

FOR SALE OR LEASE > INDUSTRIAL/RETAIL/FLEX OPPORTUNITY

1900 Chamberlayne Avenue

RICHMOND, VA 23222



NEW PRICING!



PROPERTY FEATURES

- > 47,584 total SF
 - 39,874 SF conditioned space
 - 7,710 SF heated warehouse space
 - > Situated on 2.31 acres
 - > Zoned M-1 (light industrial)
 - > Renovations completed in 2016
 - > Approximately 100 parking spaces
 - > One (1) loading dock door with pier
 - > Sprinklered
 - > Convenient access to I-95 and I-64
 - > For Sale: ~~\$2,400,000~~
 - > Subdivision concept available
- REDUCED Price for entire property: \$2,100,000**

PARCEL 1

Sale price: \$1,225,000

Lease rate: Call Agent

PARCEL 2

Sale price: \$1,350,000

Lease rate: \$12.00/SF (± 15,000 SF)



DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	22,514	123,488	231,657
Total Employees	4,833	85,232	141,990
Average HH Income	\$46,100	\$56,427	\$60,277

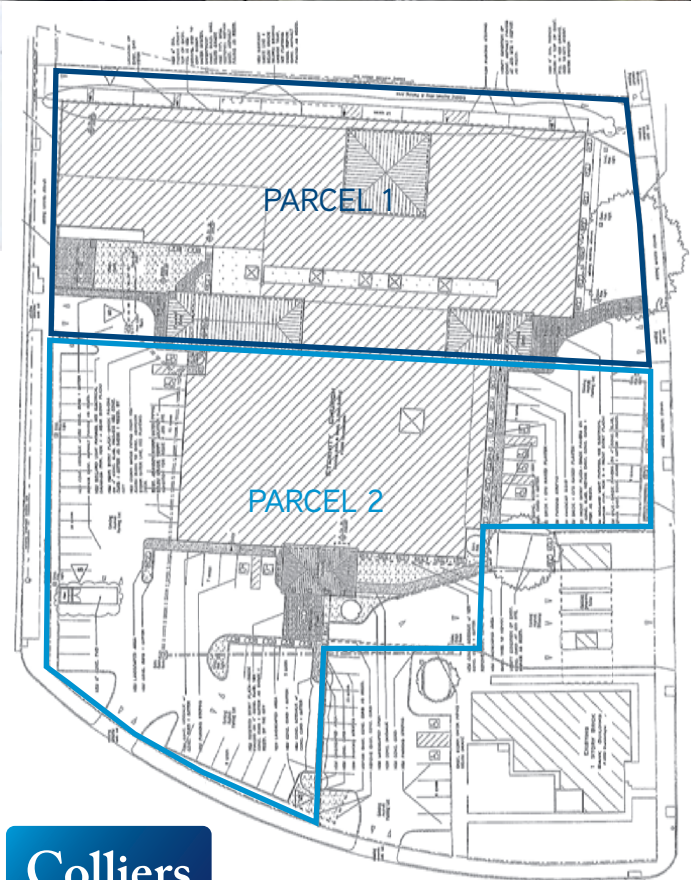
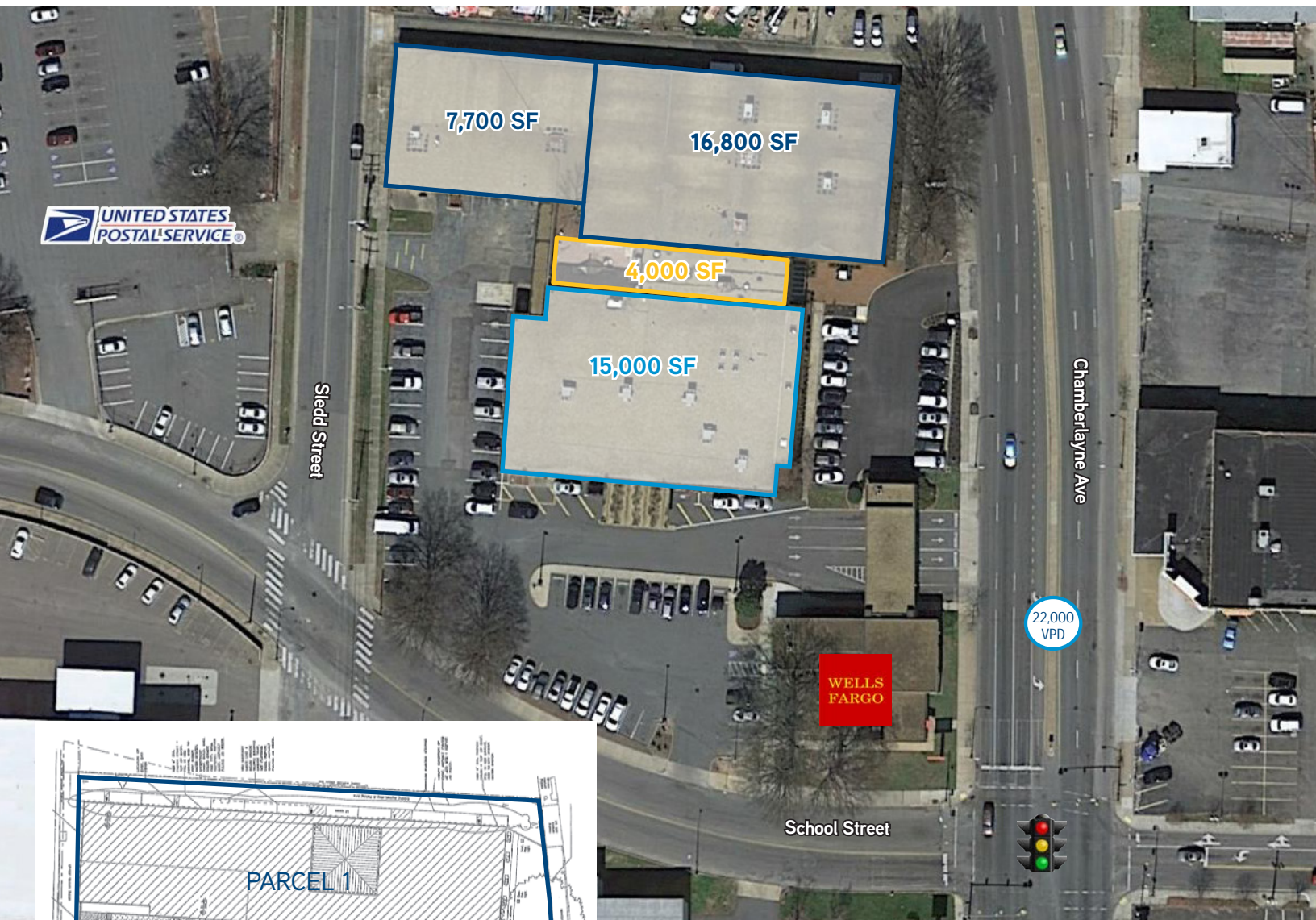
Traffic Counts - Chamberlayne Avenue ±22,000 VPD

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PARCEL 1

- > ±28,500 SF, ±1.1 acres
- > Includes 15 private offices, open meeting space that can accommodate 150+ people
- > 7,700 SF of warehouse with loading dock
- > Large kitchen
- > Separate entrance
- > Sale Price: \$1,225,000

PARCEL 2

- > ±15,000 SF - current heavy office build-out
- > ±1.21 acres
- > Large meeting area
- > Separate entrance
- > Owners will consider leasing - \$12.00/SF
- > Sale Price: \$1,350,000

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INTERIOR PHOTOS | PHASE I



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