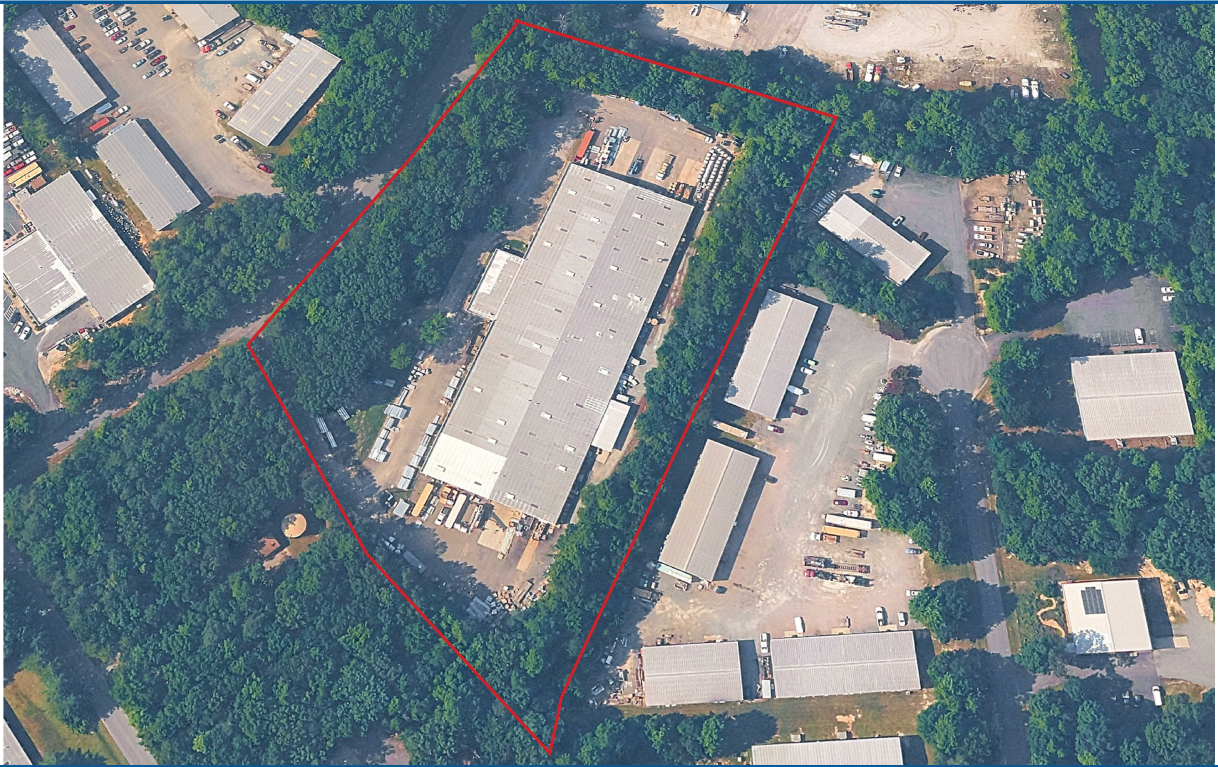


AVAILABLE

125 Roxbury Industrial Center Charles City, VA 23030



Exclusive Agent:

BYRON HOLMES, CCIM, SIOR
(804) 521-1448
byron@porterinc.com

HIGHLIGHTS

- Former Data Center Electrical Contractor Facility
- 74,040 SF +/- on 7.55 Acres
- 2,940 SF Office
- Ceilings to 18' Center, 12' Eave
- 5 Loading Docks
- 3 Drive-In Doors
- FOR LEASE: \$4.95/SF NNN

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994

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R E A L T Y



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PROPERTY SUMMARY

125 Roxbury Industrial Center | Charles City, VA 23030



Property Summary

Building SF:	74,040 SF
Acreage:	7.55
Office Space:	2,940 SF
Ceiling Height:	18' Center, 12' Eave
Truck Doors:	5 dock high, 3 drive -in
Dimensions:	395'x180'
Column Spacing:	40'x25'
Parking:	75 Paved
Zoning:	Industrial
Year Built:	1988
Last Use:	Electrical Contracting
Roof:	Insulated Metal
Water/Sewer:	Charles City
Electric:	Dominion Power 2,000 AMP 480/277V 3P4W
Gas:	Propane
Heat:	Gas Forced Air
Sprinkler:	100% Wet

Property Overview

70,400 SF Industrial Building on 7.55 Acres with 75 Paved Parking Spaces

Location Overview

Located in the Roxbury Industrial Center in Charles City, VA
About 11 Miles to White Oak Technology Park Henrico, VA

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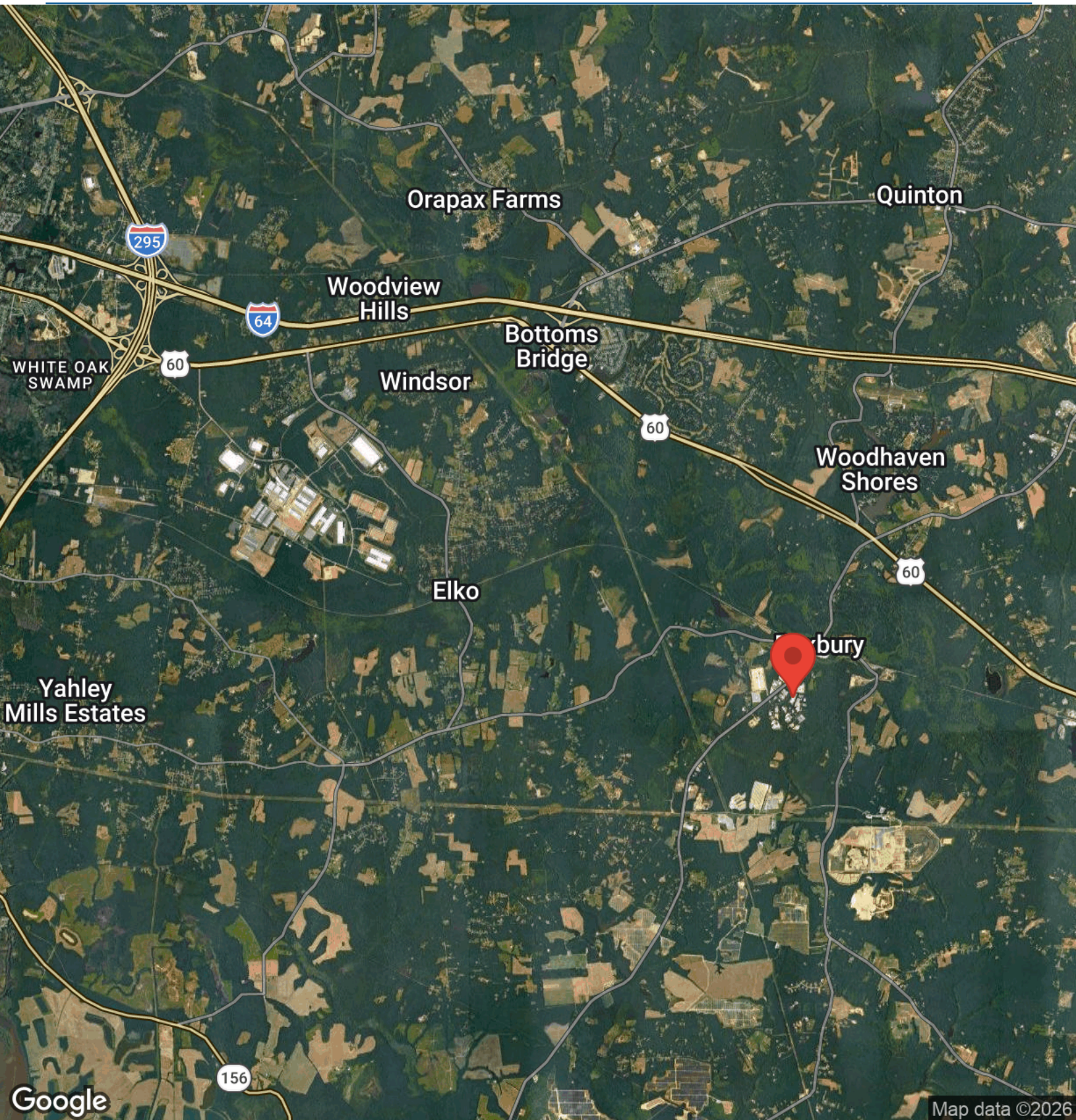


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AERIAL MAP

125 Roxbury Industrial Center | Charles City, VA 23030



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