

SALE/ LEASE

MULTIPLE USES

Industrial Space

2401 Charles City Road | Henrico, VA 23231



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 53± AC Heavy Industrial (M-2)
- › Available for Sale or Lease by CSX
- › CSX sale to approved rail user / Land lease also available
- › Minutes from RIC airport, I-895 and I-64 interchanges
- › 37± AC developable - full site history available on request
- › Rail access confirmed
Spur construction to be coordinated with CSX
- › **For Sale:** \$4,500,000
- › **Lease Rate:** Call agents for more information

FOR MORE INFORMATION:

MICHAEL MAYHEW

Vice President

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CHIP LOUTHAN

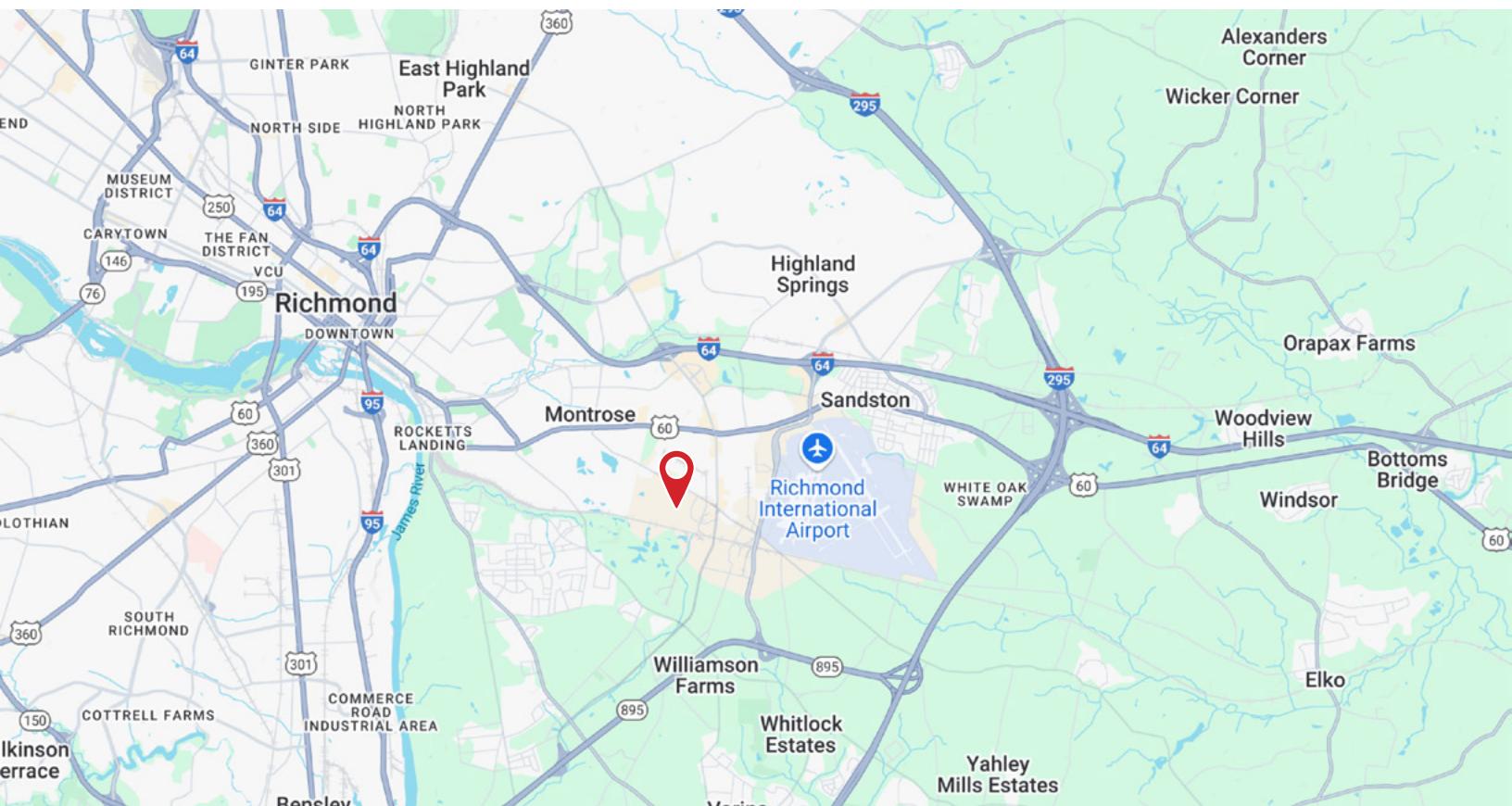
Senior Vice President

804-324-7206

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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	14,953	33,814	107,546
DAYTIME EMPLOYEES	3,265	10,987	35,069

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



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