FOR LEASE

1750 Ruffin Mill Road
Colonial Heights, VA

Property **Features**

- » ±43,536 SF Available (±2,041 SF office)
- » Cross Dock
- » 32’ clear height
- » 12 loading docks
  (3 with mechanical pit levelers)
- » 1 drive-in door
- » 400 Amp 227/480 Volt, 3 Phase, 4 Wire Electrical
- » ESFR sprinkler system
- » 1 mile from I-95/Ruffin Mill Rd interchange

Owned By

mapletree

Leasing By

CUSHMAN & WAKEFIELD | THALHIMER

Evan Magrill
Executive Vice President
804 697 3435
evan.magrill@thalhimer.com

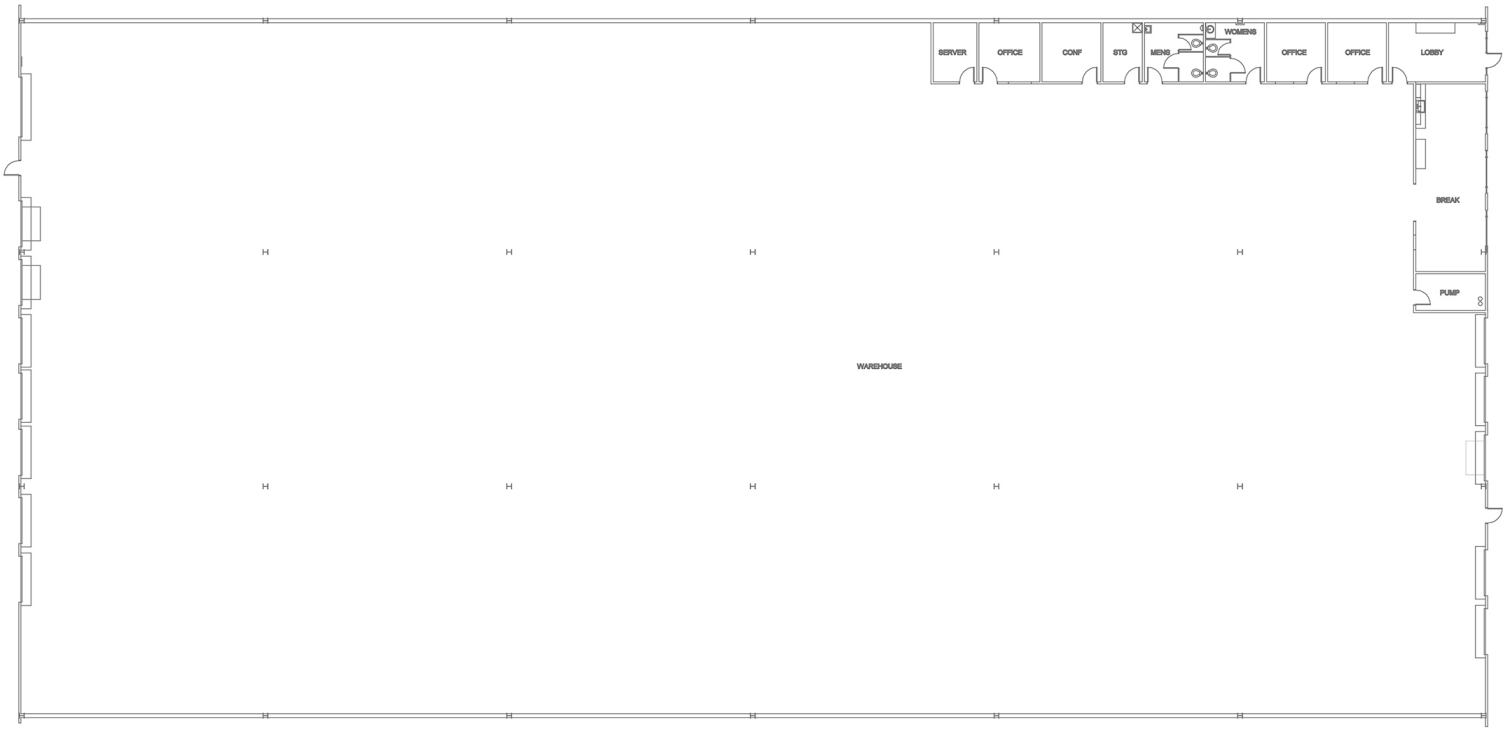
Graham Stoneburner, SIOR
Senior Vice President
804 344 7159
graham.stoneburner@thalhimer.com

FOR LEASE

1700 Ruffin Mill Road
Colonial Heights, VA

±43,536 SF **space**

±2,041 SF **office**



1 FIRST FLOOR PLAN
SCALE: 3/64" = 1'-0"

Owned By

mapletree

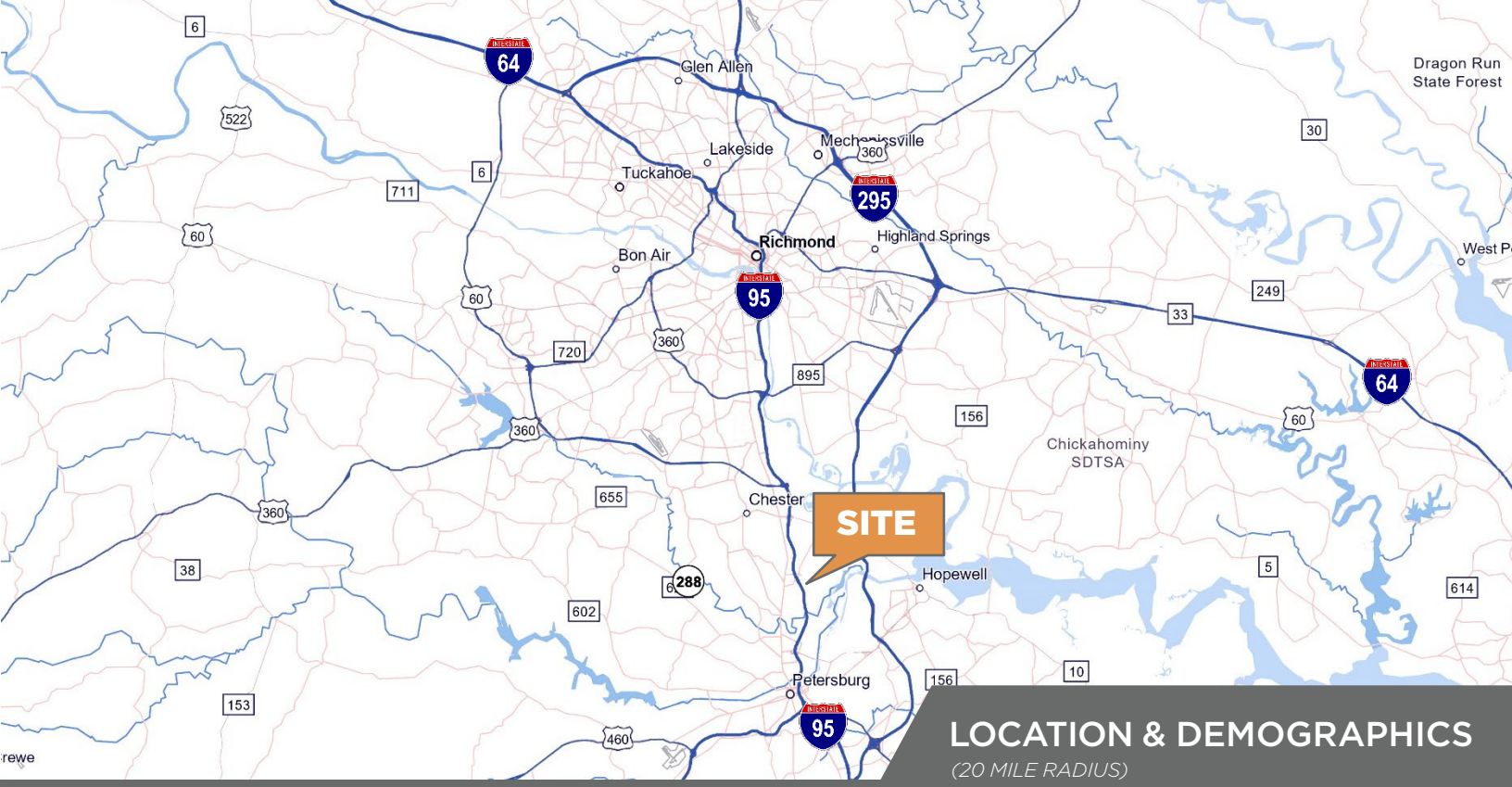
About **Us**

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore.
Mapletree owns and manages 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

www.mapletree.com.sg

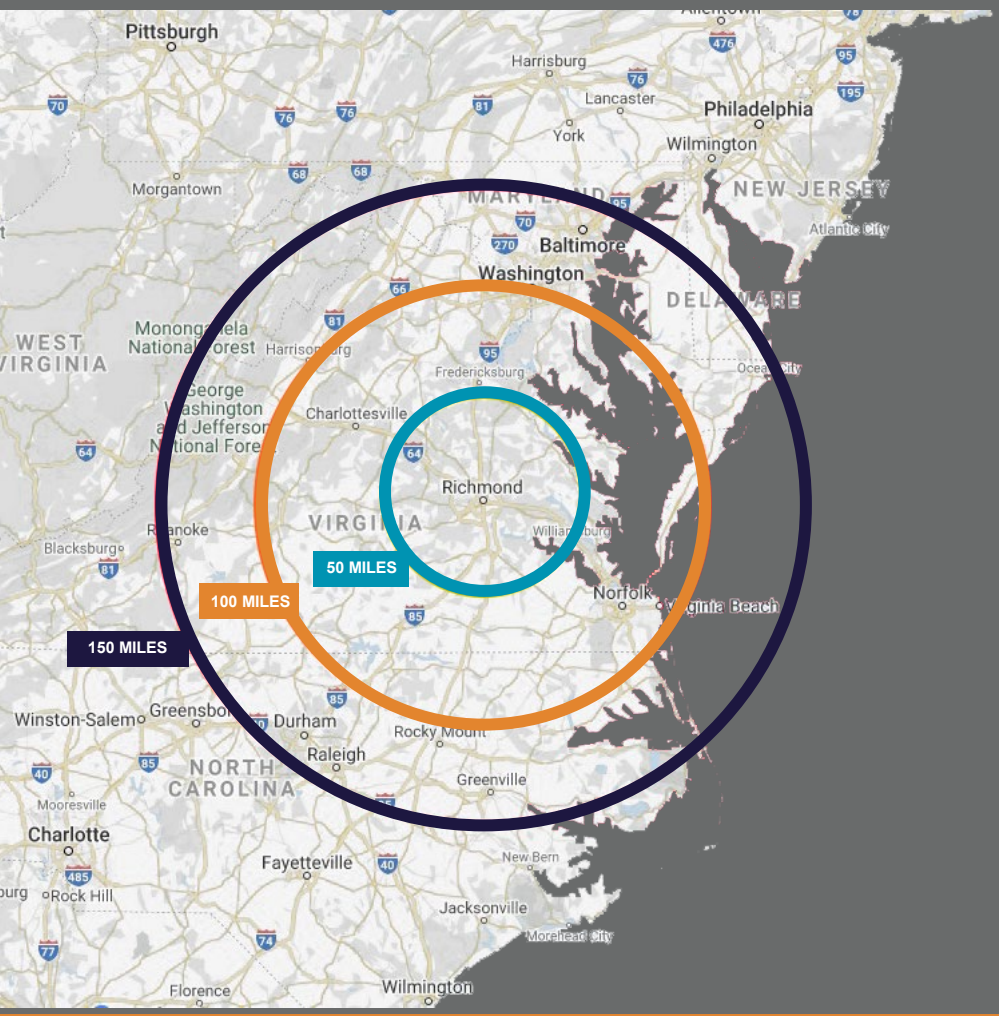
Owned By

mapletree



LOCATION & DEMOGRAPHICS

(20 MILE RADIUS)



POPULATION (2023)
891,562

AVERAGE HOUSEHOLD INCOME
$96,846

TOTAL BUSINESSESS
25,093+

LABOR FORCE POPULATION
440,206

UNEMPLOYMENT RATE
3.1%

EDUCATION ATTAINMENT

HIGH SCHOOL	23.0%
ASSOC. DEGREE	8.2%
BACH. DEGREE	23.0%
GRAD. DEGREE	13.8%

Owned By
mapletree

Leasing By
CUSHMAN & WAKEFIELD | THALHIMER

Evan Magrill
Executive Vice President
804 697 3435
evan.magrill@thalhimer.com

Graham Stoneburner, SIOR
Senior Vice President
804 344 7159
graham.stoneburner@thalhimer.com