

FOR LEASE | 54,000-112,000 SF WAREHOUSE FACILITY

1700 RICHMOND HIGHWAY

RICHMOND, VA 23224

***New Roof Installed Q1 2025**



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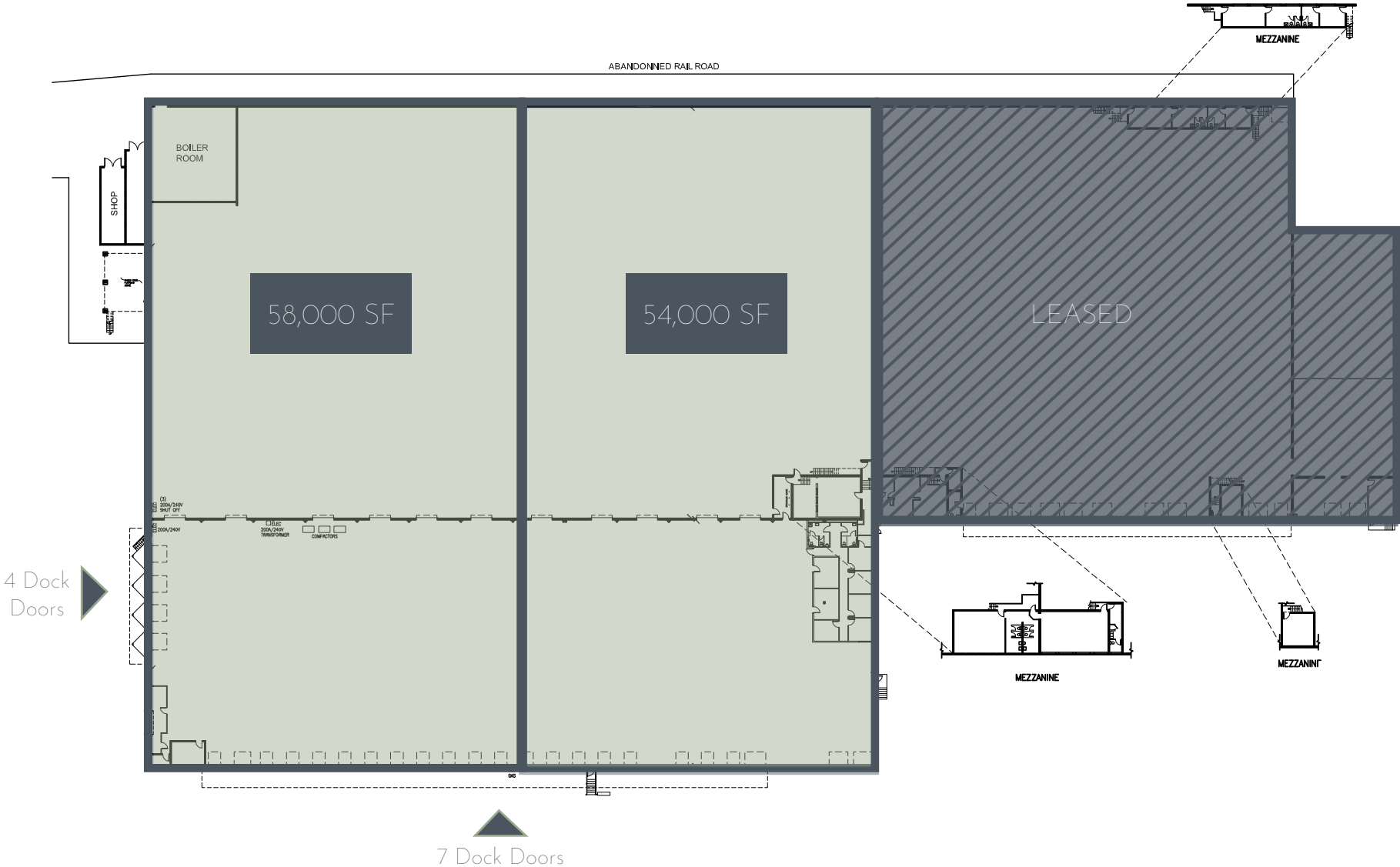
PROPERTY HIGHLIGHTS



PROPERTY FEATURES

- > New ownership
- > 54,000-112,000 SF for lease
- > Up to 1.1 acres of IOS/Parking
- > 11 total dock positions (9'x10')
- > Recent improvements:
 - > New roof
 - > Fresh paint
 - > Perimeter fencing with gated access
 - > Exterior lighting
 - > Improved dock high loading
- > Opportunity for additional parking and outdoor storage
- > LED motion sensor lights throughout warehouse
- > Wet sprinkler
- > 16-22' clear height
- > Renovated offices
- > M-1 zoning

PROPERTY FLOOR PLAN



CENTER OF INDUSTRIAL DEVELOPMENT



DOWNTOWN RICHMOND



ROCKETTS LANDING

MANCHESTER



I-95 / Maury St
Interchange
2.1 Miles / 5 Min



LUCK
STONE



1700 RICHMOND HWY



PhilipMorrisUSA
an Altria Company

Bells Road
Interchange
2.0 Miles / 5 Min

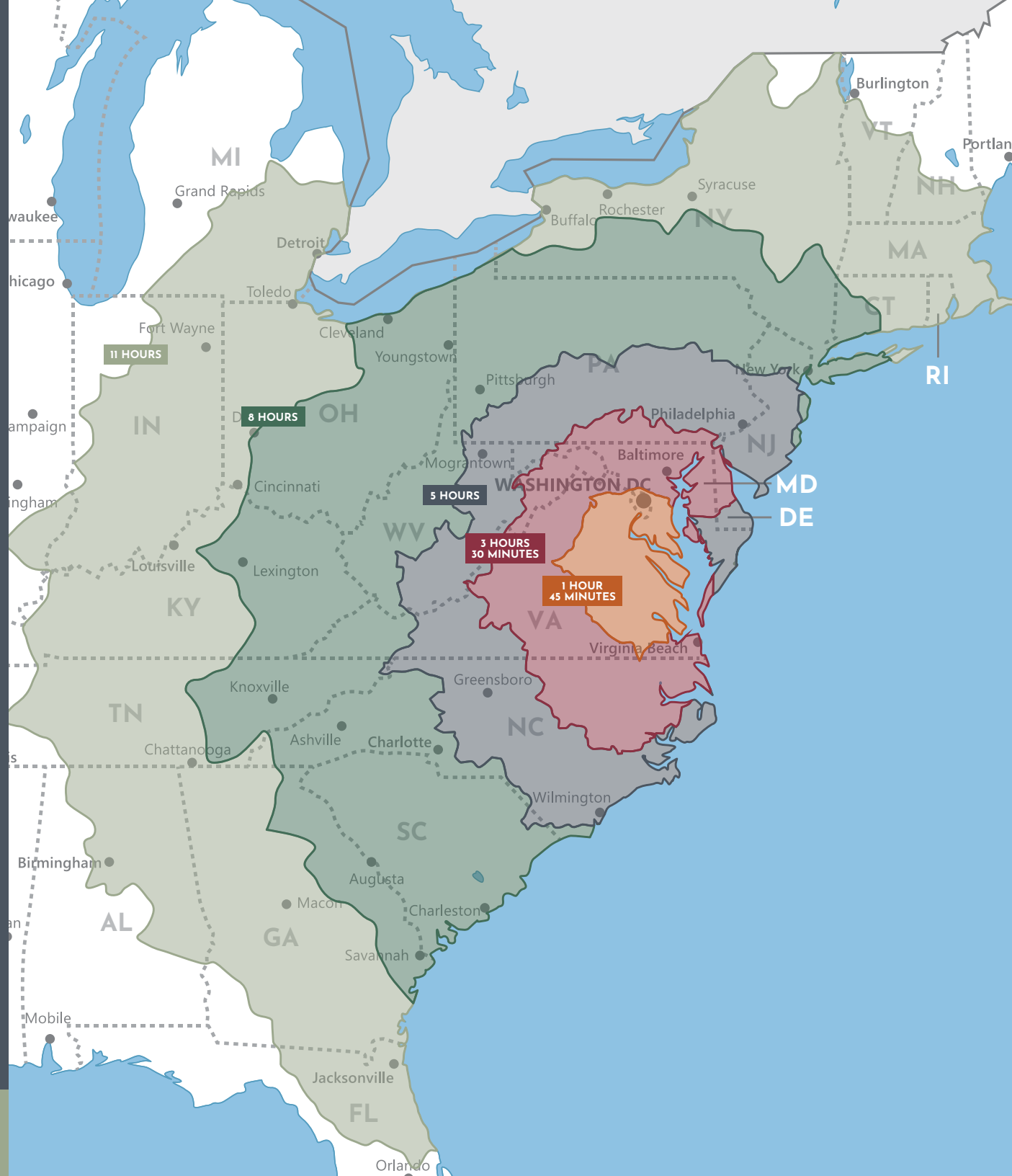
AMAZON
FULFILLMENT
CENTER



CENTRAL EAST COAST LOCATION

DRIVE TIME MAP

- > Within 500 miles of 60% of the nation's consumers
- > Access to an extensive network of highways, including I-64, I-95, I-85, and I-295
- > Access to more than 100 motor freight companies serving the area
- > Access to rail freight service through CSX and Norfolk Southern
- > Access to Richmond International Airport (RIC) which transports more than 85 million lbs of cargo annually
- > Located in foreign trade zone #207
- > Port of Virginia is under 100 miles away





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