

FOR LEASE

TECHNOLOGY ZONE

Industrial Space

1703 Ruffin Mill Road | Chesterfield, VA 23834



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 104,000± SF available for lease
- › 34' - 36' ceiling height
- › Five (16' x 24') grade level doors and six dock high doors
- › 3,000 amps 277/480v 3-phase power
- › Fully fenced and secure facility
- › Large truck court and ample parking can be used for outdoor storage
- › Heavy industrial I-2 zoning
- › Located in Chesterfield County Technology Zone
- › Excellent access to I-95
- › Existing 750± SF office space with ability to build-to-suit additional office
- › Will consider demising
- › Rental Rate: Call Agents for pricing

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.



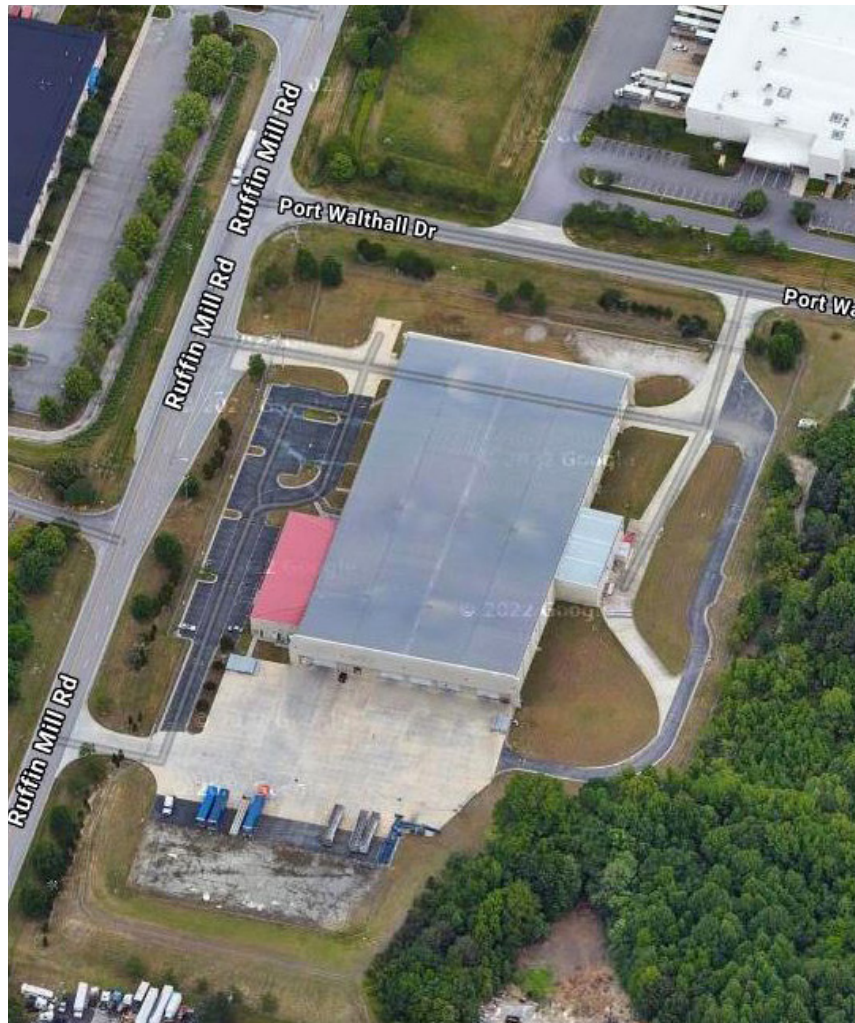
↑
Warehouse: 6 dock high doors



↑
Grade level doors: Five (16' x 24')



↑
Large truck court and ample parking can be used for outdoor storage





SURROUNDING BUSINESSES

Honeywell

FedEx **Campofrio**
Freight

DSC

Quality Value Service
SOUTHEAST INDUSTRIAL EQUIPMENT INC.

Hillphoenix

R/L CARRIERS

AXIAL INDUSTRIAL
OF TECHNOLOGY SOLUTIONS

Sabra **C.W. WRIGHT**

POREX
Filtration Group

DRIVE TIMES

Washington DC

126 Miles

Baltimore

164 Miles

Raleigh

138 Miles

Philadelphia, PA

264 Miles

Norfolk, VA

83 Miles

Richmond International Airport

18 Miles

Richmond Marine Terminal

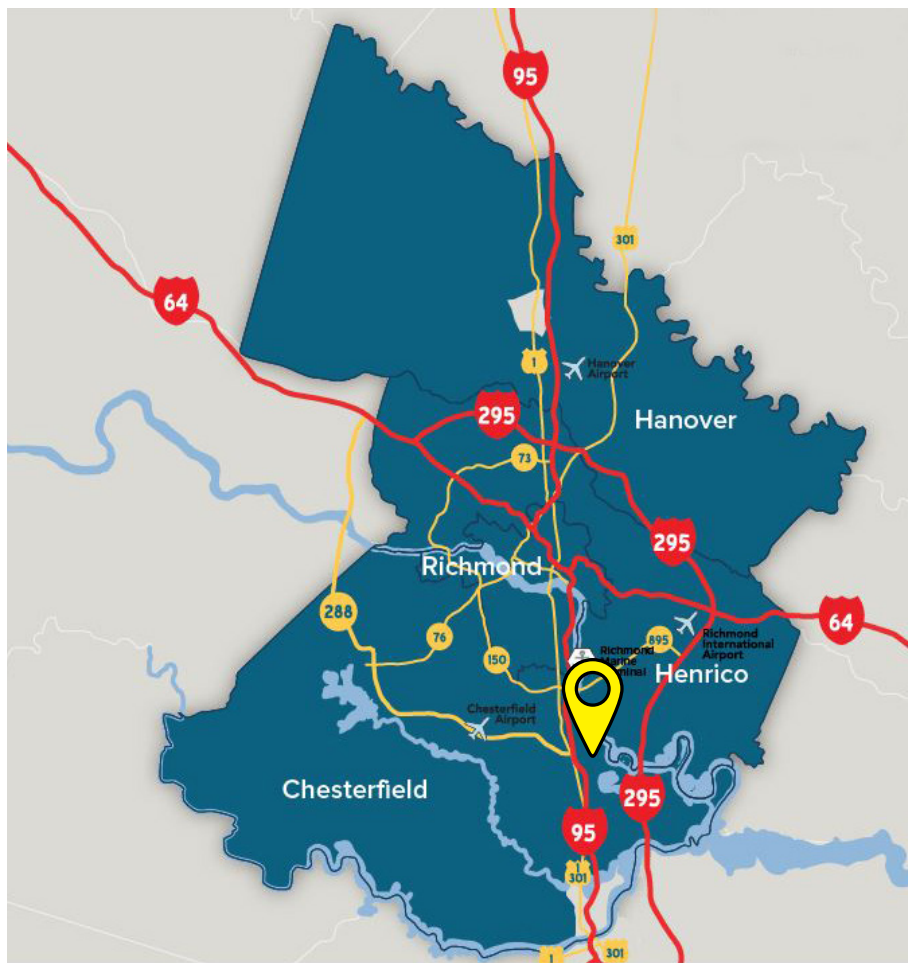
13.7 Miles

Norfolk Marine Terminal

69.5 Miles

Virginia International Gateway

94 Miles



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MARKET OVERVIEW

CHESTERFIELD LOCATION

11,623+
COMPANIES

388,000
POPULATION

Ever expanding number of large, medium, and small businesses.

Some of the biggest brands...



MARKET ACCESS DEPENDS ON LOCATION

Chesterfield is a one-day drive of 45% of the U.S. population. Our region features a world-class transportation system with four interstates, an international airport and river access to one of the nation's most advanced seaports.

There are more than 40 courier service companies — scheduled and rush, local, intrastate, and interstate.

United Parcel Service's 350,000-square foot regional hub facility operates 24 hours a day and has later pick-up times in Chesterfield than in other parts of the state.

Companies in Chesterfield can easily ship cargo overseas with nearby access to the Richmond Marine Terminal and the Port of Virginia.

Chesterfield County, Virginia: A Perfect Choice for Business Success

- › Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- › Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business.
- › The climate in Chesterfield is business friendly with a very competitive business environment and a local government committed to economic development.
- › Chesterfield County has a well-designed and developed infrastructure system in place with a commitment to enhancing infrastructure for future projects.
- › Chesterfield is a great location for a wide range of businesses offering a competitive tax structure with attractive incentives for new businesses.
- › The abundance of qualified labor and the county's quality of life have been key factors in attracting retailers, manufacturing companies and corporate headquarters.

CHESTERFIELD COUNTY IS A FIRST CHOICE COMMUNITY FOR RESIDENTS, BUSINESSES AND VISITORS IN WHICH TO LIVE, WORK, RAISE A FAMILY AND PLAY.

REWARDING LIFESTYLES

CONVENIENT LOCATION

EXCEPTIONAL ENVIRONMENT

ENGAGING HISTORY

SOURCE: chesterfieldfits.com

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