




For Sale

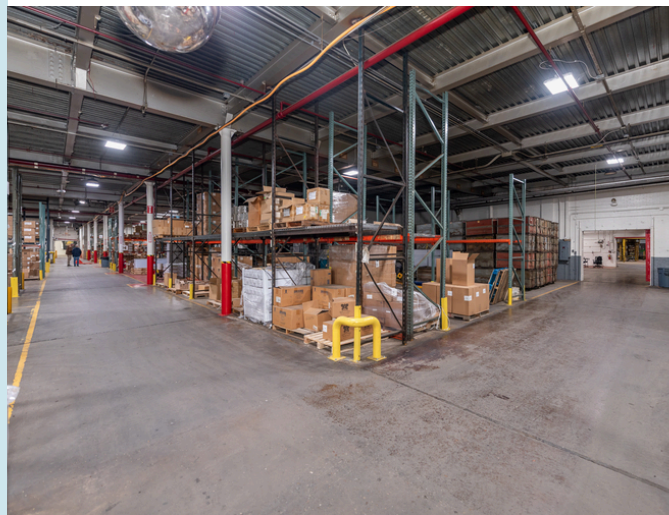
600 Perdue Avenue, Richmond, VA, 23224

 **JLL** SEE A BRIGHTER WAY

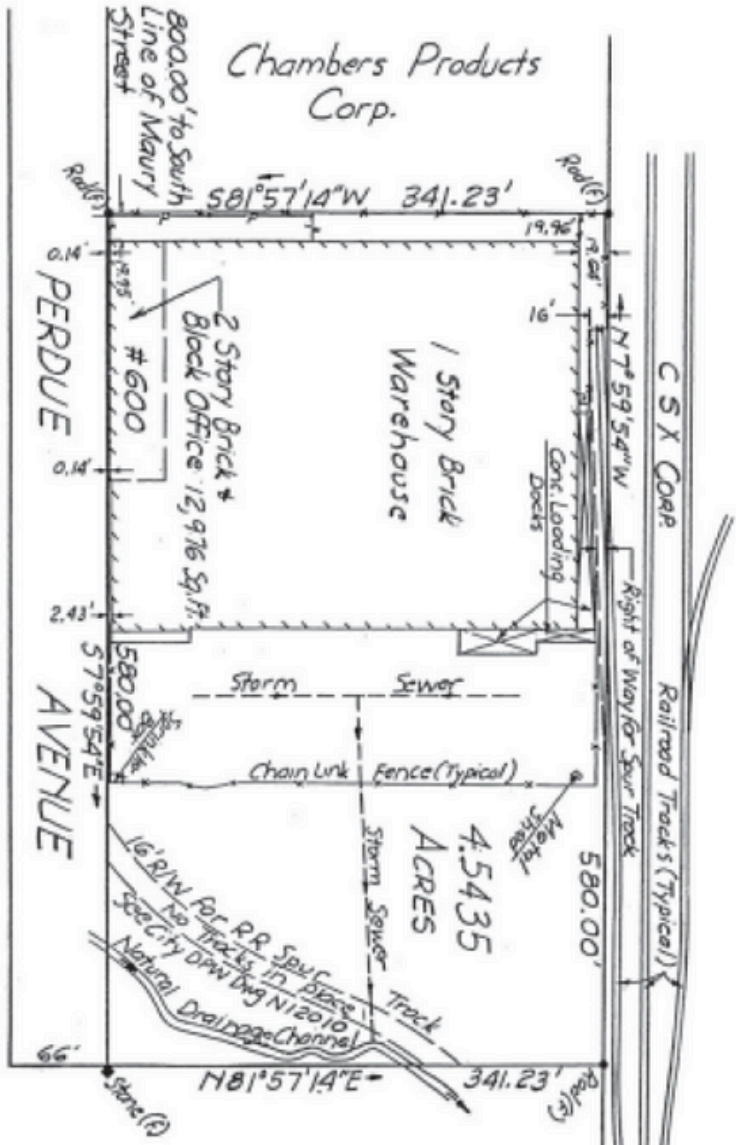
600 Perdue Avenue
Richmond, VA

Property Features

- 90,802 RSF infill manufacturing/distribution facility
- Two story +/- 12,000 RSF office area, recently refurbished
- 4.54 acres
- 1.5 miles to Interstate 95
- Close Proximity to CBD and Manchester Amenities
- Approx. 16' ceilings
- 4 dock positions
- Fenced truck court
- Extra land for expansion, outside storage or expansion
- New HVAC units installed in 2023
- Partially conditioned warehouse
- Wet Sprinkler System
- 208 V 3 phase power



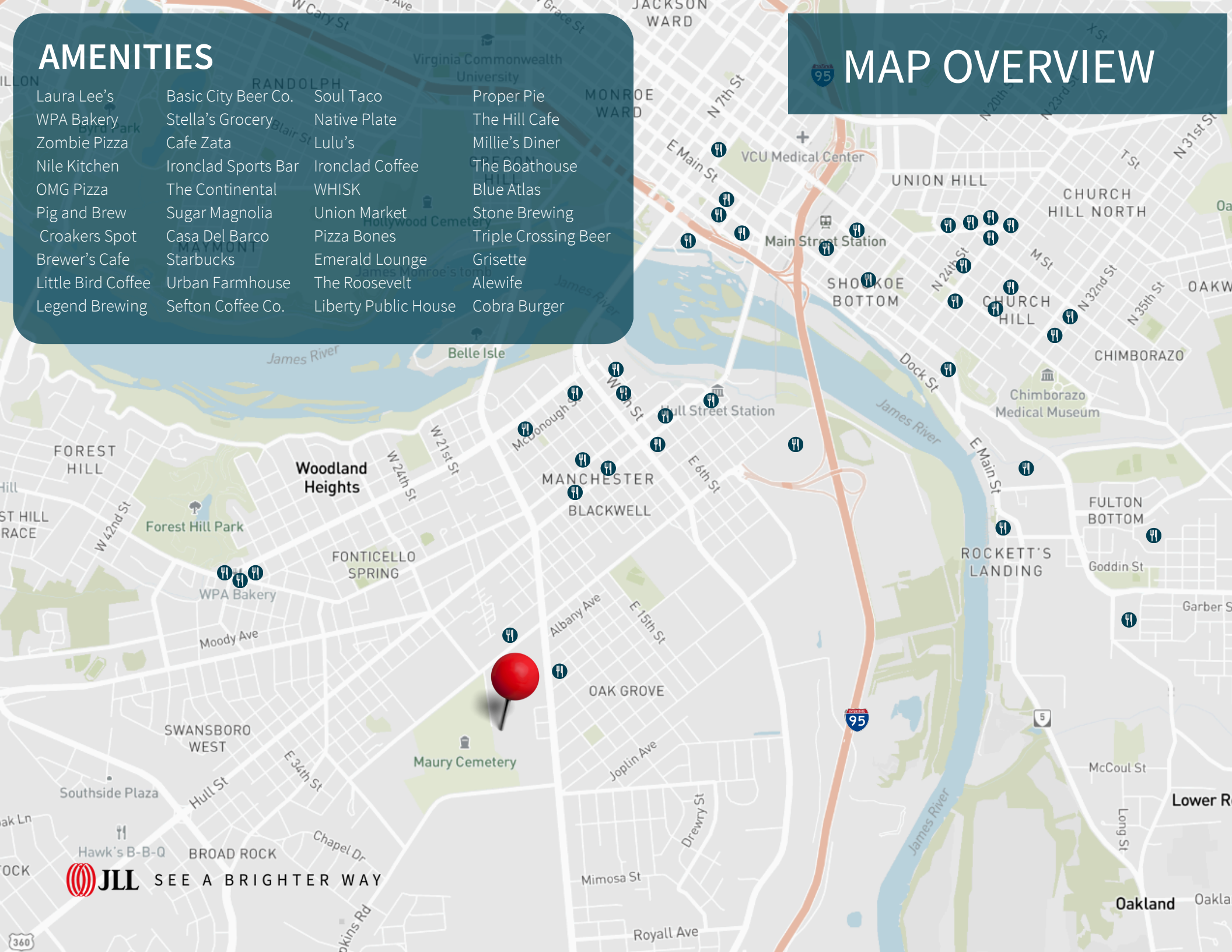
SITE PLAN



AMENITIES

- | | | | |
|--------------------|---------------------|----------------------|----------------------|
| Laura Lee's | Basic City Beer Co. | Soul Taco | Proper Pie |
| WPA Bakery | Stella's Grocery | Native Plate | The Hill Cafe |
| Zombie Pizza | Cafe Zata | Lulu's | Millie's Diner |
| Nile Kitchen | Ironclad Sports Bar | Ironclad Coffee | The Boathouse |
| OMG Pizza | The Continental | WHISK | Blue Atlas |
| Pig and Brew | Sugar Magnolia | Union Market | Stone Brewing |
| Croakers Spot | Casa Del Barco | Pizza Bones | Triple Crossing Beer |
| Brewer's Cafe | Starbucks | Emerald Lounge | Grisette |
| Little Bird Coffee | Urban Farmhouse | The Roosevelt | Alewife |
| Legend Brewing | Sefton Coffee Co. | Liberty Public House | Cobra Burger |

MAP OVERVIEW



SEE A BRIGHTER WAY



Muscoe Garnett

jmuscoe.garnett@jll.com

+1 (804) 200 6340

Charles Polk, III, SIOR

charlie.polk@jll.com

+1 (804) 200 6419