

**SUB  
LEASE**

ZONED M-2

# Industrial

8433 Erle Road | Mechanicsville, VA 23116



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 13,000± SF warehouse space available for sublease
- › Four 10' dock doors with tractor trailer access and one 12' drive-in door
- › Racking in warehouse available (20' clear height)
- › Term ends 6/28/2030
- › Small office and bathroom in warehouse
- › Functional sprinkler system
- › Additional warehouse available
- › For Sublease: \$6.00/SF, Gross
- › 0.15± AC of secured outdoor storage available for an additional \$1,000/month

### FOR MORE INFORMATION:

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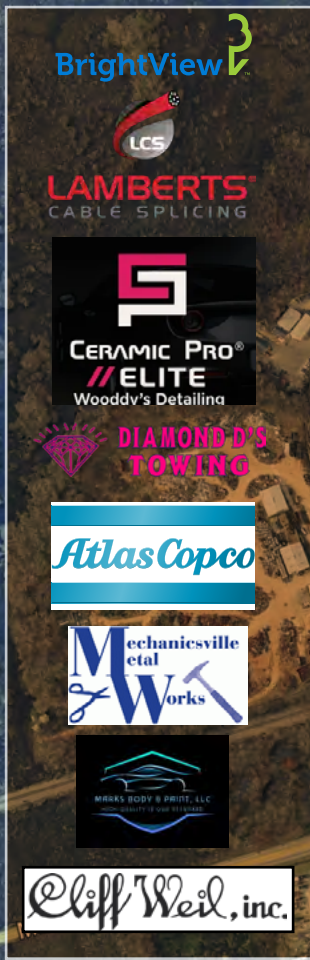
Commonwealth Commercial Partners, LLC represents the Landlord of this property.  
Information contained herein is deemed reliable but is not guaranteed.



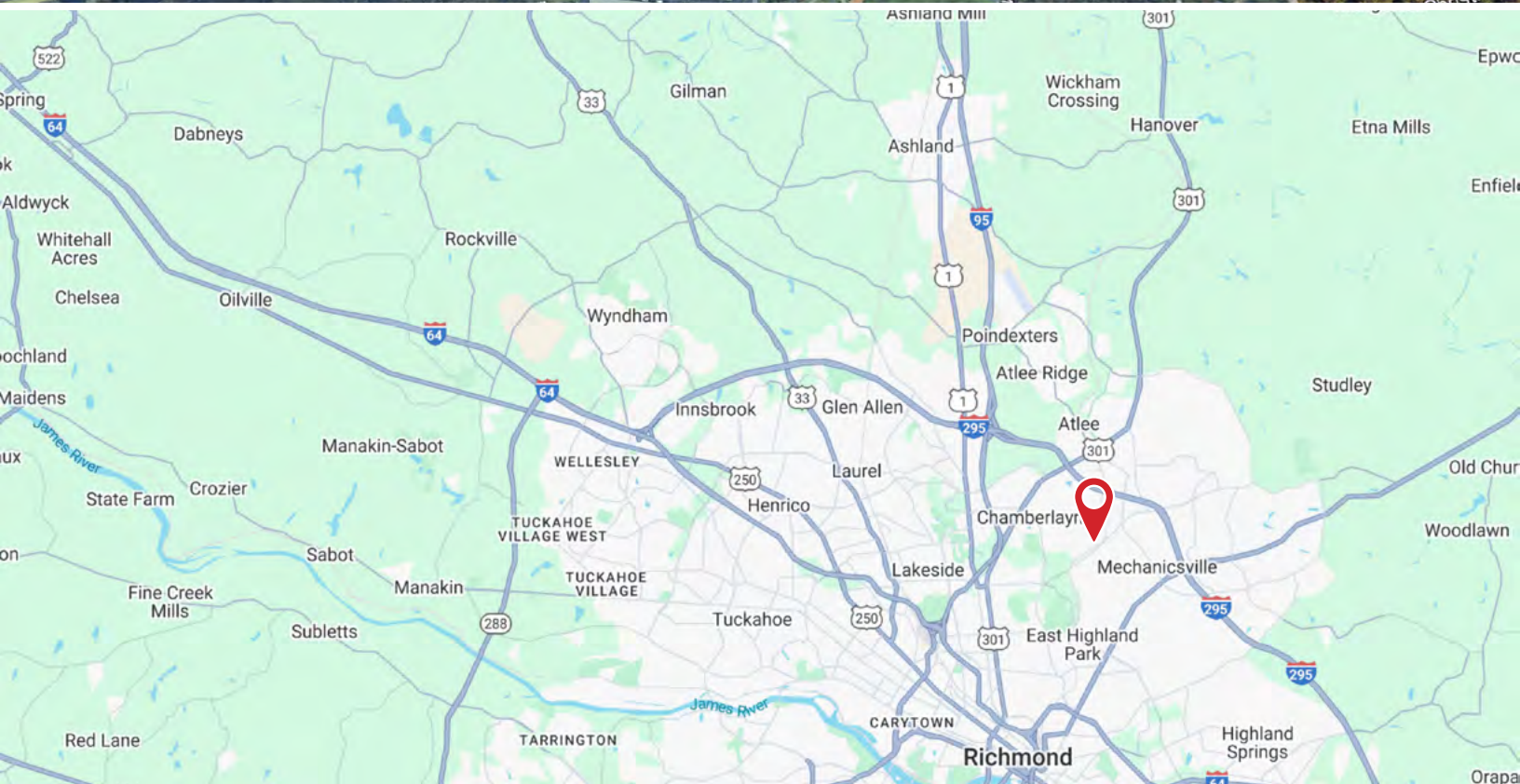
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,679	42,683	152,183
AVG HH INCOME	\$123,431	\$105,839	\$107,323
DAYTIME EMPLOYEES	2,504	19,932	53,690



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