



1964 PUDDLEDOCK RD

PETERSBURG, VA 23803

INDUSTRIAL FOR SALE



SPACIOUS WAREHOUSE IN OPPORTUNITY ZONE ADJACENT TO FORT GREGG-ADAMS

PROPERTY FEATURES

- ▶ All brick warehouse and laydown yard available for redevelopment or use as existing on 4.95 acres
- ▶ One raised dock (potential for additional) & one drive-in dock
- ▶ Within 5 miles of proposed casino development (Wagner Rd)
- ▶ Adjacent to Puddledock Medical Park
- ▶ Five minutes from Fort Gregg-Adams
- ▶ Easy access to I-95, I-85 and Route 460 (< 2.0 miles)
- ▶ May qualify for grant funding through the Industrial Revitalization Fund (IRF)
- ▶ M-1 Industrial Zoning

PROPERTY FEATURES

Available	Warehouse & land	± 22,400 SF 4.95 acres
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Nearby retail: Lowe's Home Improvement, Swader's Sports Park, Colonial Harley Davidson, Sheetz, Dollar General, FedEx, What-A-Burger, Crossroads Ford, Sleep Inn & Suites

Nearby industrial: Frazier Electrical Contracting, Dominion Chemical, Essex Concrete, CFS Recycling, Advantage Self Storage, R.L. Crowder Construction, Macroseal, Inc., Arc3 Gases

Nearby medical: Virginia Eye Institute, Virginia Physicians for Women, Virginia Ear Nose & Throat, Virginia Family Dentistry, Virginia Urology, CareNow Urgent Care, Virginia Cancer Institute, NeuroCare of Virginia, OrthoVirginia

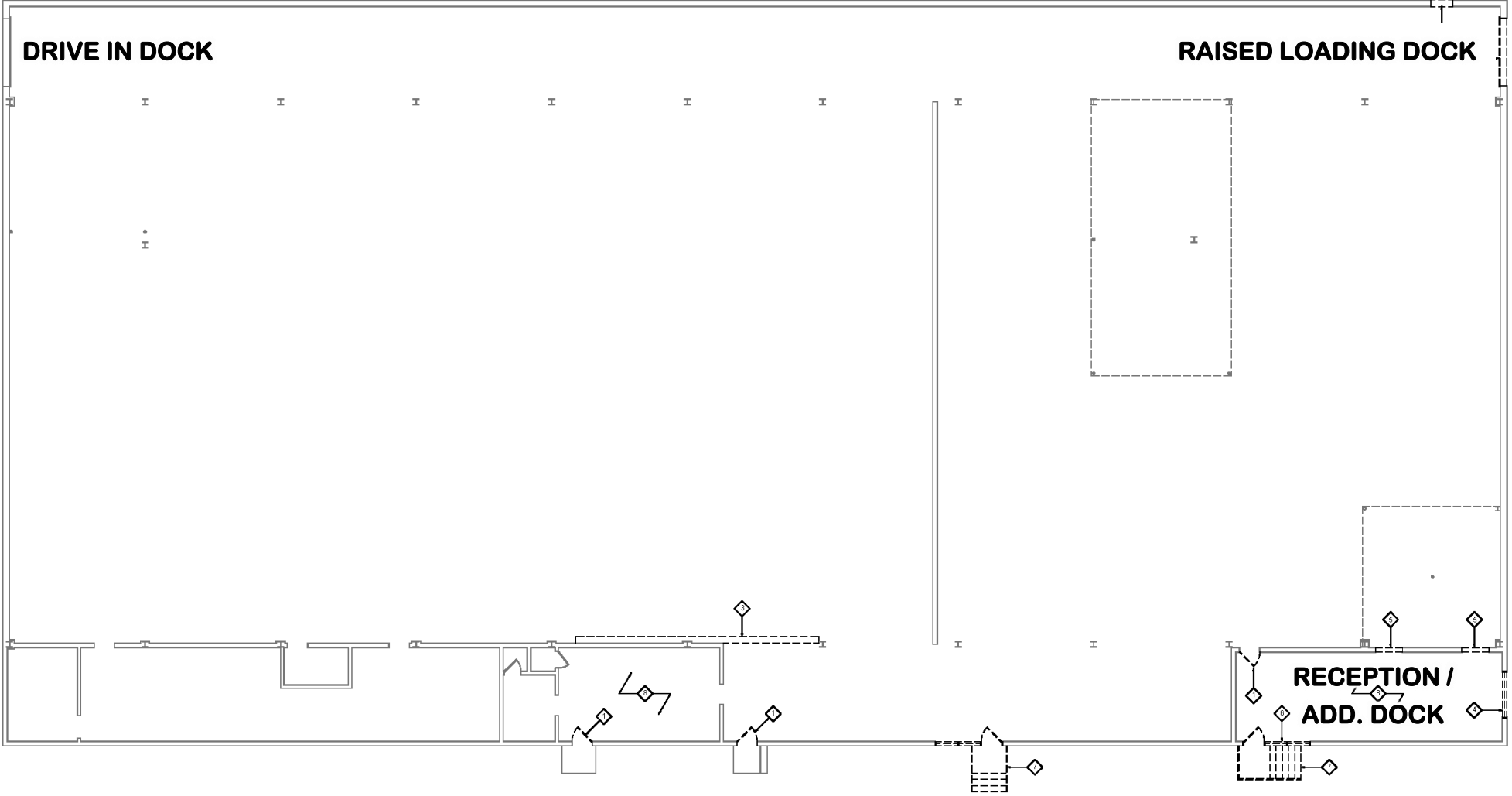
PROPERTY CONTACT

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FLOOR PLAN

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AERIAL



I-95, I-85, ROUTE 460
← 2.0 MILES

FORT GREGG-ADAMS
2.7 MILES →