

# Southpark II

5058 Commerce Rd, Richmond, VA 23234

Presented By:  
Macfarlane Partners, LLC



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## Property Details

Top-quality office space just south of I-95 and Bells Road interchange. Southpark II is located in an Enterprise Zone with easy access to the Port of Richmond and the I-95 and Bells Road interchange. Southpark II is close to downtown ( seven miles) and Richmond Regional Airport (14 miles). The office space has up to three front entrances and three service entrances with truck delivery access located in the back. Southpark II has dual fiber feeds serviced through Comcast and Verizon Fios.

**Price: \$6.95 /SF/Yr**

- Close proximity to I-95 and Port of Richmond.
- Up to three front entrances with full height glass.
- Currently set up as office space with some warehouse.
- Visibility from I-95 with two signs available.

View the full listing here: <https://www.loopnet.com/Listing/5058-Commerce-Rd-Richmond-VA/20770323/>

|                        |                  |
|------------------------|------------------|
| Rental Rate:           | \$6.95 /SF/Yr    |
| Property Type:         | Flex             |
| Property Subtype:      | Office/Warehouse |
| Building Class:        | B                |
| Rentable Building Area | 15,204 SF        |
| :                      |                  |
| Year Built:            | 1987             |
| Taxes:                 | \$0.04 USD/SF/Mo |
| Operating Expenses:    | \$1.15 USD/SF/Mo |
| :                      |                  |

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## Listing space

|           |                  |                   |
|-----------|------------------|-------------------|
| 1st Floor | Space Available: | 15,024 SF         |
|           | Rental Rate:     | \$6.95 /SF/Yr     |
|           | Date Available:  | December 01, 2020 |
|           | Service Type:    | Triple Net (NNN)  |
|           | Space Type:      | Relet             |
|           | Space Use:       | Flex              |
|           | Lease Term:      | Negotiable        |

Office flex space finished as 90% office space and 10% warehouse. Several large offices with full height glass allow natural light along the suite's front. Multiple large areas would work well for conference or training rooms along with large private offices.

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## Major Tenant Information

| Tenant                      | SF Occupied | Lease Expired |
|-----------------------------|-------------|---------------|
| Piedmont Plastics           | 13,176      | August 2021   |
| Southern Fasteners & Supply | 9,210       | June 2023     |

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## Location



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## Property Photos



Three storefront door entrances from parking lot



Visible with close access to I-95

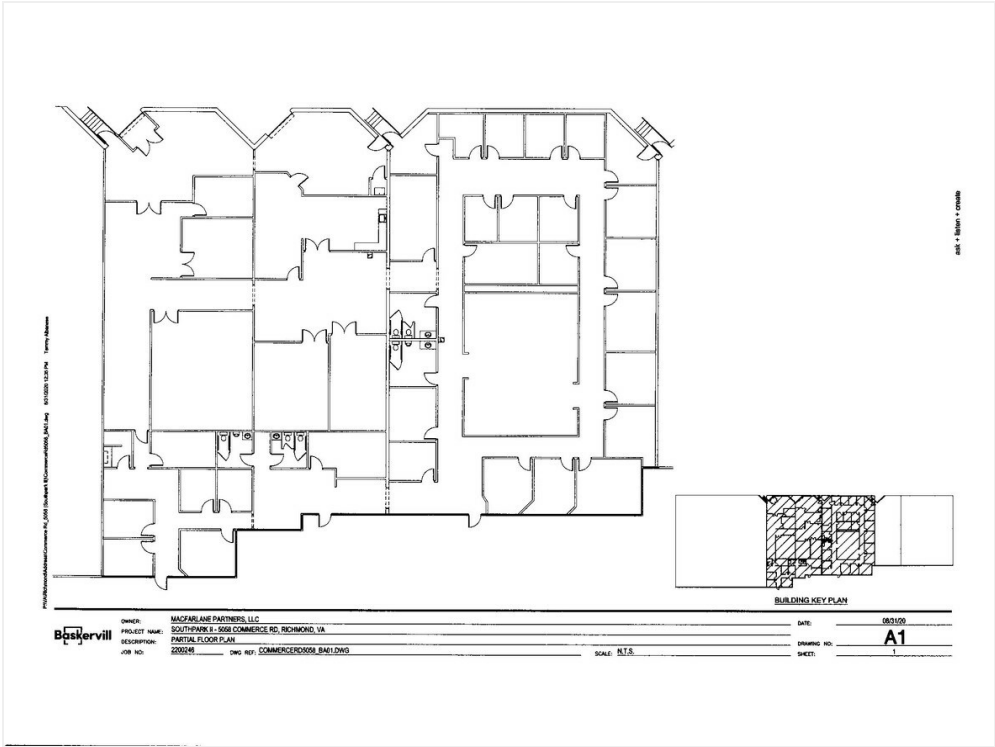
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## Property Photos



Close proximity to Port Terminal



Southpark II Suite 5058

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## Property Photos



Full height glass along front of suite



Corner office with full height glass

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## Property Photos



Large open flex space



Map overview

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