

Class A Warehouse

SITE IMPROVEMENTS UNDERWAY

**252,351 SF available with
improvements delivering Q4 2025**

2701 Bermuda Hundred Road,
Chester, Virginia

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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



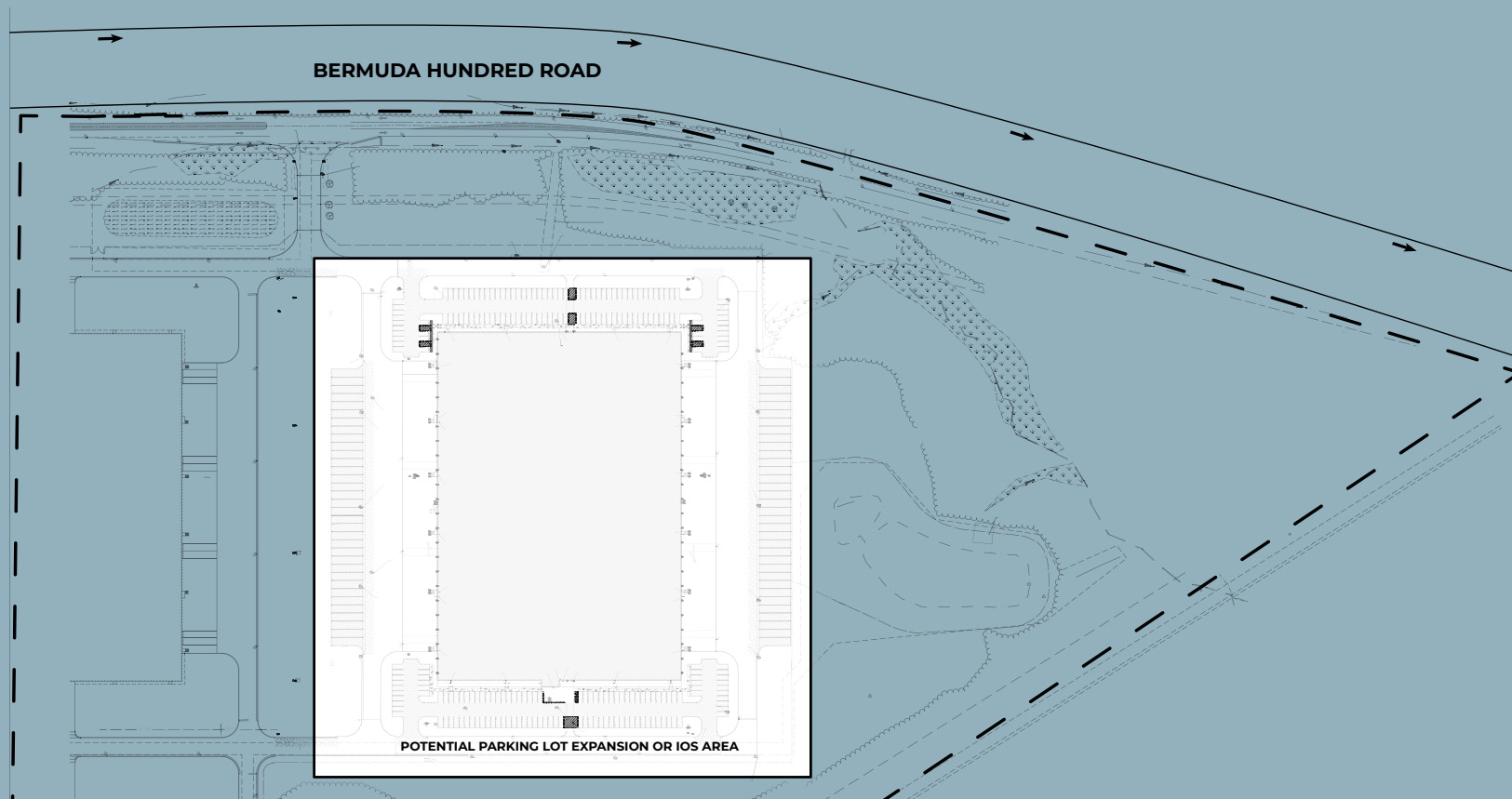
Central location with major nearby tenancy including Amazon, Coca-Cola, Medline, Lego, and Niagara Bottling



Outside storage permitted (I-3 Zoning)



SITE PLAN & SPECS



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

MODERN BUILDING FEATURES



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



30' Ceilings

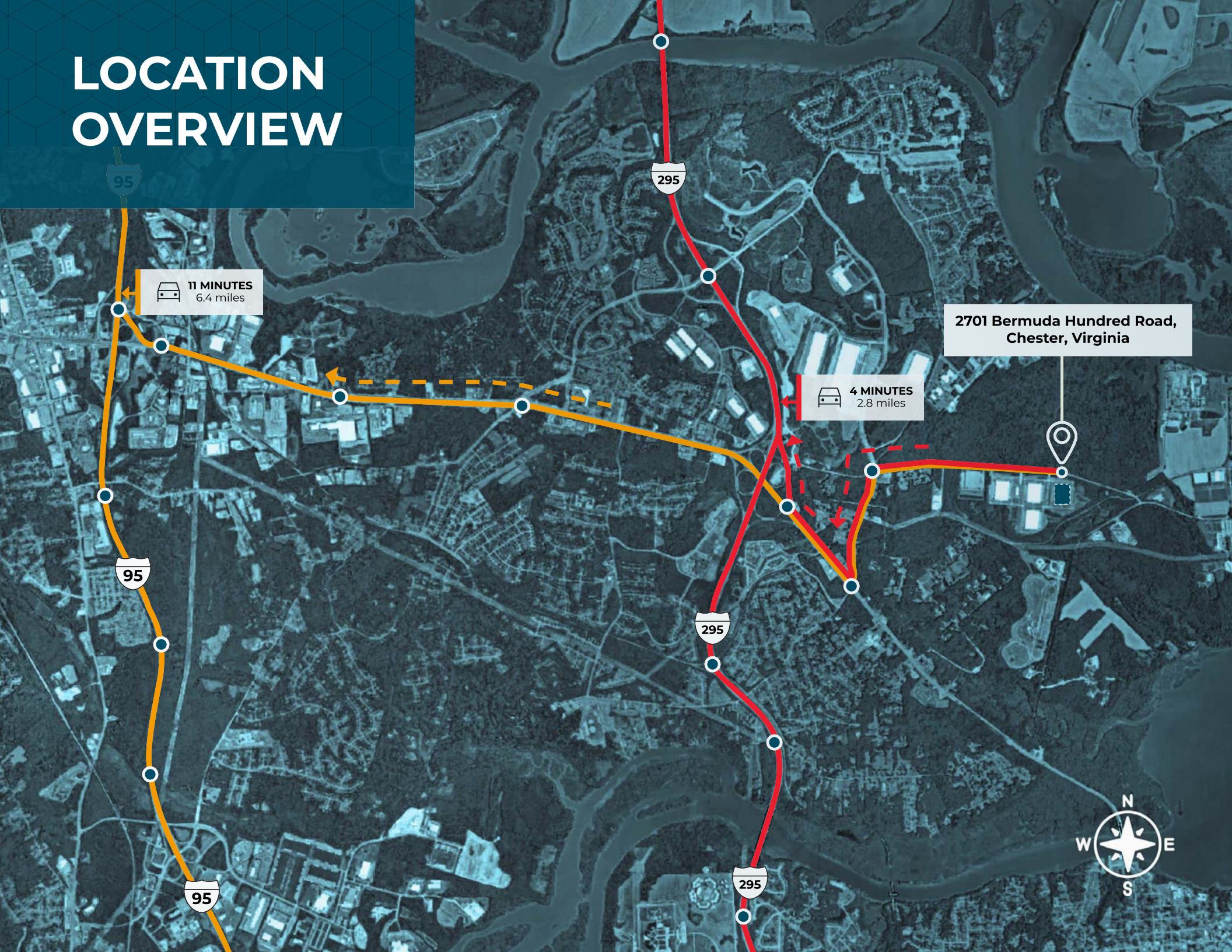


50'x50' Columns



Potential ISO/additional parking

LOCATION OVERVIEW



NEARBY TENANTS

CHESTER



MEADOWVILLE



SITE

WALTHAM



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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