

FOR LEASE

WAREHOUSE/LAYDOWN YARD

1701 Roseneath Road | Richmond, VA 23230



S.L. NUSBAUM
REALTY CO.

ROSENEATH RD

NORFOLK ST

BUILDING 1

BUILDING 2

BUILDING 3

ROCKBRIDGE ST

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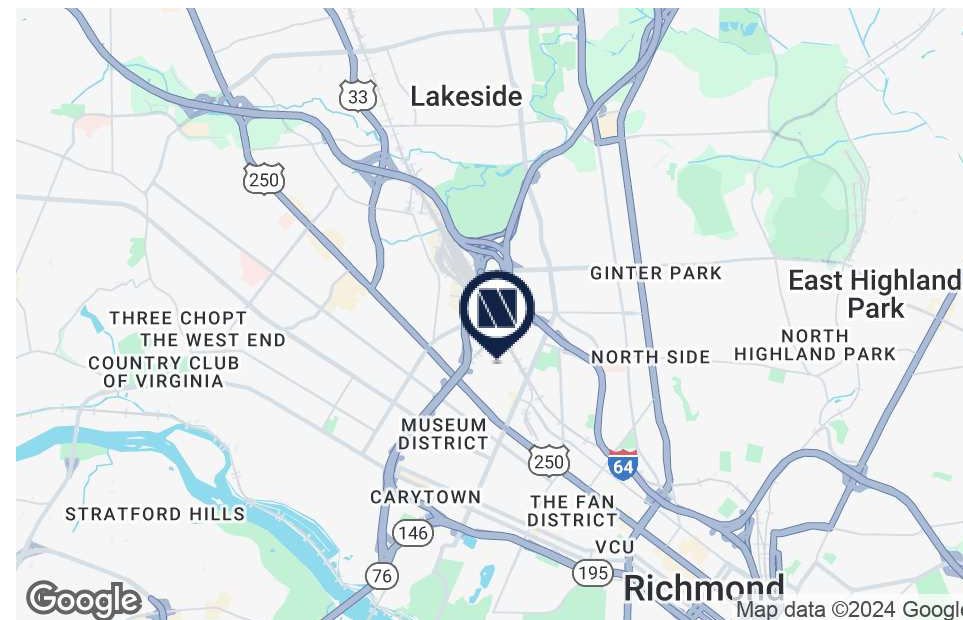
PROPERTY SUMMARY

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OFFERING SUMMARY

Building 1:	8,400 SF \$10,000/mo
Building 2:	4,000 SF \$4,000/mo
Building 3:	4,000 SF \$6,000/mo
Total Lot Size:	1.188 Acres

Scott's Addition Historic District

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Daytime Population	24,698	175,073	356,972
Total Households	9,372	57,650	122,567
Average HH Income	\$112,726	\$111,967	\$103,406

PROPERTY OVERVIEW

Buildings can be leased individually, with or without laydown yard/parking

PROPERTY HIGHLIGHTS

- Short-term lease
- Fenced and secured laydown yard with privacy screening
- Mezzanine for storage in Building 1
- 3,000 SF finished office in Building 1
- Bathrooms and heating in all three buildings
- Building 2 & 3 could be removed for larger lay-down yard or more parking
- Gantry cranes in all three buildings
- Ideal for office and storage usage for nearby construction projects
- Potential for up to 85 parking space

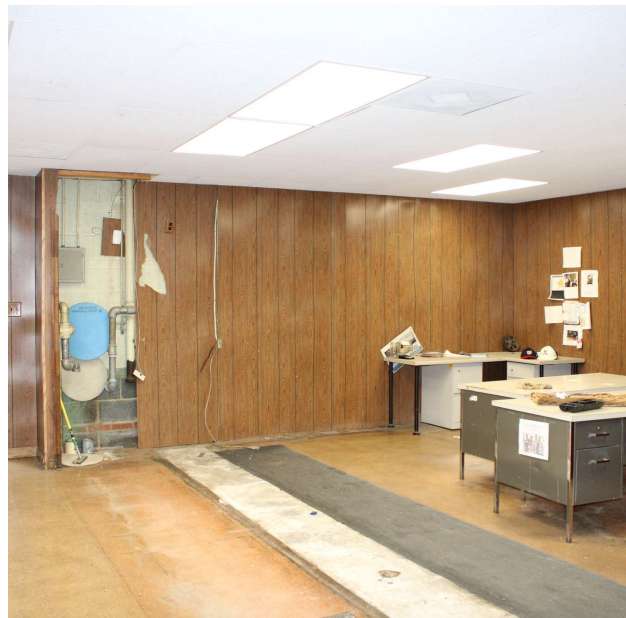
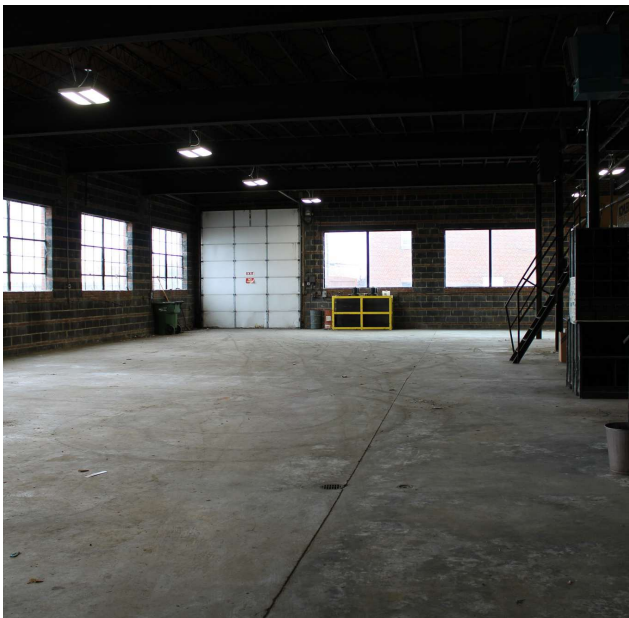
BUILDING 1

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BUILDING 2

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BUILDING 3

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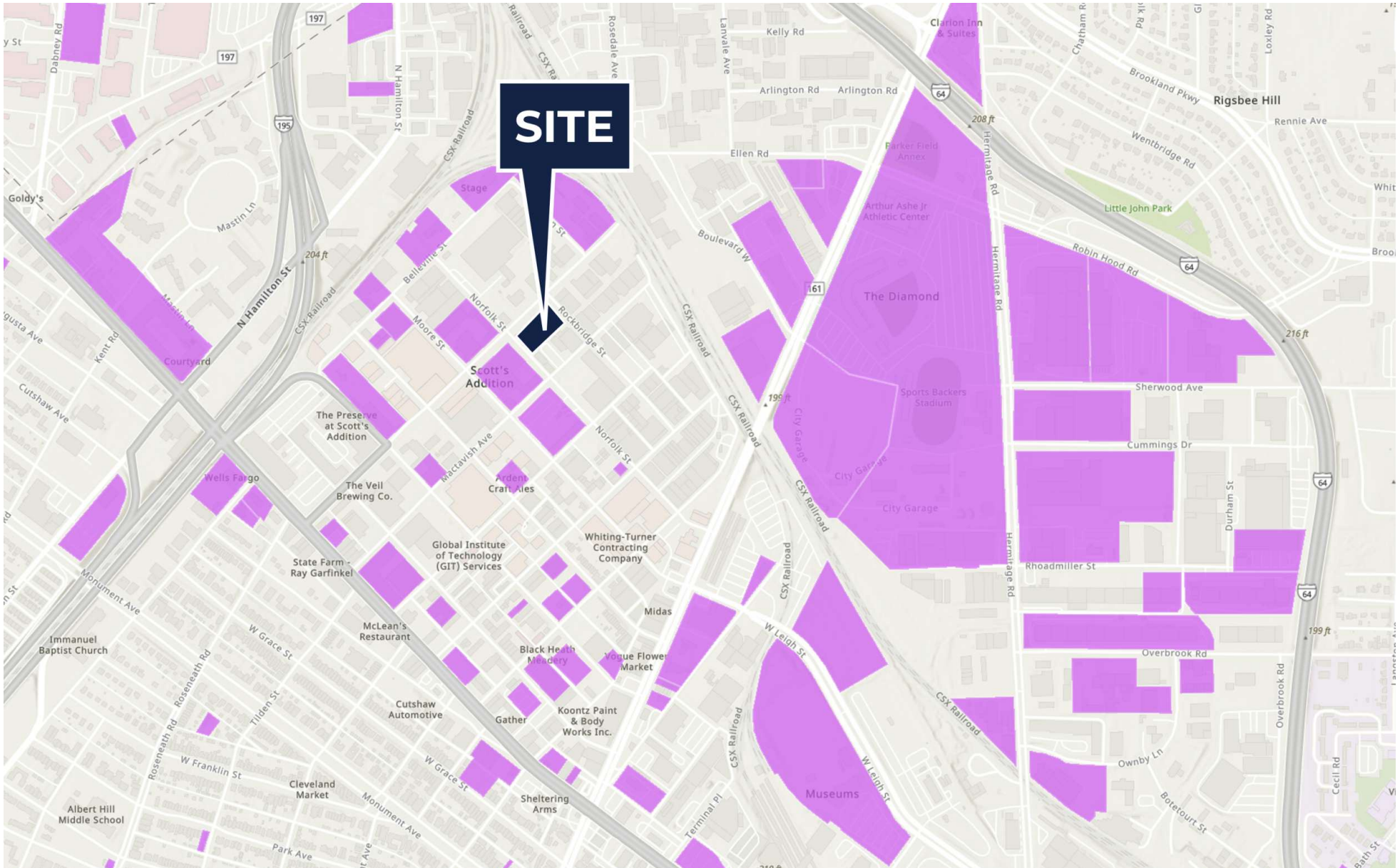
AREA DEVELOPMENT

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CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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