

For Sale or Lease — 8 Acres Zoned M1

4723-4725 Jeff Davis/Washington Hwy – Richmond, VA

NAI Dominion



- | Strong Industrial Location near Dupont and Phillip Morris
- | 26,400 SF Industrial/Flex with 3 docks and 1 DID
- | Large 8 acres parcel with ample room to expand
- | Zoned M1 – Light Industrial with 14' Clear Height

NAI Dominion is please to offer this strong industrial site FOR SALE or FOR LEASE. Situated next to Dupont and near Phillip Morris, the site has a strong location next to a mix of National, Regional and Local companies, a stone throw from I-95. Over 26,000 SF of Industrial/Flex space ideal for your business on many fronts!



OFFERING SUMMARY

| | |
|---------------|----------------|
| Sale Price | Contact Broker |
| Lease Rate | \$12-\$14 NNN |
| Lot Size | 8 M1 Acres |
| Building Size | 26,400 |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|----------|------------|----------------|
| 1 Mile | 4074 | \$50,114 |
| 5 Miles | 148,814 | \$71,242 |
| 10 Miles | 519,291 | \$84,046 |

SUBJECT TO OFFERS !!!!

Ownership had plans for a retail concept but is looking to explore options for the site. We have preliminary approval for zoning change at the property and afford a retail concept or any number of users for the Site.

Contact Listing Broker for details, floor plans and more intel on this fantastic site.



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CONTACT BROKER:

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