

# FOR LEASE

1521 BROOK ROAD  
RICHMOND, VA 23220

125 YEARS SERVING RICHMOND

**POLLARD & BAGBY**  
REAL ESTATE



## DESCRIPTION

This 5,590 freestanding office/warehouse building features office space across two stories with two separate front entrances, warehouse space with one automated drive-in bay door and a fenced side parking lot.

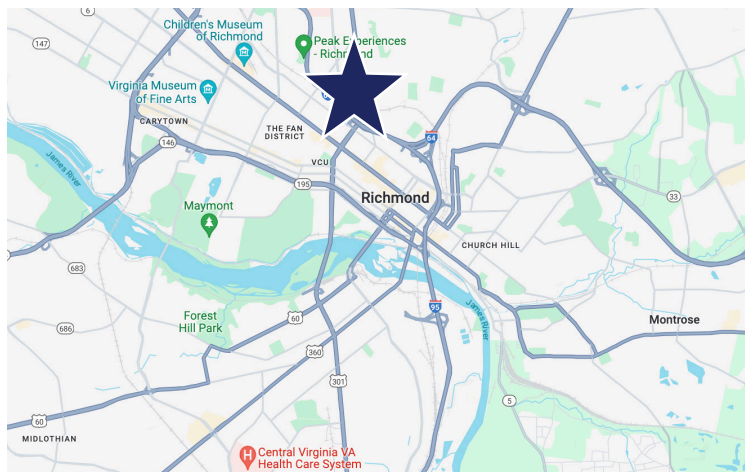
## PROPERTY FEATURES

- Warehouse Space (2,620 SF)
- Grade level drive-in door
- 14' Clear Height in Warehouse
- 4 individual restrooms
- Secured Fenced Lot
- Pylon Signage Available on Brook Road
- Zoning: M-1 (Light Industrial)

## CONTACT INFORMATION

### Pollard & Bagby, Inc.

Serving Richmond's Real Estate Market Since 1894  
2 South 5th Street, P.O. Box 2488, Richmond, VA  
O 804.643.9011 | F 804.782.9897 | [www.pollardandbagby.com](http://www.pollardandbagby.com)



### Lebs Breden

Commercial Sales, Leasing & Property Management Associate  
804.536.3933 | [lebs.breden@pollardandbagby.com](mailto:lebs.breden@pollardandbagby.com)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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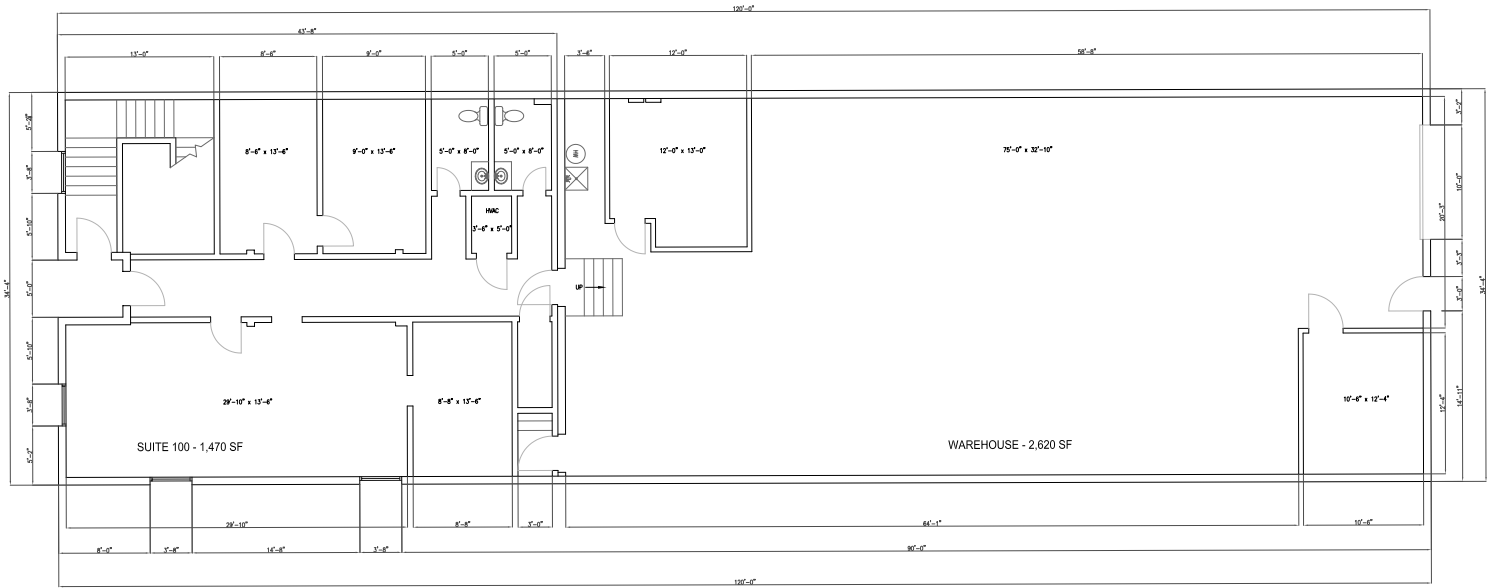
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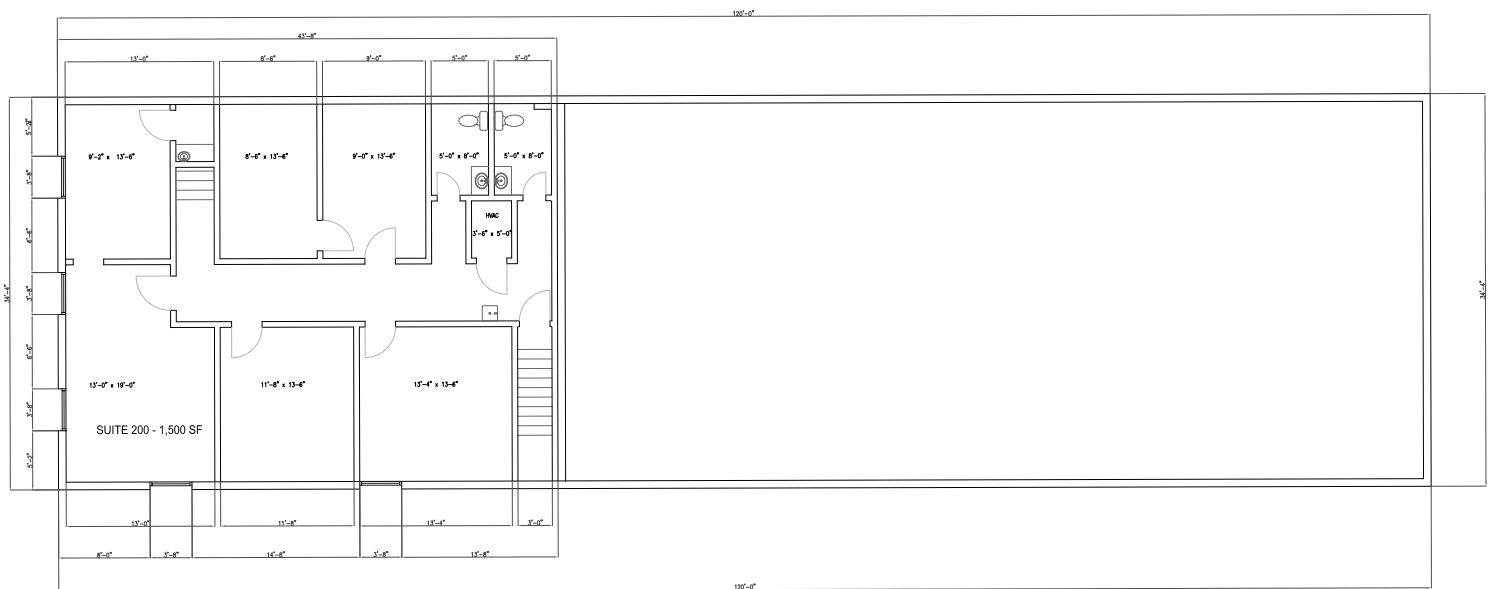
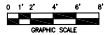
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## FLOOR PLANS



SUITE 100 - 1,470 SF  
SUITE 200 - 1,500 SF  
WAREHOUSE - 2,620 SF  
BUILDING TOTAL - 5,590 SF

FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



SUITE 100 - 1,470 SF  
SUITE 200 - 1,500 SF  
WAREHOUSE - 2,620 SF  
BUILDING TOTAL - 5,590 SF

SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



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## PHOTOS

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