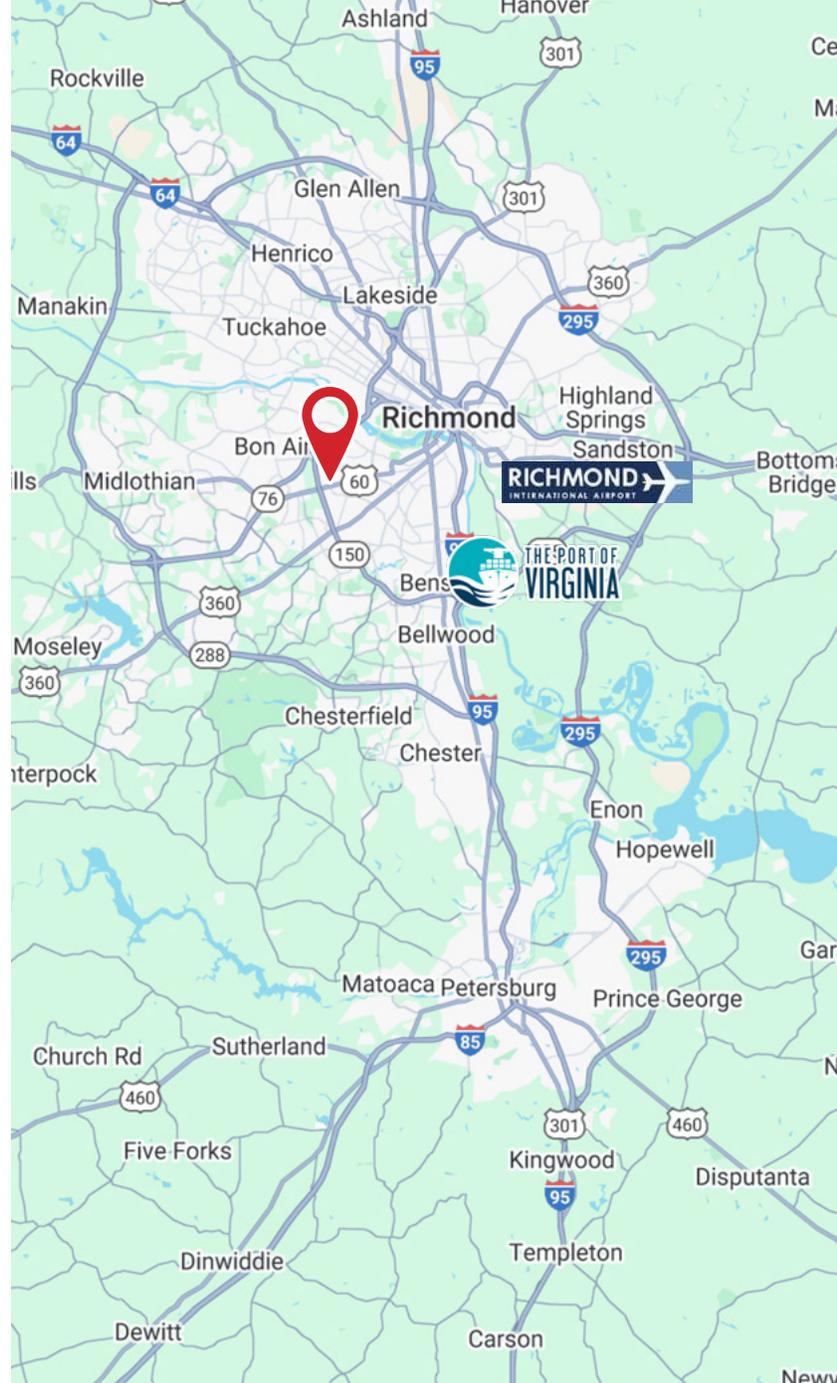
RICHMOND'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Metro Population: **1,300,000*** Net Migration: **1,760***

Median Household Income: **\$82,249***

Average Hourly Wage+	RIC	USA
All Occupations	\$28.88	\$29.76
Management Analysts	\$45.26	\$50.32
Real Estate Sales Agents	\$35.50	\$31.66
Loan Interviewers & Clerks	\$22.96	\$22.47
Construction Laborers	\$17.43	\$22.29

Median Home Price: **\$280,000*** Cost of Living: **4% below nat'l avg***



RICHMOND IS HOME TO EIGHT FORTUNE 500 COMPANIES, OUTPACING SAN DIEGO AND PHOENIX

Richmond ranked #1 among large cities for jobs in financial services (New Geography), #1 best place to live in America (Business Insider), and #2 city millennials are moving to (Time)

Fortune Rank	Company	Type	Local Employees
91	Performance Food Group	Food wholesaler	819
124	CarMax	Automotive retailer	2,475
194	Altria Group	Tobacco and wine products	3,850
242	Dominion Energy	Electric and gas utility	5,433
352	Markel	Insurance	1,886
390	Owens & Minor	Health care wholesaler	609
460	Arko Corp.	Convenience stores	500
486	Genworth Financial	Insurance	850

Source: BLS, December 2023. Fortune, June 2024. Employment Figures from Costar, Direct Contact and Online Sources.