

# AVAILABLE

## 6290 Old Warwick Road 6290 Old Warwick Road, Richmond, VA 23224



### Exclusive Agent:

**ROBERT PORTER III**  
(804) 521-1455  
rep3@porterinc.com

### HIGHLIGHTS

- Suite A: 3,550 SF Total (Approx 1,800 SF WH & 1,750 SF Office)
- Zoned Office-Service, Wide Range of Uses Allowed
- Warehouse Clear Height: 12'8"
- Overhead Door: 10' H X 12' W
- Proximate to Chippenham Parkway
- For Lease: \$10.50/SF NNN
- Available 3/1/26

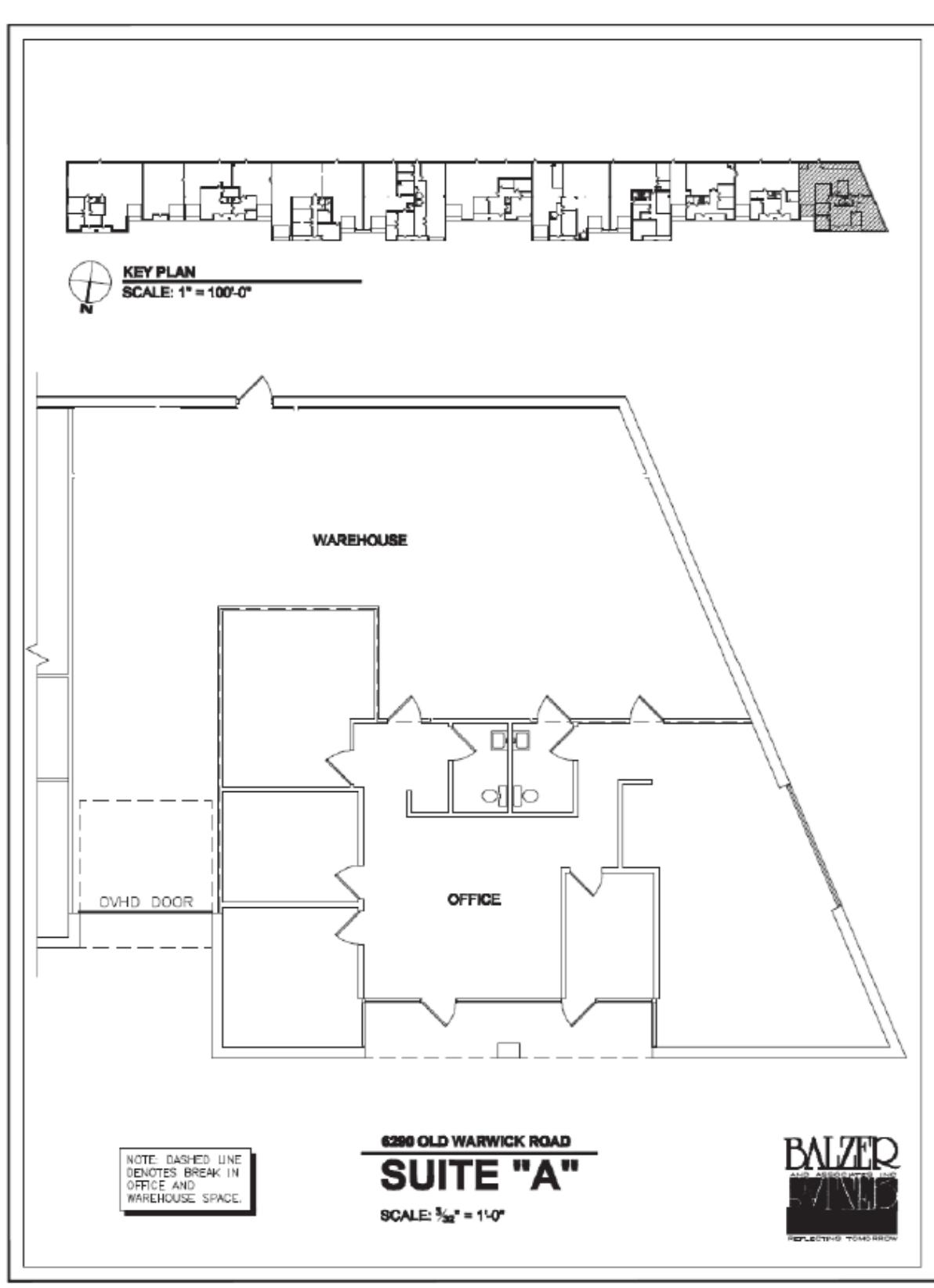
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Richmond, VA 23230  
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804-353-7994



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## **SUITE A FLOOR PLAN**

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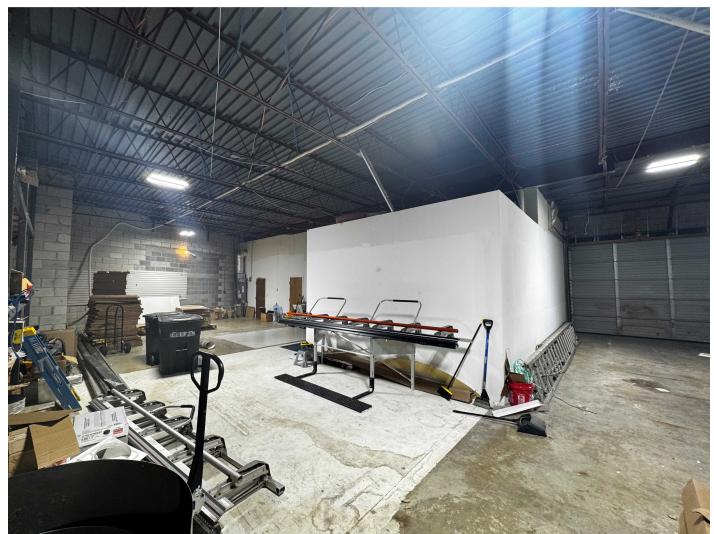
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# SUITE A INTERIOR PHOTOS

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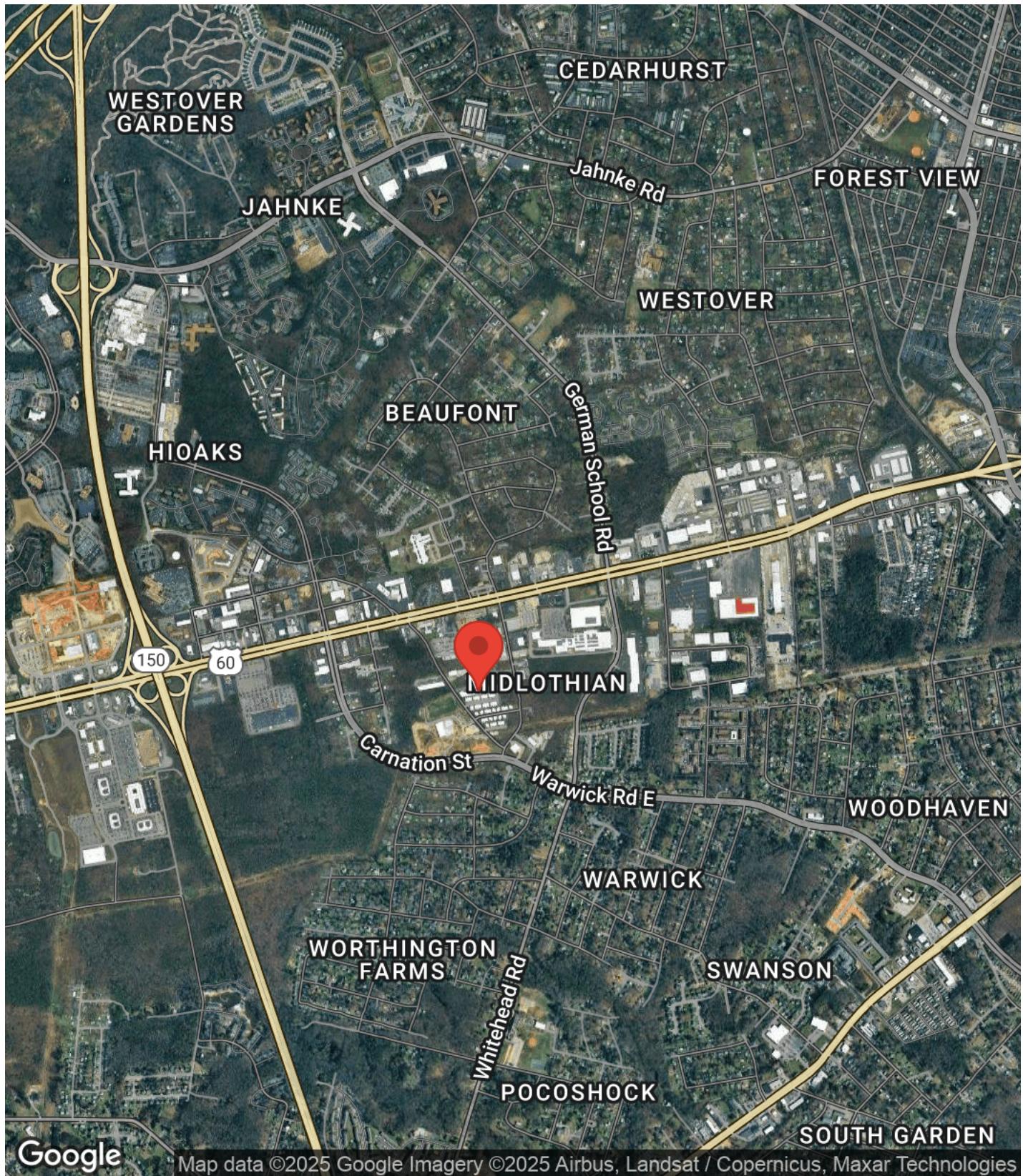
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# AERIAL MAP

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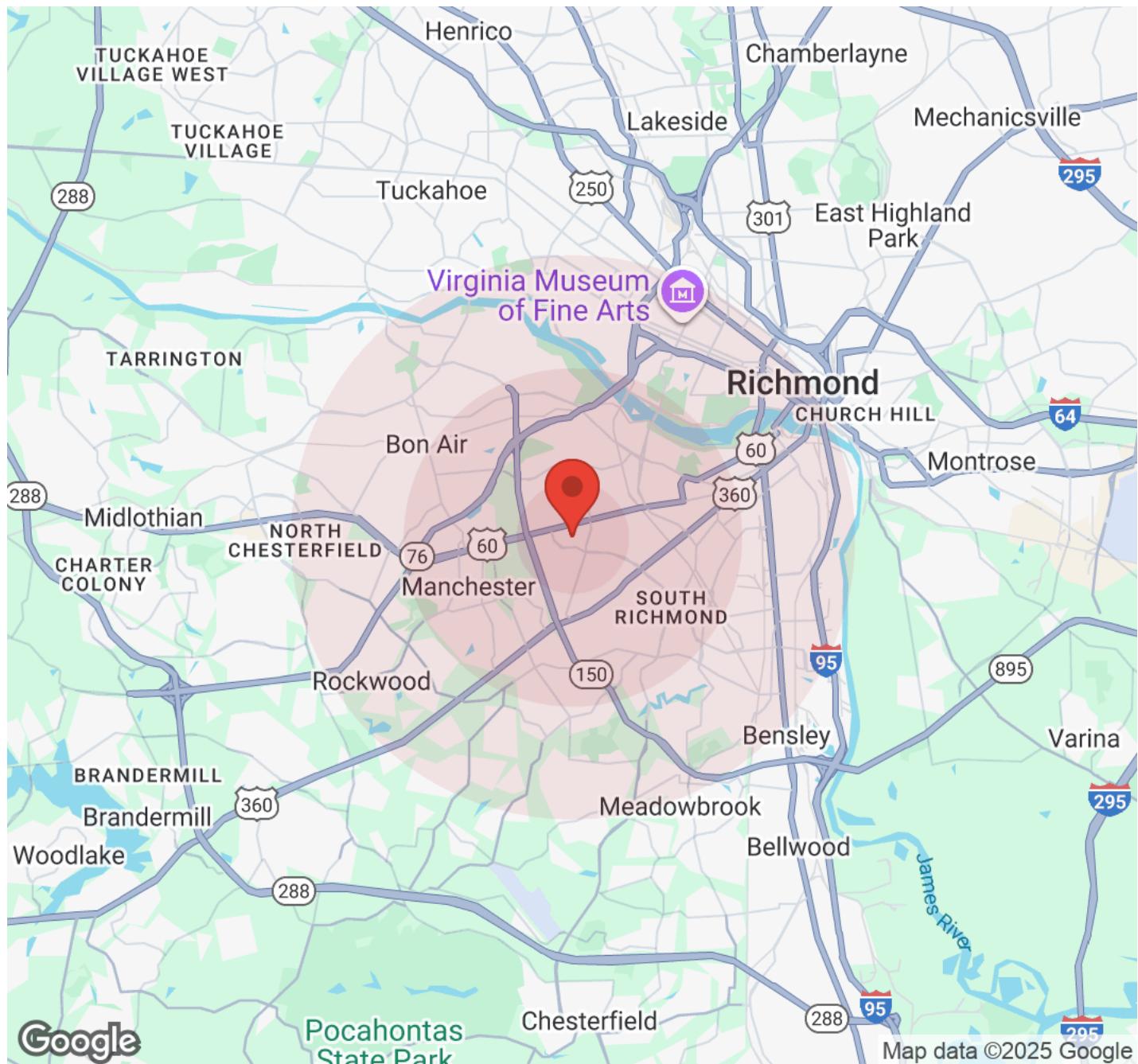
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# DEMOCRAPHICS

6290 Old Warwick Road | Richmond, VA 23224



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,365	41,027	115,277
	Female	6,022	43,861	116,238
	Total Population	11,388	84,888	231,515
Age	Ages 0-14	2,284	16,322	37,195
	Ages 15-24	1,215	8,828	31,984
	Ages 25-54	4,773	36,639	102,667
	Ages 55-64	1,240	9,754	25,107
	Ages 65+	1,876	13,342	34,561

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