

# FOR SALE

2001 & 1911 Bellwood Road  
North Chesterfield, VA 23237

85,549 +/- SF Industrial Warehouse  
9 +/- Acres

**Richmond MSA**

**Highly Desirable  
I-3 Heavy Industrial Zoning**



Additional Site  
Plan Approved



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5001 West Village Green Drive, Suite 203  
Midlothian, VA 23112



85,549 +/- SF



I-3 Heavy Industrial Zoning



9 +/- Acres

For Sale: \$11,975,000

Possible Owner Financing Available

22' - 27' Warehouse Ceiling Heights

24' x 50' Column Spacing

(19) Loading Dock Doors & (2) Drive In

ESFR Sprinkler System

Outside Storage Permitted by Right

Additional 10 +/- Acres with Approved Site Plan Available

## Prime Location

Strategically located and easily accessible via major transportation routes, including I-95, I-64, and I-295 facilitating efficient transportation and logistics.

## Proximity to Key Markets

Located within the Richmond MSA along the I-95 corridor and in close proximity to major commercial hubs and transportation networks, this property is ideal for businesses that require easy access to regional, national, and even international markets.

## I-3 Zoning Heavy Industrial

The property's zoning permits a wide range of industrial uses, making it ideal for manufacturing, warehousing, and distribution activities.

## High Warehouse Ceilings

Warehouse ceiling heights ranging from 22' to 27', accommodating large equipment and providing ample vertical storage space.

## Loading and Drive-In Doors

Equipped with 19 loading dock doors and 2 drive-in doors, facilitating smooth and efficient loading and unloading operations.



**The Chesterfield County Technology Zone** offers a range of advantages for businesses. Being in the Technology Zone is an attractive destination for companies looking to grow and thrive in a technology-focused environment.



**Tax Incentives:** Businesses within the Technology Zone may be eligible for various tax incentives, including reduced machinery and tool taxes, sales and use tax, and business license tax exemptions. These incentives can significantly lower operating costs.



**Supportive Regulatory Environment:** Chesterfield County is known for its business-friendly regulatory environment. This includes streamlined permitting processes and a responsive local government that is committed to supporting the growth of businesses.



**Potential for Growth and Expansion:** Being in a Technology Zone positions businesses for growth and expansion. The environment is conducive to attracting investors, partners, and customers who are seeking cutting-edge technology solutions.



**Access to a Skilled Workforce:** Chesterfield County is home to a diverse and well-educated workforce. This ensures that businesses can utilize skilled talent to support their operations.



**Collaborative Environment:** The Technology Zone fosters a culture of collaboration and innovation. Businesses benefit from being part of a community where they can continuously network and work with other companies.



**84 LUMBER**



**SITE**

BarefootSpas

**ABILENE**  
MOTOR EXPRESS

**PEPSICO**

**iFIT**

**XPO Logistics**

**amazon**



**I-95 Exit 64  
Willis Road  
1.5 Miles | 4 Min.**



**PITT OHIO**  
SUPPLY CHAIN • GROUND • LTL • TL

Google

