

**THE GAULDEN
GROUP**



FOR LEASE



14411 Justice Rd



BROCHURE CONTENTS

- 3 Offering Information
- 4 Exterior Pictures
- 5 Interior Pictures
- 6 Location
- 7 Zoning
- 8 Our Process
- 9 Contact

DISCLAIMER

This brochure is intended as a reference for prospective tenants or purchasers in the evaluation of the property and its suitability for lease and/or purchase. Neither David Gaulden, The Gaulden Group or its affiliates, Real Broker LLC, Owner/Landlord or Property Manager make any representations or warranties regarding the veracity, completeness, relevance, or accuracy of the materials contained in the marketing document. Any prospective tenant(s) or purchaser(s) should complete their own due diligence to verify the property fits their needs, goals, potential use, criteria, condition, etc.

OFFERS

All offers should be emailed directly to David Gaulden, at david@thegauldengroup.com, in the form of a non-binding letter of intent and should at least include the following:

- 1) Lease or Purchase Price
- 2) Lease or EMD Deposit
- 3) Lease or Feasibility Term
- 4) Lease Commencement or Closing Date
- 5) Any and all special requests

Any tenant without representation may inquire directly, by email or phone, for further instruction and/or assignment.

3 Offering Information



FOR LEASE: \$2,000/mo.

Gross + Utilities

1,500 sq. ft. | 2nd floor

High Growth Area



Ample Parking

Prime Location | Midlothian

Proximity to 288, 195 and 64

Zoned I1

4 Exterior Pictures



Tenant Covers

- Base Rent
- +
- Utilities
- +
- General Maintenance



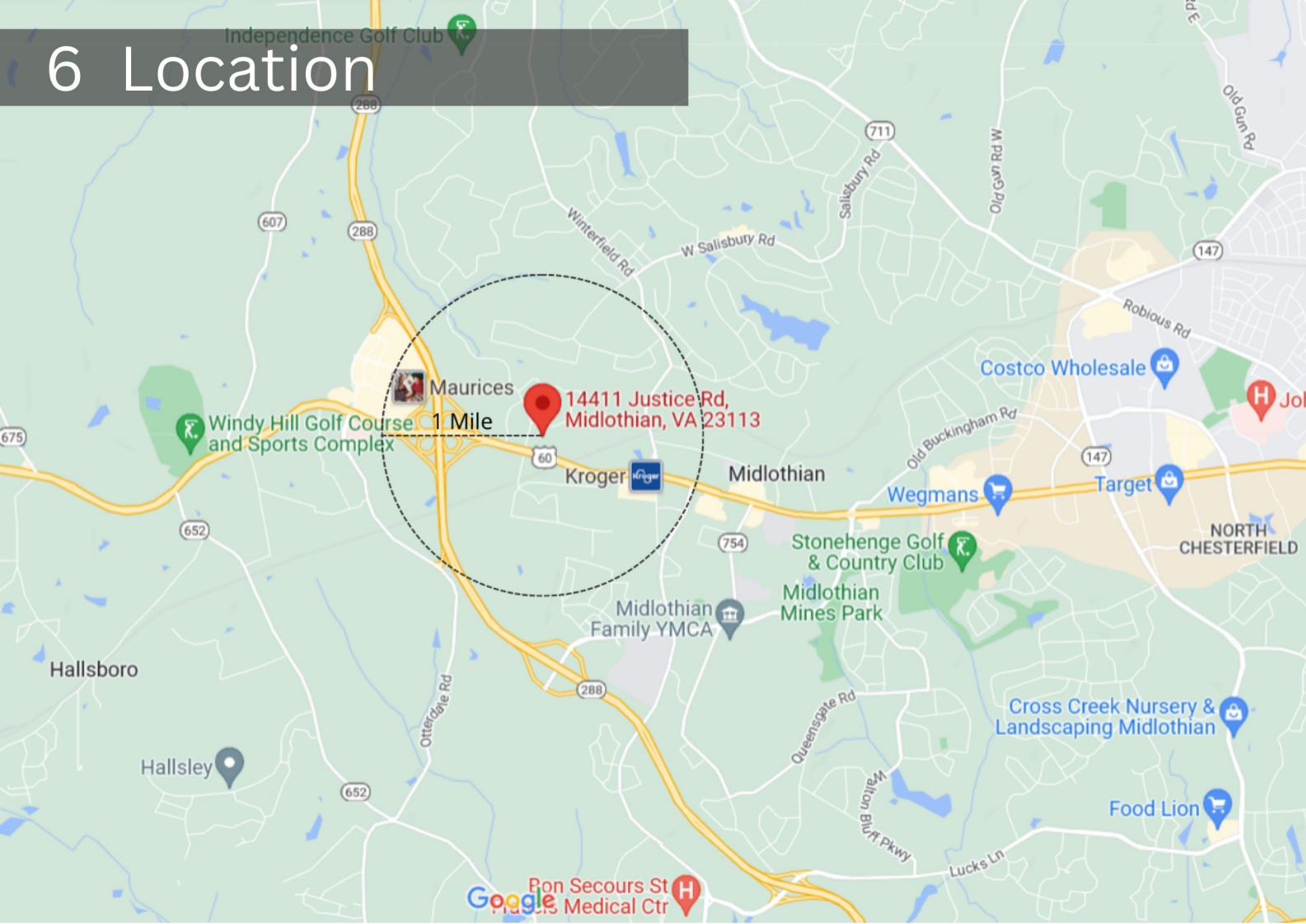
- Building Repairs
- +
- Building Expenses

Landlord Covers

5 Interior Pictures



6 Location



Midlothian, VA

Midlothian is an unincorporated area in Chesterfield County, Virginia, U.S. Settled as a coal town, Midlothian village experienced suburbanization effects and is now part of the western suburbs of Richmond, Virginia south of the James River in the Greater Richmond Region. Because of its unincorporated status, Midlothian has no formal government, and the name is used to represent the original small Village of Midlothian and a vast expanse of Chesterfield County in the northwest portion of Southside Richmond served by the Midlothian post office.

In the 1920s, the old turnpike was straightened and became part of the new east-west U.S. Route 60. A few decades later, residential neighborhoods were developed in Southside Richmond near Midlothian, including the large Salisbury community and the Brandermill planned development sited on Swift Creek Reservoir. In the 21st century, Midlothian extends many miles beyond the original village area. State Route 288 connects the community with Interstate 64 and the State Route 76 "Powhite Parkway" toll road, and Interstate 95 in the Richmond metropolitan area's southwestern quadrant.

In recent years Midlothian has experienced a development uptick and has become a highly prized area for businesses, investors, wealthy homeowners, and highly rated schools.

7 Zoning

Midlothian, VA

Greater Richmond MSA

Property Zoning
Light Industrial (I1)

I1 Light Industrial District Use Includes

To encourage the grouping of administrative and research offices, laboratories and light manufacturing uses.

Best Uses For This Property:

General office, 2nd floor use with no need for elevators.

Major Industries in Midlothian, VA



Services Including
Health Care



Finance, Insurance
and Real Estate



Retail Trade

8 Our Process

Contact us to schedule a tour!

Industry Leading Service
Unmatched Communication
100% Fiduciary Responsibility

PHONE:
804-869-3059

EMAIL:
david@thegauldengroup.com

WEBSITE:
www.thegauldengroup.com

Tour

We'll schedule a time to visit the property and see if it's a fit for your goals and business as quickly as possible.

Offer

We'll assist with providing any needed documentation so you can make the best decision before placing your offer.

Close

We will work with your team or attorney to get you under contract and to the closing table stress free.

9 Contact



The Gaulden Group is a commercial sales and leasing consultant based in the Greater Richmond area powered by Real Broker LLC. We bring a wealth of knowledge and experience to the local real estate market, while being a leading innovator when it comes to the use of videography and social media targeting in commercial real estate. The Gaulden Group specializes in providing first-class real estate services, with a focus of providing unparalleled value to their clients through the use of creative marketing techniques and first class communication. By combining the personalized touch of a local brokerage with the complexity and expertise of a global leader, we can focus on building partnerships with our clients and create tailored plans that achieve strategic goals across all asset and class types.



THE GAULDEN
GROUP

| real

www.thegauldengroup.com

Powered by Real Broker LLC | 1765 Greensboro Station Place, Suite 900, McLean, VA 22102 | (844)551-7325