

# FOR LEASE

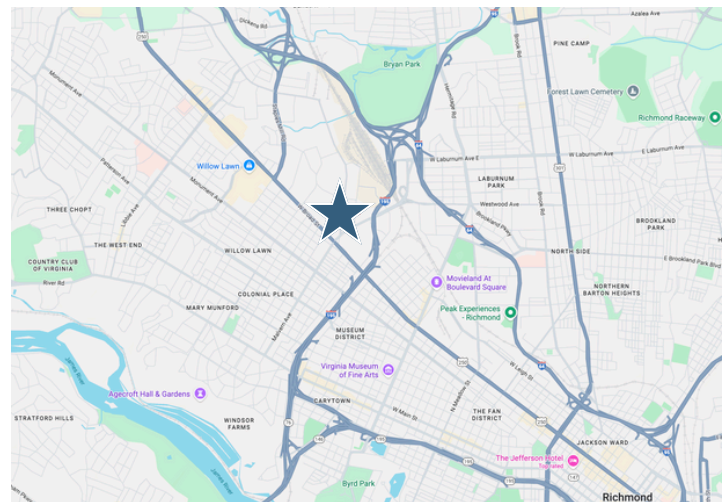
**POLLARD & BAGBY**  
REAL ESTATE

## 4109 W Clay St, Richmond, VA 23230



### PROPERTY FEATURES:

- Approximately 12,040 SF (3,250 SF office) warehouse available
- \$10/SF net of utilities, base year taxes
- Additional 1,500 square feet of heated warehouse space included
- 2 dock high loading doors
- Fully conditioned warehouse
- 12' clear height
- On-site parking
- M-1 Zoning (Henrico County)



### CONTACT:

#### **Lebs Breeden, CCIM**

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Management Associate  
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#### **Pollard & Bagby, Inc.**

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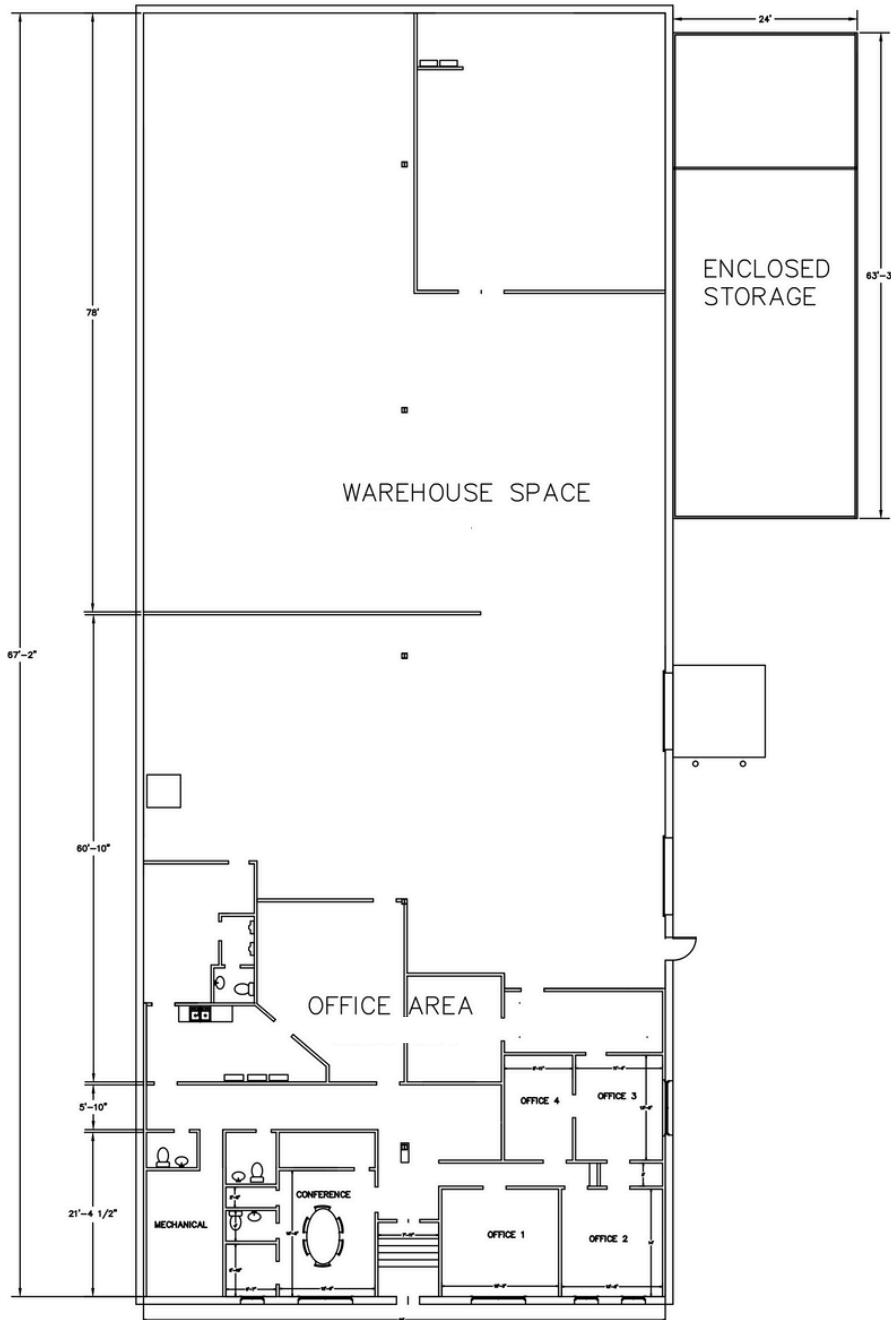
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## FLOOR PLAN:



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