

FOR SALE

HEAVY POWER

Warehouse Facility

1701 W. Hundred Road | Chesterfield, VA 23836



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 77,759± SF warehouse facility situated on 11± acres
- › 4,500± SF office / 73,259± SF warehouse
- › Immediate access to I-95
- › Rail spur potential with CSX mainline
- › Income producing with 55,000± SF immediately available for owner occupant
- › Lease abstract available upon request
- › **Loading:** 15 docks, 2 drive in doors (10' x 10')
- › **Warehouse Configuration:** 16' - 18.5' clear height; 40' x 40' column spacing
- › **Zoning:** Chesterfield I-2 (Heavy Industrial); Outdoor storage allowed by right
- › **Power:** 3 Phase 3,000 Amps for heavy manufacturing
- › **Purchase Price:** \$7,000,000

FOR MORE INFORMATION:

MICHAEL MAYHEW

First Vice President

804-250-1345

mmayhew@commonwealthcommercial.com

BEN BRUNI, SIOR

Senior Vice President, Partner

804-793-0046

bbruni@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



WAREHOUSE INTERIOR

16' - 18.5' warehouse ceiling height, 40' x 40' column spacing

Accommodate heavy parking requirements and outdoor storage

15 dock high loading doors and 2 drive in doors



LEASE HIGHLIGHTS



Hanover Tool, Inc.

Tenant A

8,000± SF

www.hanovertool.com

Warehousing, distribution and retail sale of professional quality, brand name tools and accessories for a wide variety of industries with a special emphasis on automotive, industrial, farm and heavy-equipment applications.



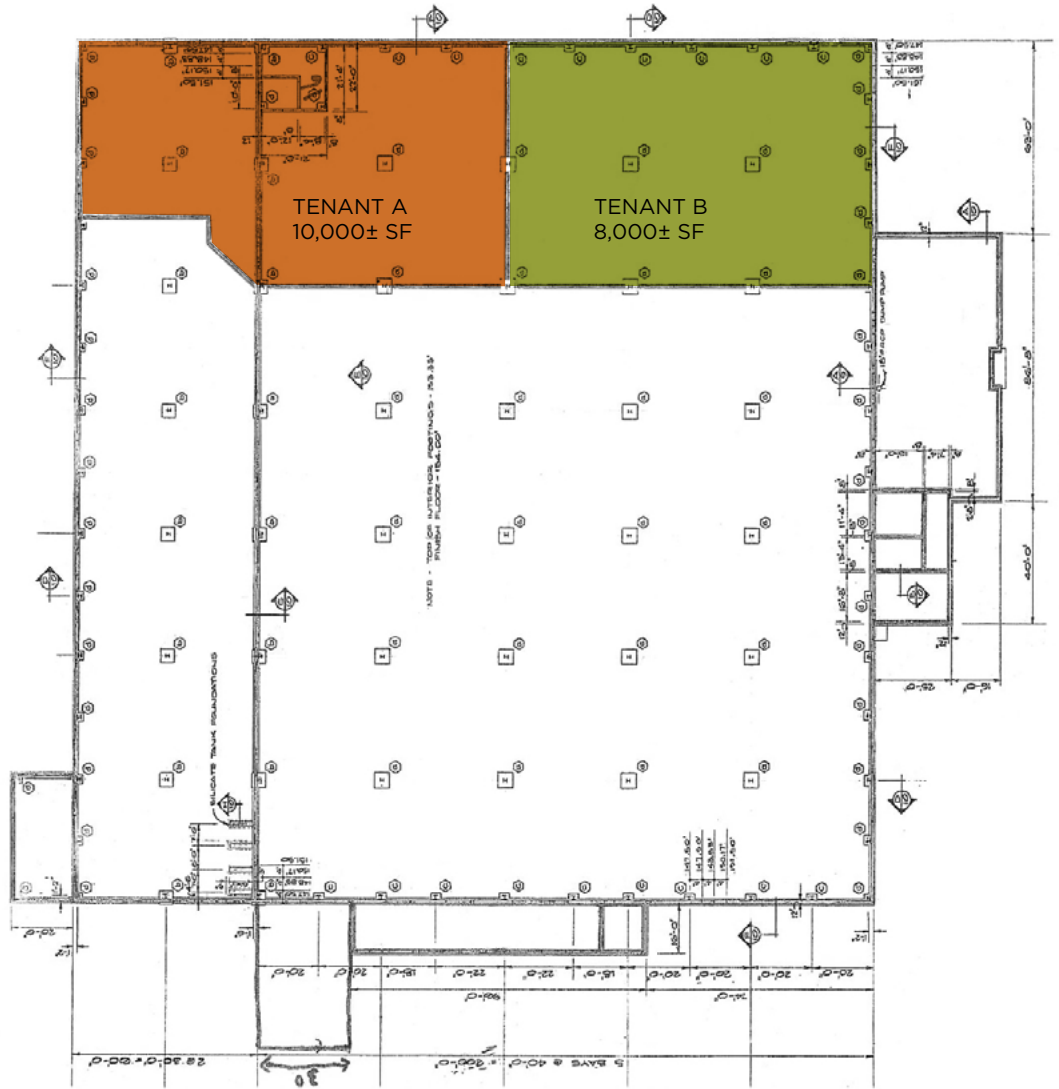
Consolidated Delivery Co.

Tenant B

10,000± SF

www.cdcdelivery.com

Third party logistics provider partnering with consumer goods manufacturers and distributors to cover the Baltimore, Washington, Richmond, Eastern Shore and Tidewater areas.



PROPOSED RAIL SPUR

Sidetrack to serve industry



FOR SALE | 1701 W. HUNDRED ROAD | CHESTERFIELD, VA 23836



MARKET OVERVIEW

CHESTERFIELD SNAPSHOT

MARKET ACCESS DEPENDS ON LOCATION

Chesterfield is a one-day drive of 45% of the U.S. population. Our region features a world-class transportation system with four interstates, an international airport and river access to one of the nation's most advanced seaports.



There are more than 40 courier service companies — scheduled and rush, local, intrastate, and interstate.

United Parcel Service's 350,000-square foot regional hub facility operates 24 hours a day and has later pick-up times in Chesterfield than in other parts of the state.

Companies in Chesterfield can easily ship cargo overseas with nearby access to the Richmond Marine Terminal and the Port of Virginia.

Ever expanding number of large, medium, and small businesses.

Some of the biggest brands...



Chesterfield County, Virginia:

A Perfect Choice for Business Success

- › Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- › Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business.
- › The climate in Chesterfield is business friendly with a very competitive business environment and a local government committed to economic development.
- › Chesterfield County has a well-designed and developed infrastructure system in place with a commitment to enhancing infrastructure for future projects.
- › Chesterfield is a great location for a wide range of businesses offering a competitive tax structure with attractive incentives for new businesses.
- › The abundance of qualified labor and the county's quality of life have been key factors in attracting retailers, manufacturing companies and corporate headquarters.

SOURCE: chesterfieldfits.com

SOURCE: Chesterfield Economic Development

FOR SALE | 1701 W. HUNDRED ROAD | CHESTERFIELD, VA 23836

 **COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions