

Industrial Property - Investment or Owner Occupant Opportunity

20,000 SF | 2-Story Warehouse with Loading Docks | Interstate Access

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

807 OLIVER HILL WAY

RICHMOND, VA 23219



\$2,100,000

PROPERTY HIGHLIGHTS

- ✓ **± 20,000 SF INDUSTRIAL FACILITY**
- ✓ **SITUATED ON ± 1.07 ACRES,**
- ✓ **CENTRALLY LOCATED**
- ✓ **IDEAL FOR OWNER-USERS**
- ✓ **RARE INVESTMENT OPPORTUNITY**

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Discover a unique owner-occupant or investment opportunity in one of Richmond's most strategically connected industrial sites.

Situated at the convergence of I-95 and I-64 and just minutes from Downtown, this 20,000 SF two-story warehouse offers exceptional functionality and visibility in a submarket where industrial offerings are increasingly scarce. Flexible mixed-use zoning offers opportunities for future redevelopment.

807 Oliver Hill Way offers the combination of size, location, and functionality that today's operators and investors seek but seldom find within Richmond's urban core. The building's dual-level dock access enhances operational flexibility, while its acreage provides room for maneuvering, parking, or future improvements. Whether for immediate occupancy, repositioning, or long-term hold, this property represents a compelling value in a tightening industrial market.

QUICK FACTS

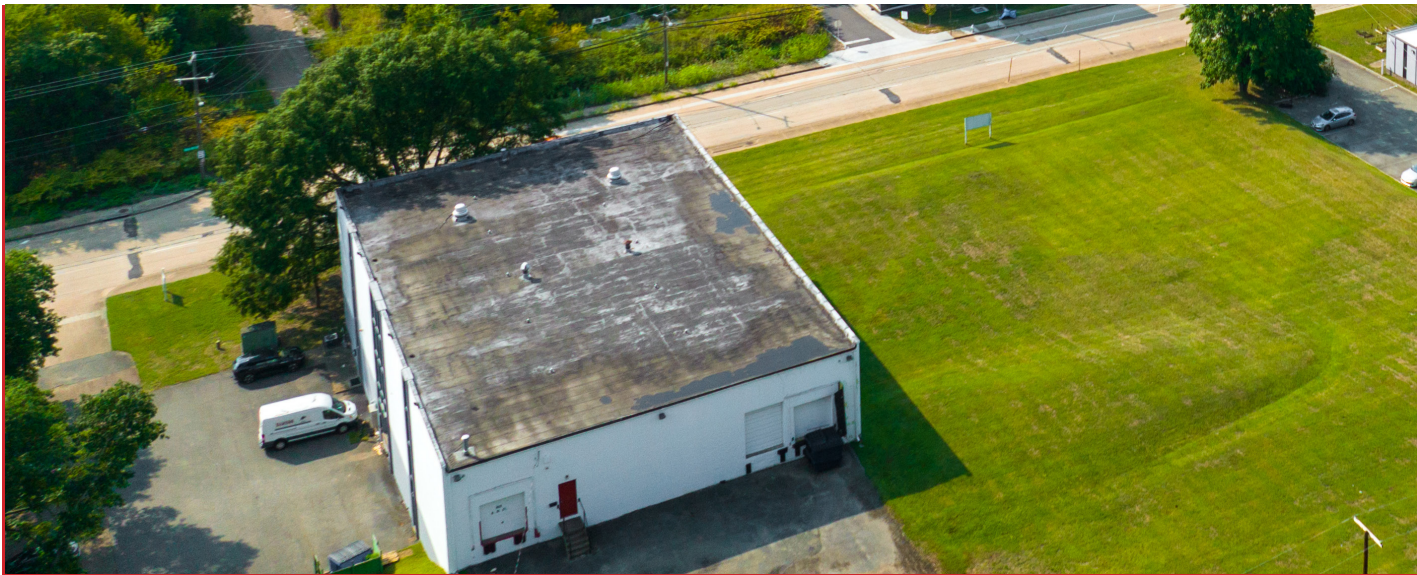
ADDRESS | 807 Oliver Hill Way,
Richmond, VA 23219

PID | E0000318002

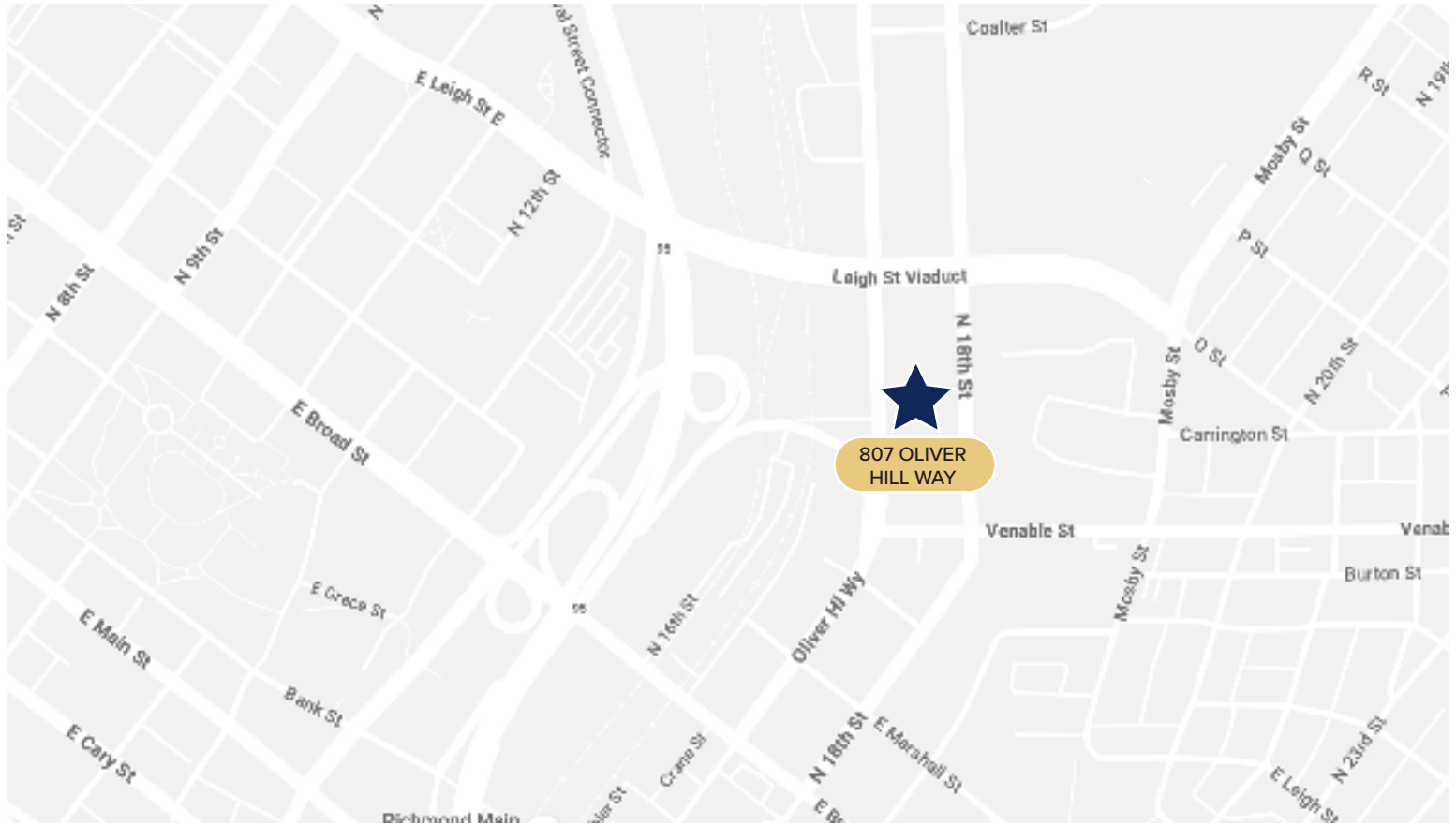
ZONING | TOD-1

LOT SIZE | 1.08 AC

SALE PRICE | \$2,100,000







RICHMOND

Richmond, the capital city of Virginia, is a vibrant hub of history, culture, and economic activity. Steeped in rich history, Richmond offers a unique blend of the past and present, with its cobblestone streets, historic landmarks, and modern skyscrapers. The city is renowned for its thriving arts scene, diverse culinary offerings, and a variety of entertainment options, making it an attractive destination for both residents and visitors. Additionally, Richmond's strategic location along the James River and its proximity to major highways and rail lines make it a key logistical and transportation center.

Economically, Richmond boasts a robust and diverse economy, with significant contributions from sectors such as finance, healthcare, law, and government. The city is home to several Fortune 500 companies and offers a favorable business environment with a strong emphasis on innovation and growth. Richmond's dynamic business landscape is complemented by its top-tier educational institutions, which provide a steady stream of talent and foster a culture of research and development.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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