

FOR LEASE

OUTDOOR STORAGE

Industrial/Flex

13301 Ramblewood Drive | Chester, VA 23836



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 8,000± SF warehouse space for lease with outdoor storage
- › 16' - 18' clear ceiling with six (6) 10' x 14' roll-up doors
- › 7 shop offices with bathrooms and mezzanine storage
- › 3 Phase 120/208V, 800 Amp service
- › Small laydown yard adjacent - outdoor storage allowed (I-3 zoning)
- › Lease Rate: \$12.50/SF, NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,162	30,304	72,575
AVERAGE HH INCOME	\$68,610	\$100,213	\$96,742
DAYTIME EMPLOYEES	3,511	16,185	30,496

FOR MORE INFORMATION:

MICHAEL MAYHEW

First Vice President

804-250-1345

mmayhew@commonwealthcommercial.com

CHIP LOUTHAN, SIOR

Senior Vice President

804-324-7206

clouthan@commonwealthcommercial.com

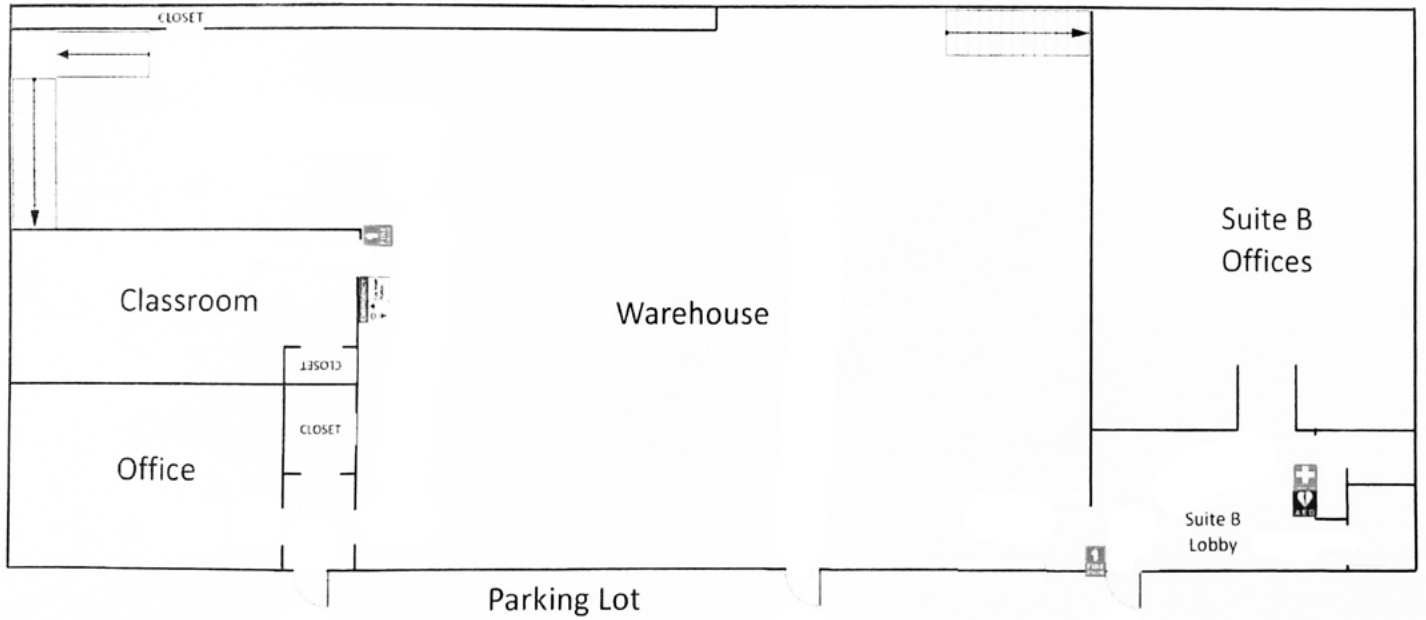
Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



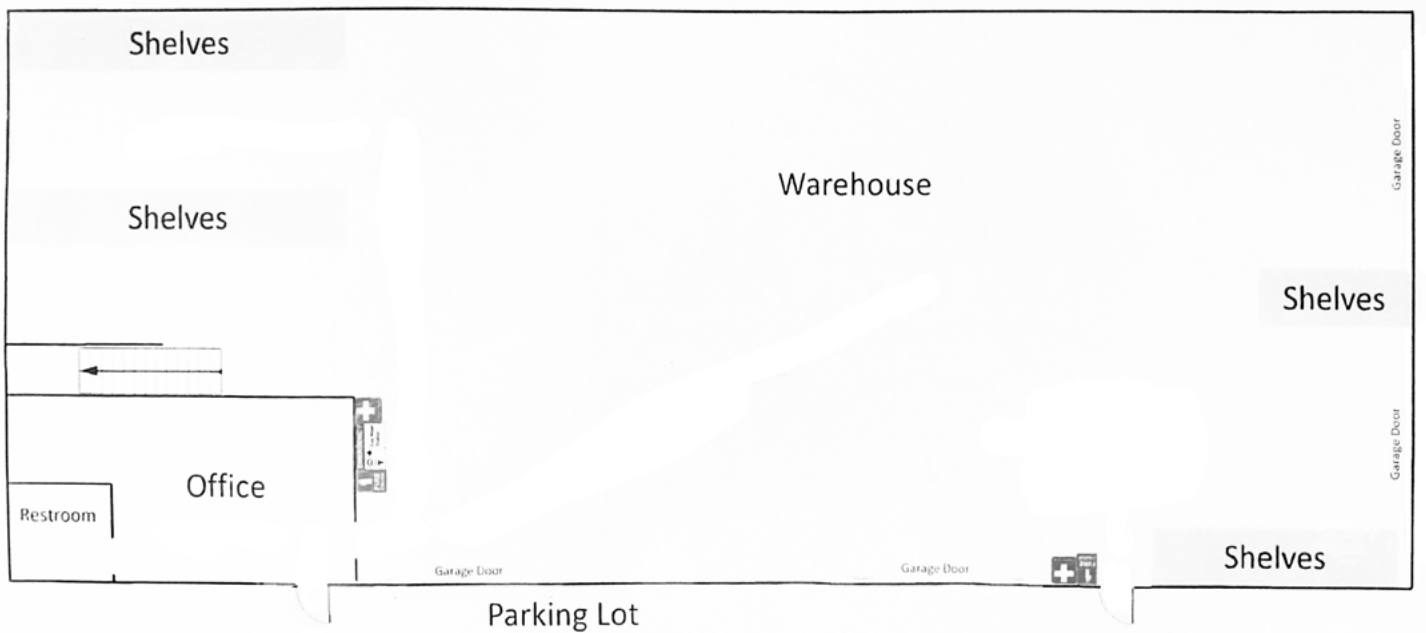
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FLOOR PLANS

Left Side of Warehouse



Right Side of Warehouse



MARKET OVERVIEW

CHESTERFIELD SNAPSHOT

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.

SOURCE: chesterfieldfits.com



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