

# Class A Warehouse

SITE IMPROVEMENTS UNDERWAY

252,351 SF available with  
improvements delivering Q4 2025

2701 Bermuda Hundred Road,  
Chester, Virginia



**JAKE SERVINSKY**  
+1 804 200 6428  
[jake.servinsky@jll.com](mailto:jake.servinsky@jll.com)

**JIMMY APPICH**  
+1 804 928 5599  
[jimmy.appich@jll.com](mailto:jimmy.appich@jll.com)



# BUILDING HIGHLIGHTS

The 252,351-square-foot, Class A industrial facility at 2701 Bermuda Hundred Rd in Chester, VA, is available now. Modern features include ample off-dock trailer stalls and vehicle parking, deep truck courts, 30' clear ceilings, and heavy power. The building is conveniently located minutes from I-95 and I-295 and nearby to several employee amenities. Building improvements are underway and scheduled for completion in Q4 2025.



252,351 SF Immediately available



2,500 SF of planned office



Easily accessible to I-295, I-95, and I-64



Improvements include:

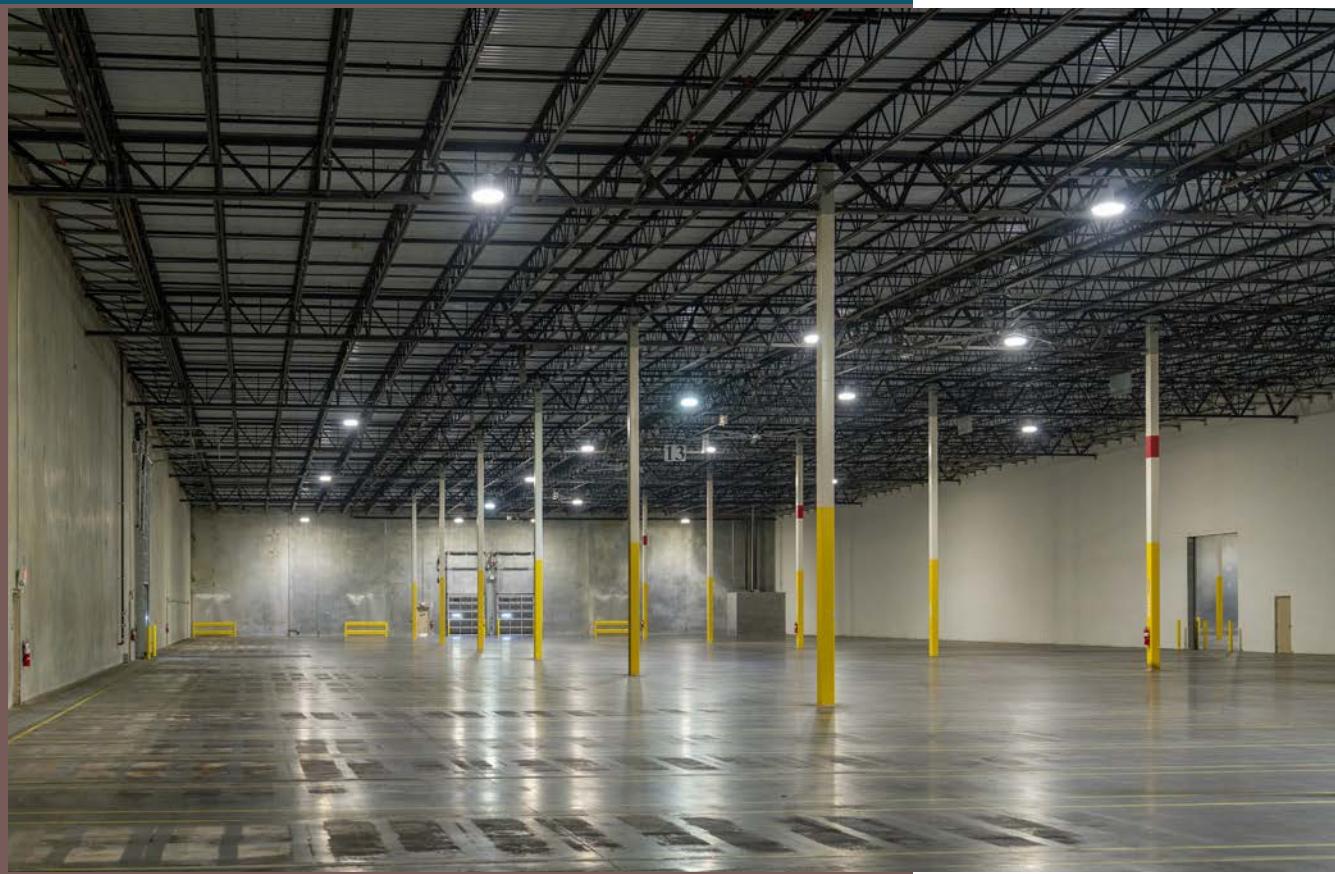
- Speculative office
- ESFR sprinkler upgrade
- LED lighting
- Fenced premises
- Widening of the truck court to include off-dock trailer stalls and a vehicle parking lot



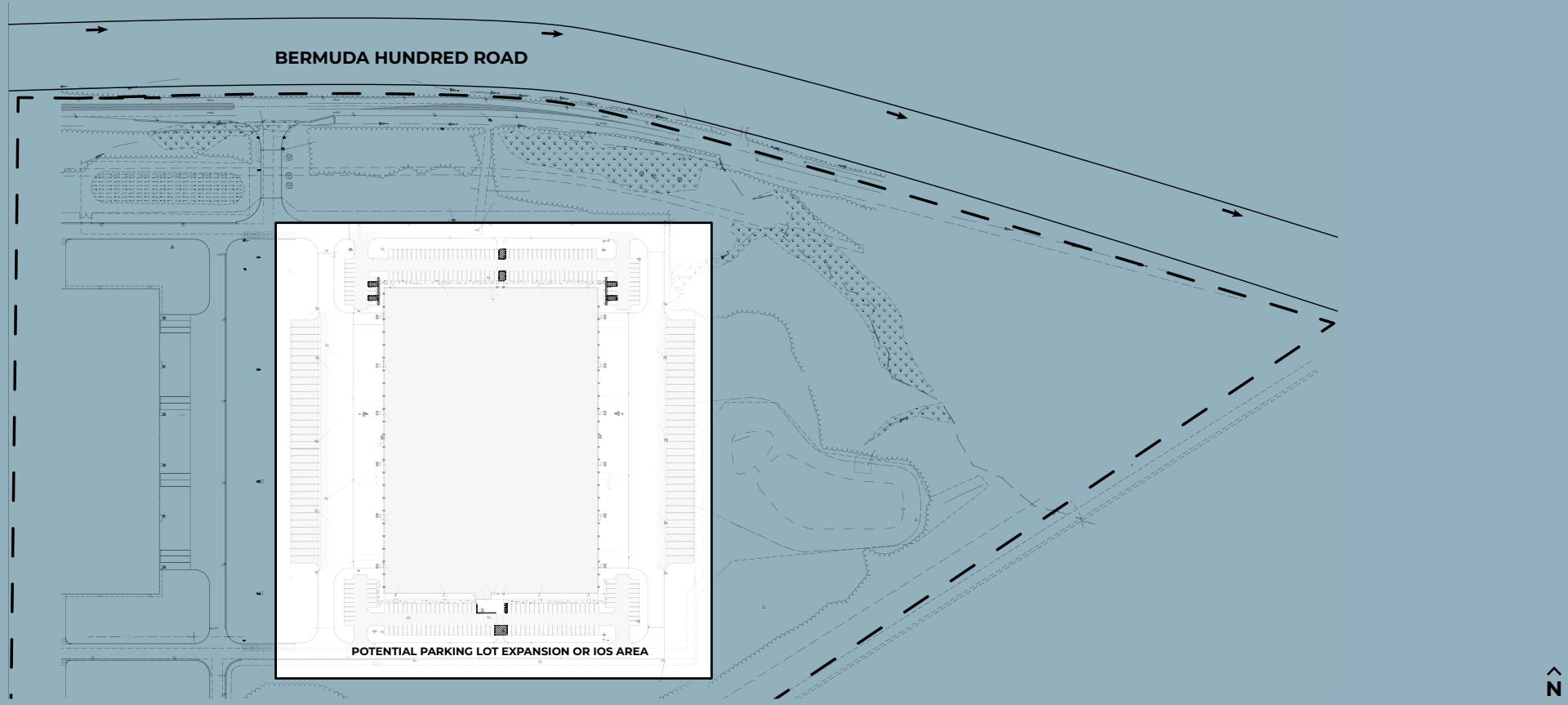
Central location with major nearby tenancy including Amazon, Coca-Cola, Medline, Lego, and Niagara Bottling



Outside storage permitted (I-3 Zoning)



# SITE PLAN & SPECS



<b>Available</b>	252,351 SF	<b>Drive-in Doors</b>	Two (2)
<b>Zoning</b>	I-3 (Heavy)	<b>Outside Storage</b>	Potential ISO or additional parking
<b>Clear Ceilings</b>	30'	<b>Sprinkler</b>	ESFR
<b>Vehicle Parking Spaces</b>	244	<b>Columns</b>	50' x 50'
<b>Off-Dock Trailer Stalls</b>	68	<b>Speculative Office Suite</b>	2,525 SF
<b>Truck Courts</b>	185'	<b>Power</b>	3PH, 1,600 amps (ability to expand)
<b>Dock Doors</b>	16 (additional knock outs available)	<b>Building Dimensions</b>	600' x 420'

# MODERN BUILDING FEATURES



16 Dock Doors (additional knock outs available)  
with 185' truck courts



30' Ceilings

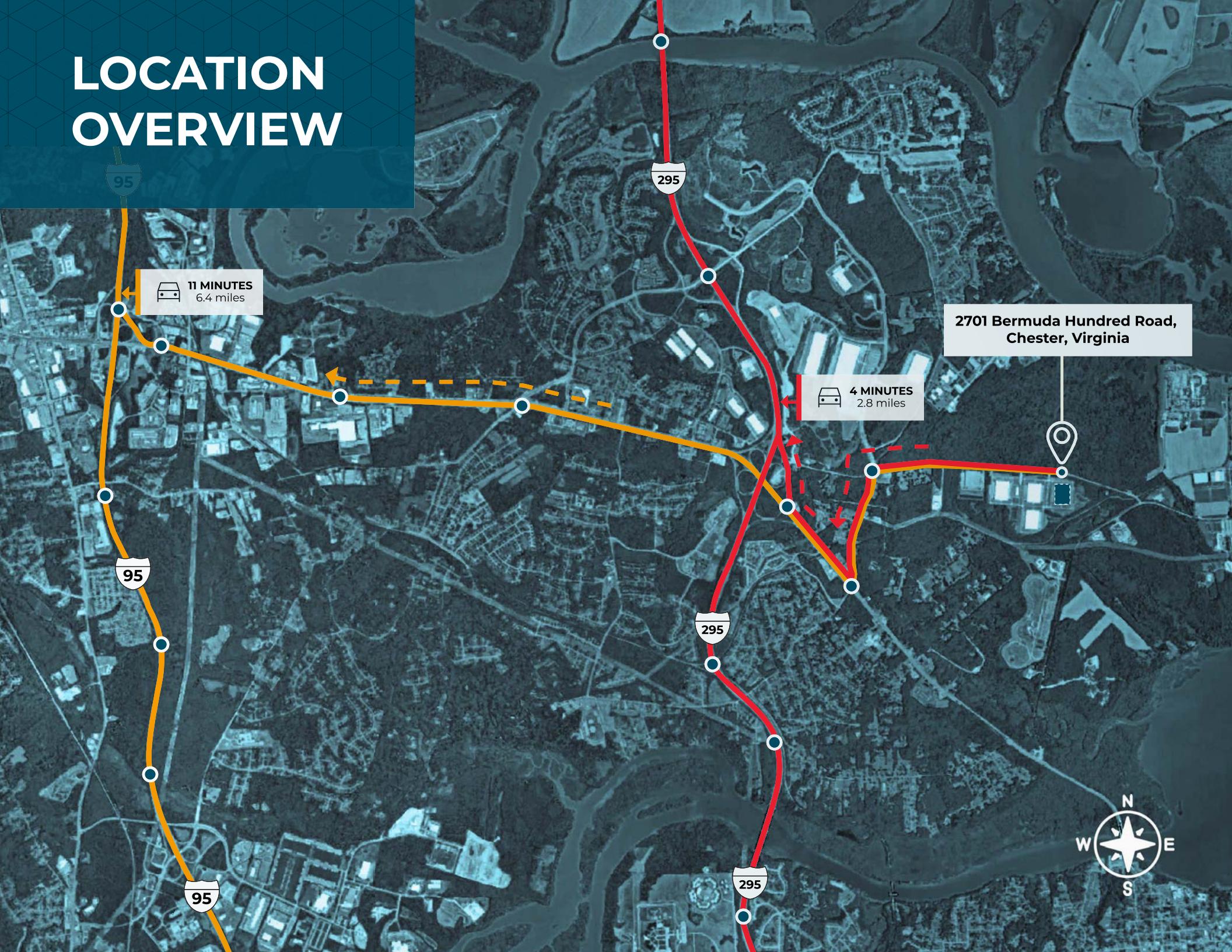


50'x50' Columns



Potential ISO/additional parking

# LOCATION OVERVIEW



# NEARBY TENANTS

CHESTER



MEADOWVILLE



SITE

WALTHALL



# LOCATION, LOCATION, LOCATION

## DISTANCE TO POINTS OF INTEREST

I-295	2.8 miles
I-95	6.4 miles
RICHMOND INTERNATIONAL AIRPORT	15 miles
I-64	17 miles
PORT OF VIRGINIA	76 miles
WASHINGTON, DC	128 miles
PORT OF BALTIMORE	172 miles





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