

Industrial Single Tenant Investment Opportunity

Strong Local Tenant - Approx. 8 Years Remaining

EXCLUSIVE LISTING

FOR SALE



601 NORTH WEST AVE

BLACKSTONE, VA 23824

 **\$1,900,000**

PROPERTY HIGHLIGHTS

- ✓ 1 MILE TO ROUTE 460, 35 MIN TO PETERSBURG, 1 HOUR TO RICHMOND & 2 HOURS TO RALEIGH
- ✓ 47,100 SF
- ✓ CLOSE PROXIMITY TO FORT PICKETT
- ✓ 4 ACRE SITE
- ✓ 4 DRIVE-IN DOORS/4 DOCK LEVEL DOORS

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This single-tenant, long term lease investment opportunity is a chance for an investor to own a strong cash flowing building with annual market increases.

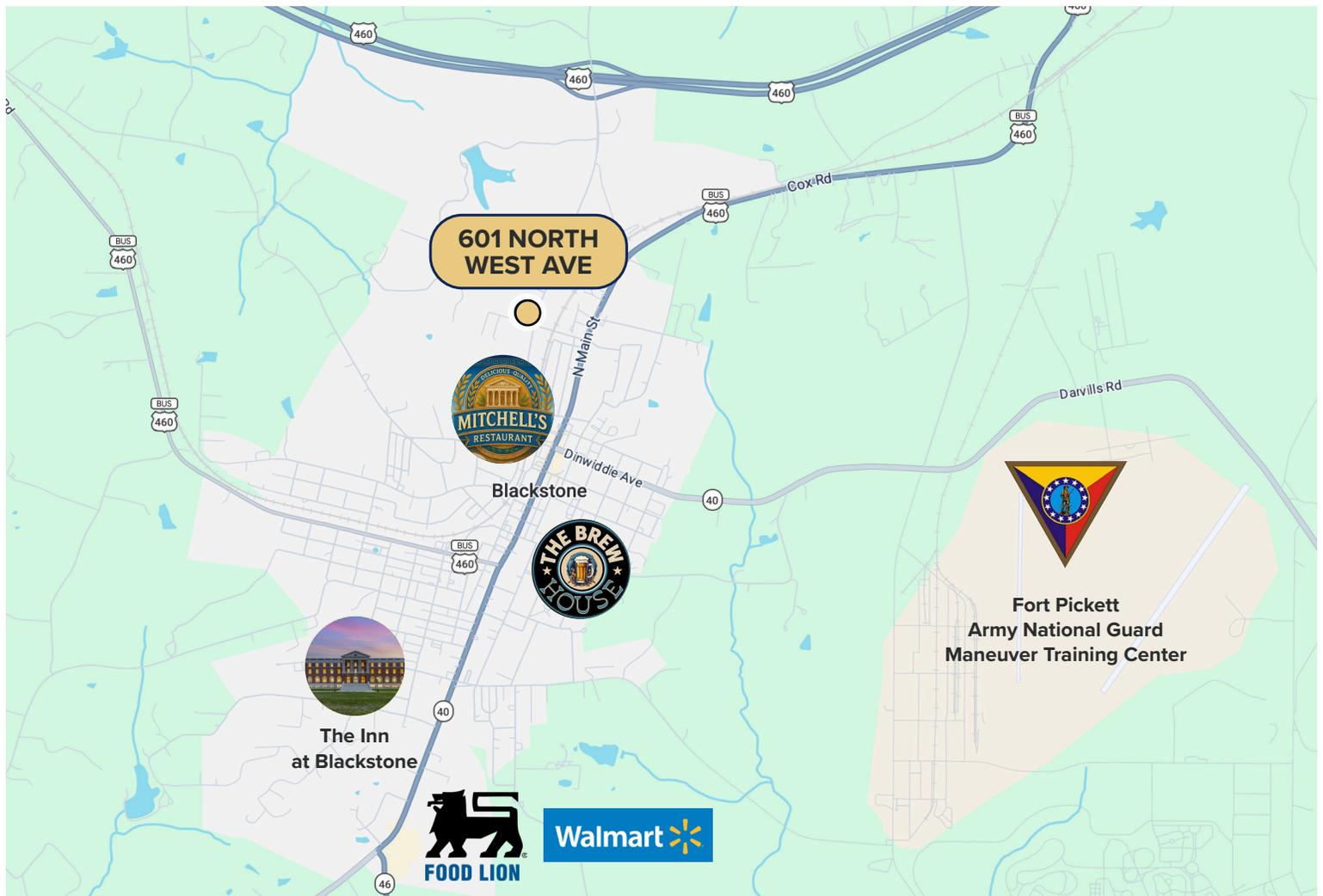
The current lease with JKOZ Engineering, a custom seal and gasket company for the defense and aerospace industry, has been in place for over two years. The well located building just off route 460 is approximately 47,100 SF and has four loading docks, and four drive-in doors.

Due to the continued healthy demand the industrial market in Central Virginia area is very strong. Rental rates have grown significantly in recent years and are still extremely stout. Blackstone is well located on route 460 with easy access to Petersburg, Richmond and Raleigh, NC, making it an excellent distribution location for the entire East Coast.

601 North West Avenue has a Triple Net Lease structure with tenant responsible for all real estate taxes, building insurance, utilities and maintenance. The buyer of this property will be able to secure a robust return with very little management headaches.

QUICK FACTS	
ADDRESS	601 North West Ave Blackstone, Va 23824
PID	50A13-1-1
ZONING	M-2
AC	4
GLA	47,100 SF
YEAR BUILT	1980
PRICE	\$1,900,000





BLACKSTONE

The small town of Blackstone sits in Southside Virginia, adjacent to the Virginia National Guard installation at Fort Pickett. In town, the community offers a quaint Main Street bustling with local businesses, a rarity for the region. It has shopping, dining and doctor's offices. Blackstone offers small-town charm and a true downtown feel while still providing the amenities most people want.

Main Street is the primary commercial corridor through Blackstone, and the downtown area has been recognized by Main Street America and the Virginia Main Street program. The storefronts maintain a classic, all-American look, with traditional streetlights and minimal overhead clutter, reflecting the pride local business owners take in the area. Local staples include the Brew House, known for its burger combos, and diner-style favorites at Mitchell's Restaurant. The Inn at Blackstone recently opened as a new boutique hotel, providing a hub for visitors near downtown. A shopping center at the south end of Main Street includes a Food Lion, with a Walmart Supercenter just around the corner.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENTS



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