

FOR LEASE INDUSTRIAL SPACE

8310 Shell Road | Chesterfield, VA 23237



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

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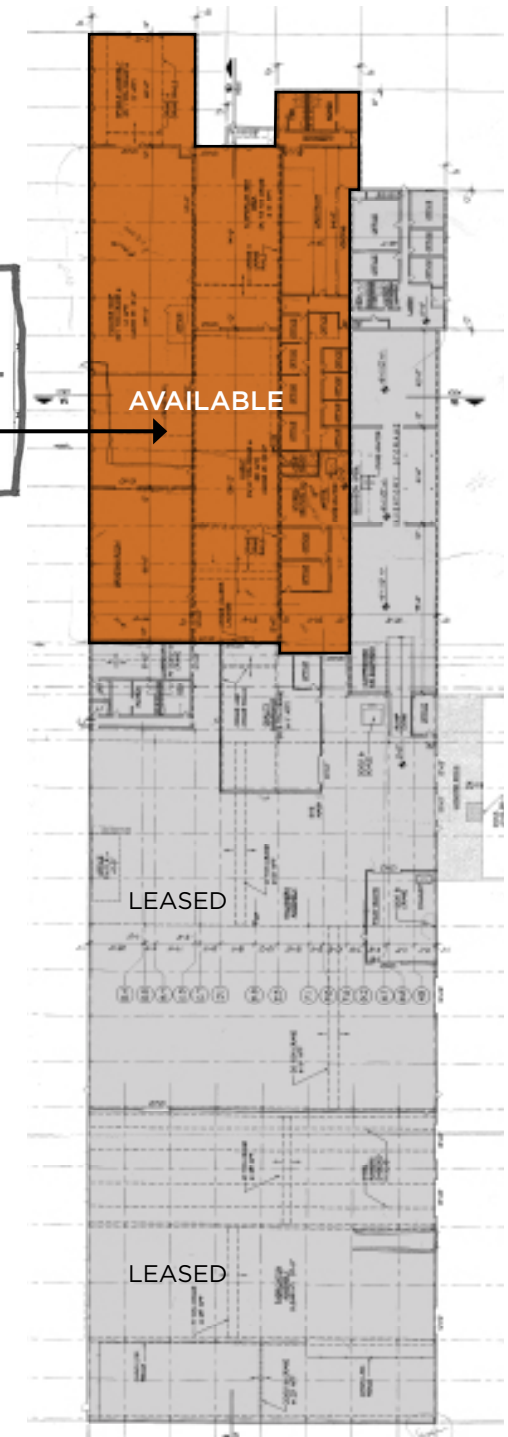
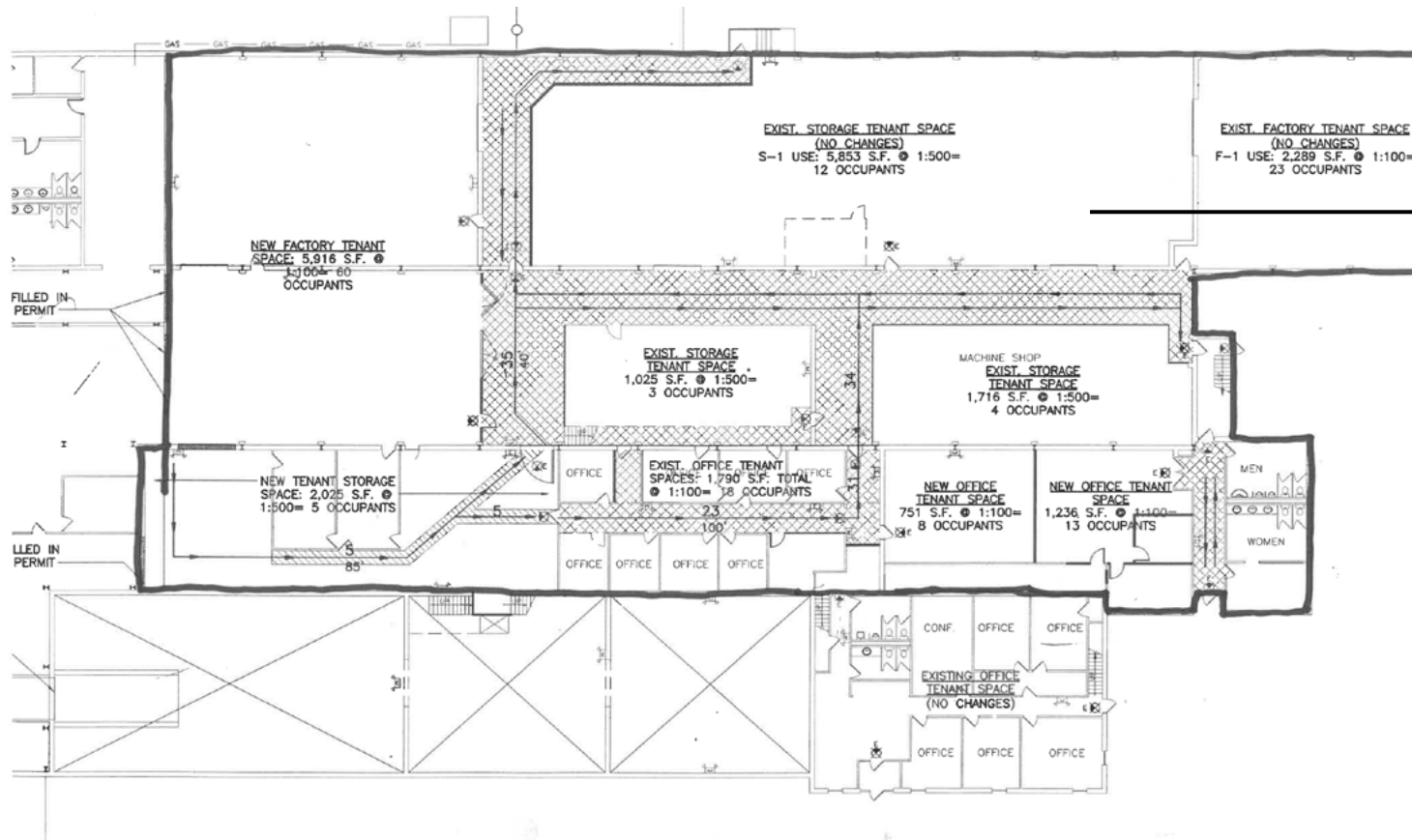
PROPERTY HIGHLIGHTS

- › 22,500± SF warehouse space available for lease, including 1,500± SF of office space
- › Great visibility from I-95 located in Chesterfield County
- › Zoned I-2
- › 3 oversized drive in doors
- › Access to I-95 via Willis Road (1.5 miles) and Chippenham Parkway (3.6 miles)
- › Yard space 1.25 acres with potential to expand 0.75 acres
- › Lease Rate: \$8.00 PSF, modified gross.
Includes base year taxes, insurance and exterior maintenance



FLOOR PLAN

22,500± SF warehouse space, including 1,500± SF of office space



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



SITE

EXIT 64

MARKET OVERVIEW

CHESTERFIELD LOCATION

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.



SOURCE: chesterfieldfits.com

CHESTERFIELD IS AT A CROSSROADS FOR MAJOR INTERSTATES & HIGHWAYS

Easily accessible roadways include I-95, I-64, I-295, I-85, and Routes 288/295



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.