

FOR LEASE

2001 Bellwood Road
North Chesterfield, VA 23237

85,549 +/- SF Industrial
Warehouse
5 - 20 +/- Acres Available

Richmond MSA

I-3 Heavy Industrial Zoning
Outside Storage
Permitted by Right



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85,549 +/- SF Industrial Warehouse

5-20 +/- Acres Available

I-3 Heavy Industrial Zoning

22' - 27' Warehouse Ceiling Heights

24' x 50' Column Spacing

(19) Loading Dock Doors & (2) Drive In

Outside Storage Permitted by Right

\$7.75 / SF NNN

Prime Location

Strategically located and easily accessible via major transportation routes, including I-95, I-64, and I-295 facilitating efficient transportation and logistics.

Proximity to Key Markets

Located within the Richmond MSA along the I-95 corridor and in close proximity to major commercial hubs and transportation networks, this property is ideal for businesses that require easy access to regional, national, and even international markets.

I-3 Zoning Heavy Industrial

The property's zoning permits a wide range of industrial uses, making it ideal for manufacturing, warehousing, and distribution activities.

High Warehouse Ceilings

Warehouse ceiling heights ranging from 22' to 27', accommodating large equipment and providing ample vertical storage space.

Loading and Drive-In Doors

Equipped with 19 loading dock doors and 2 drive-in doors, facilitating smooth and efficient loading and unloading operations.



The Chesterfield County Technology Zone offers a range of advantages for businesses. Being in the Technology Zone is an attractive destination for companies looking to grow and thrive in a technology-focused environment.



Tax Incentives: Businesses within the Technology Zone may be eligible for various tax incentives, including reduced machinery and tool taxes, sales and use tax, and business license tax exemptions. These incentives can significantly lower operating costs.



Supportive Regulatory Environment: Chesterfield County is known for its business-friendly regulatory environment. This includes streamlined permitting processes and a responsive local government that is committed to supporting the growth of businesses.



Potential for Growth and Expansion: Being in a Technology Zone positions businesses for growth and expansion. The environment is conducive to attracting investors, partners, and customers who are seeking cutting-edge technology solutions.



Access to a Skilled Workforce: Chesterfield County is home to a diverse and well-educated workforce. This ensures that businesses can utilize skilled talent to support their operations.



Collaborative Environment: The Technology Zone fosters a culture of collaboration and innovation. Businesses benefit from being part of a community where they can continuously network and work with other companies.



84 LUMBER



SITE

BarefootSpas

ABILENE MOTOR EXPRESS

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**I-95 Exit 64
Willis Road
1.5 Miles | 4 Min.**



PITT OHIO
SUPPLY CHAIN • GROUND • LTL • TL

Google

RICHMOND
INTERNATIONAL AIRPORT
11.7 Miles

895

INTERSTATE
95

 **THE PORT OF VIRGINIA**
4.9 Miles

WMM



MAGELLAN[®]

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INTERSTATE
95