

# FOR LEASE

2001 Bellwood Road  
North Chesterfield, VA 23237

**Richmond MSA**

38,976 +/- SF  
Industrial Warehouse

Outside Storage Available  
I-3 Heavy Industrial Zoning

38,976 +/- SF  
Available

**FERGUSON**



Fort Darling Road

Bellwood Road

Terry Earnest, CCIM  
(804) 651-0274  
[terry@ccrealtyllc.com](mailto:terry@ccrealtyllc.com)

Parker Hall  
(804) 339-7639  
[parker@ccrealtyllc.com](mailto:parker@ccrealtyllc.com)

Chesterfield Commercial Realty  
5001 West Village Green Drive, Suite 203  
Midlothian, VA 23112



## 38,976 +/- SF Industrial Warehouse

## I-3 Heavy Industrial Zoning

## Outside Storage Available

## 22' - 27' Warehouse Ceiling Heights

## 24' x 50' Column Spacing

## (6) Loading Dock Doors

# ESFR Sprinkler System

## 3 Phase Power

**\$9.75 / SF NNN**

## Close to Meadowville Technology Park



## 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 Doors

Equipped with 6 loading dock 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.

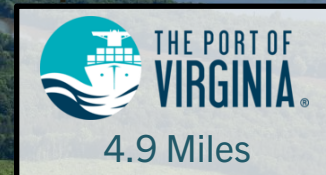


**Access to a Skilled Workforce:** Chesterfield County is home to a diverse and well-educated workforce. This ensures that businesses can utilize skilled talent to support their operations.



**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

**PEPSICO**

**iFIT**

**XPO Logistics**

**amazon**



**PITTOHIO**  
SUPPLY CHAIN • GROUND • LTL • TL

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

Google