

FOR LEASE

SCOTT'S ADDITION WAREHOUSE

3405 -3407 Carlton Street | Richmond, VA 23230



S.L. NUSBAUM
REALTY CO.



**9,608 SF
AVAILABLE**

**9,790 SF
AVAILABLE**

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PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agents
3405 Carlton St:	9,608 SF
3407 Carlton St:	9,790 SF
Total Available SF:	19,398 SF
Zoning:	B-7
Submarket:	Scott's Addition

PROPERTY OVERVIEW

Prime central location in Scott's Addition with immediate access to I-95, I-64 & I-193, offering unmatched connectivity for business and logistics.

PROPERTY HIGHLIGHTS

- Zoned B-7, this property supports a wide range of uses including industrial (distribution, manufacturing, warehousing), office, retail and general commercial.
- 17' clear
- Three dock doors
- Can be leased together or separately
- Minimal office
- Immediate availability
- **3407 Carlton St is Fully Conditioned**

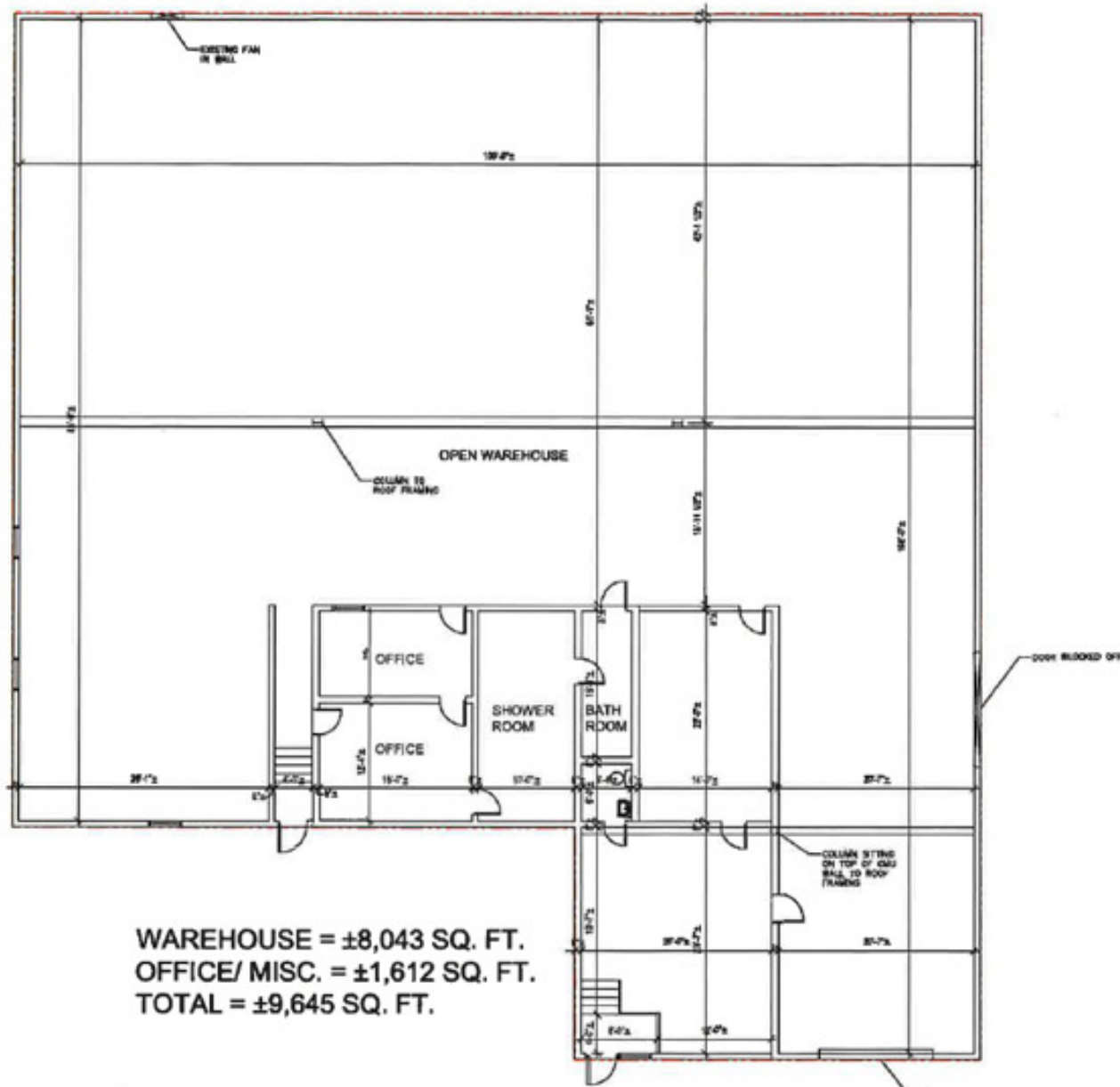
3405 CARLTON ST - FLOOR PLAN

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AREA ENTERTAINMENT

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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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