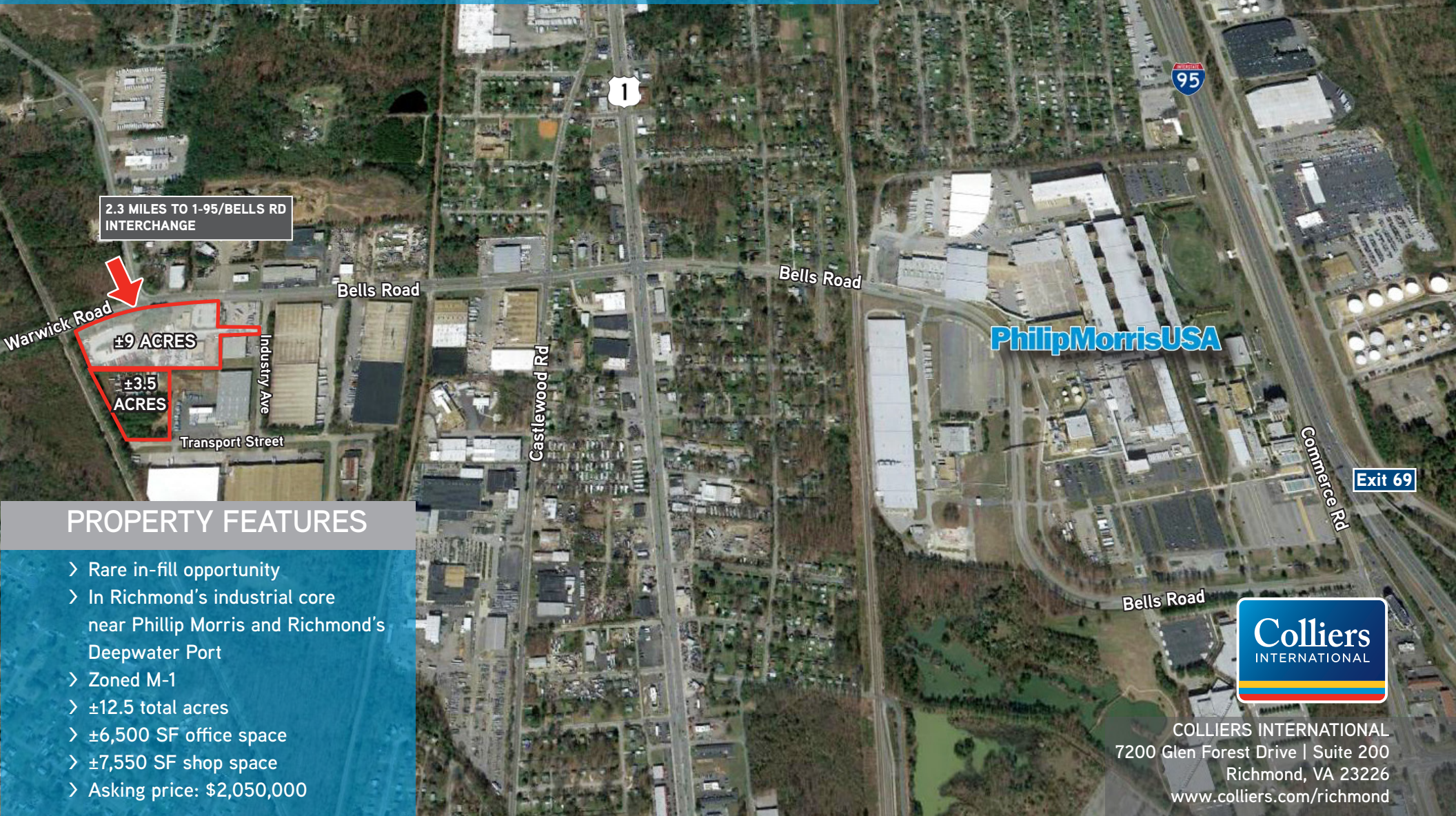


FOR SALE > INDUSTRIAL SPACE IN RICHMOND'S CORE

3025 & 3035 Bells Road | Richmond, VA 23234  
3062 Transport Street | Richmond, VA 23234



## PROPERTY FEATURES

- > Rare in-fill opportunity
- > In Richmond's industrial core near Phillip Morris and Richmond's Deepwater Port
- > Zoned M-1
- > ±12.5 total acres
- > ±6,500 SF office space
- > ±7,550 SF shop space
- > Asking price: \$2,050,000

Accelerating success.



## FOR SALE > INDUSTRIAL

3025 -3035 Bells Road | Richmond, VA 23234



OFFICE FRONT



OFFICE SIDE

### ★ OFFICE FEATURES

- > ±6,500 SF
- > 99 parking spaces
- > Built in 1992
- > Designed for occupancy of 69 workers
- > Quality masonry construction



SHOP BUILDING

### ★ SHOP FEATURES

- > ±7,750 SF (108' x 60')
- > Fuel, oil, washing and grease systems
- > 12' w x 14' h' roll-up doors
- > Built in 1992 - Expandable buildings
- > Potential subdivide and convey building separately
- > Total land conveyance potential to subdivide

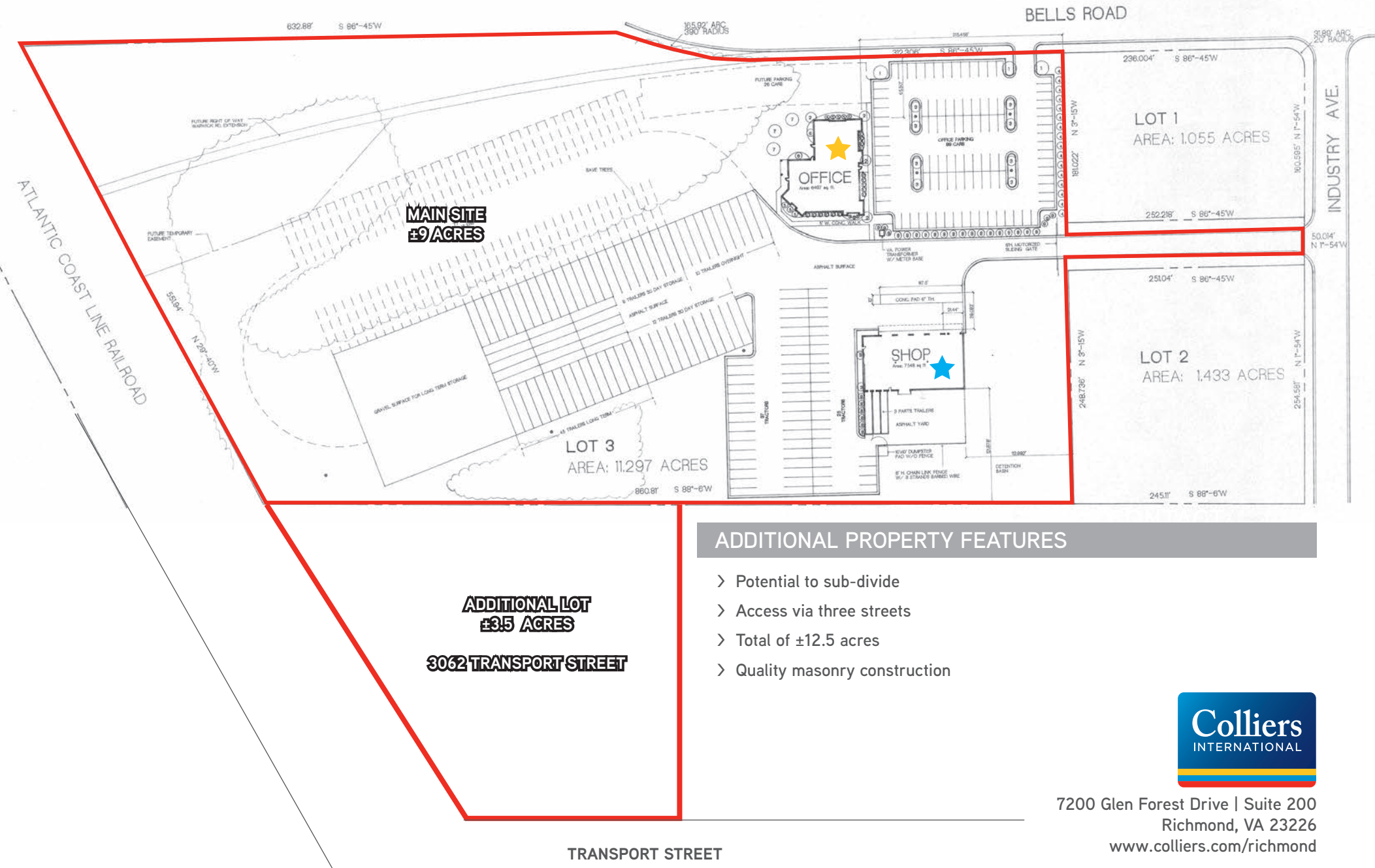


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FOR SALE >

- 2.3 miles to I-95/Bells Rd Interchange
- Enterprise Zone
- All public utilities
- Three access points:
  1. Bells Road
  2. Industry Avenue
  3. Transport Street
- Extensive frontage on Bells Road
- Zoned M-1



Economic Development Authority  
[www.richmondeda.org](http://www.richmondeda.org)

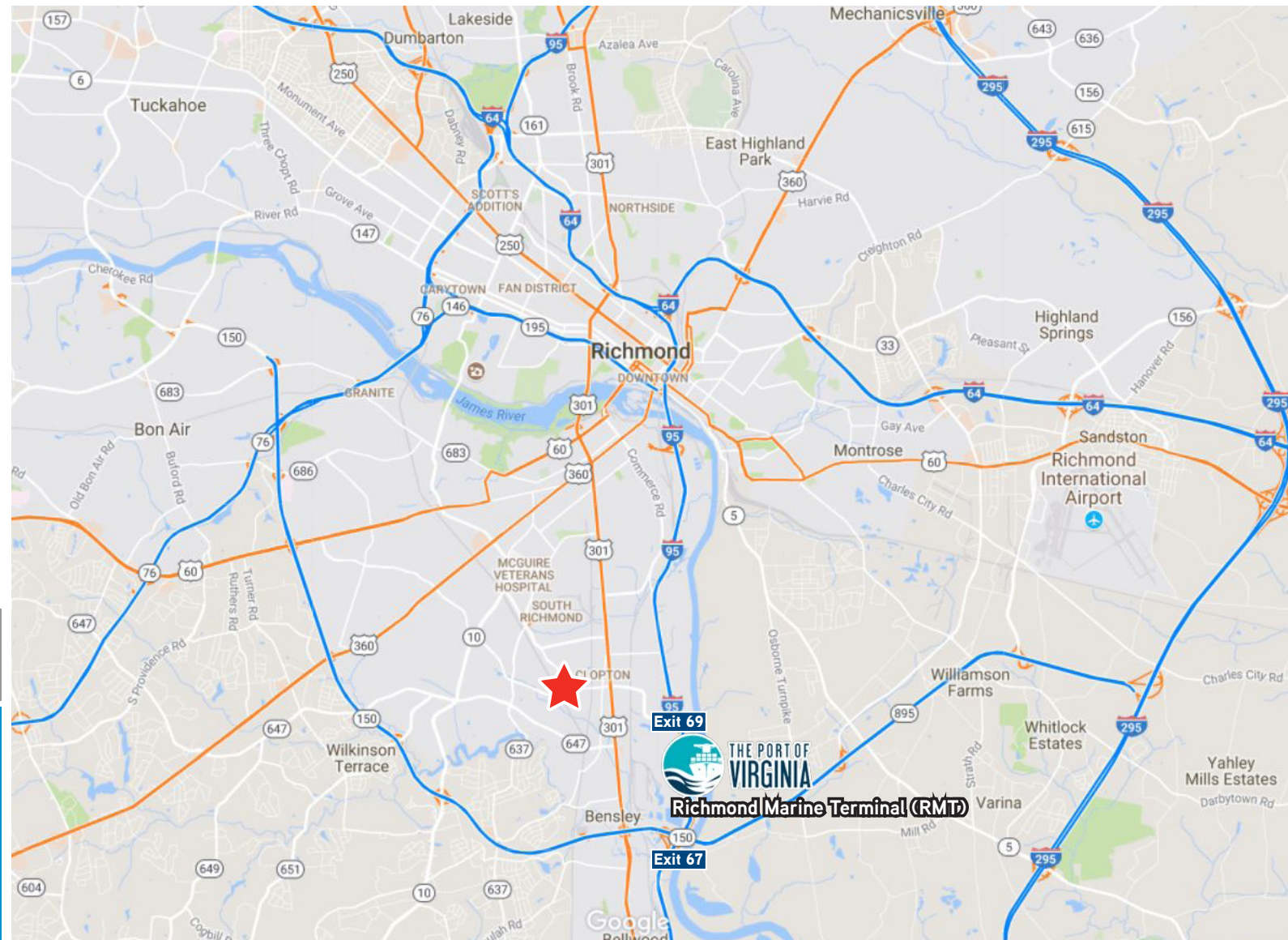
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## 3025-3035 Bells Road | Richmond, VA 23234



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