

INDUSTRIAL FOR SALE/LEASE

8433 ERLE ROAD

MECHANICSVILLE, VIRGINIA 23116



THALHIMER

13,000 - 60,800 SF AVAILABLE

MINUTES TO I-95 AND I-295

**AVAILABLE
NOW**

PROPERTY HIGHLIGHTS



13,000 - 60,800 SF
FOR SALE OR LEASE



OWNER OCCUPANT OR INVESTMENT OPPORTUNITY

2 story office
Functional sprinkler system
Fenced yard space
Ample Parking/Outdoor Storage



LOADING

5 Loading Docks
2 Drive-In Doors (10' x 12')



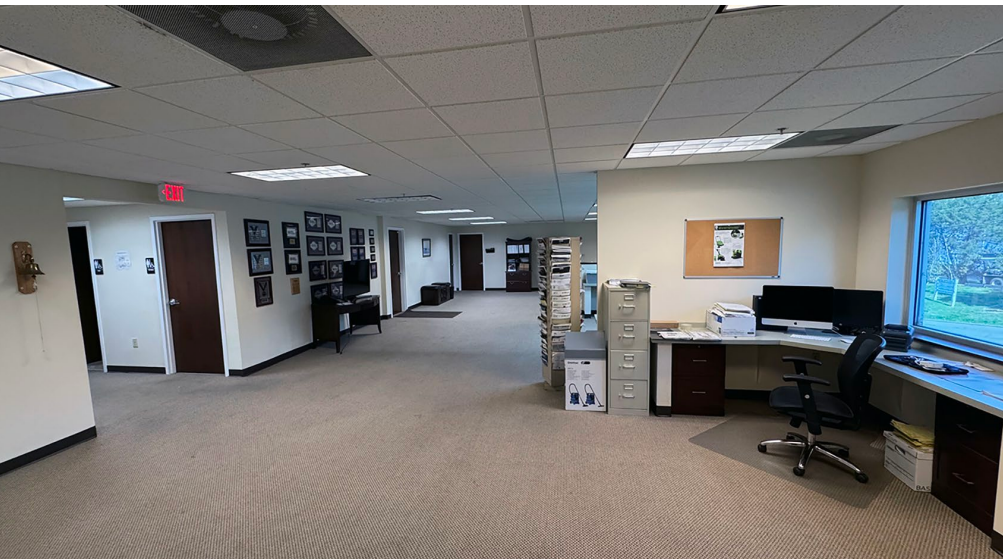
ZONING

M-2



CLEAR HEIGHT

22'



PROPERTY IMAGES



PROPERTY AERIAL



INDUSTRIAL PARK RD.

ERLE RD.

17 PARKING
SPACES

ADDITIONAL PARKING/
OUTDOOR STORAGE
POTENTIAL

±47,800 SF

±13,000 SF

LEASED

FENCED
STORAGE
AREA



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