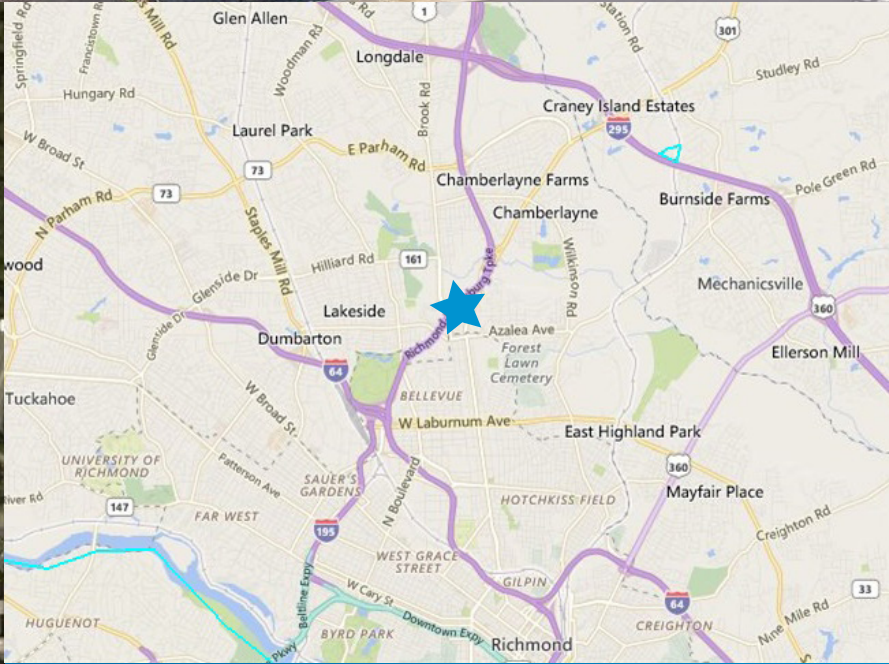


FOR SALE OR LEASE > OFFICE/FLEX

# 1030 Wilmer Avenue

RICHMOND, VA 23227



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# 1030 Wilmer Avenue

RICHMOND, VA 23227



## Property Features

- 80,003 total SF on ±13.67 acres
- 36,145 SF available for lease (can be subdivided)
- Built in 1990
- Zoned M-1C
- 7.13 parking spaces per 1,000 SF
- Exterior brick façade
- Excellent ingress & egress to the building with some additional stand alone signage available for large users.
- Excellent workforce positioning with close proximity to other jurisdictions.
- Within close proximity of numerous dining, retail and other amenities.
- Conveniently located with nearby access off Interstates I-64, I-95 and 195 Downtown Expressway. Just a 15 minute drive to the Richmond International Airport, Short Pump, South of the River and Hanover Air Park
- Lease rate: \$10.50/SF, NNN
- Call agent for sales information

AGENT: JASON HETHERINGTON, SIOR  
804 591 2407  
RICHMOND, VA  
jason.hetherington@colliers.com

AGENT: AUSTIN NEWMAN, SIOR  
804 591 2402  
RICHMOND, VA  
austin.newman@colliers.com

COLLIERS INTERNATIONAL  
7200 Glen Forest Drive, Suite 200  
Richmond, VA 23226  
www.colliers.com/richmond

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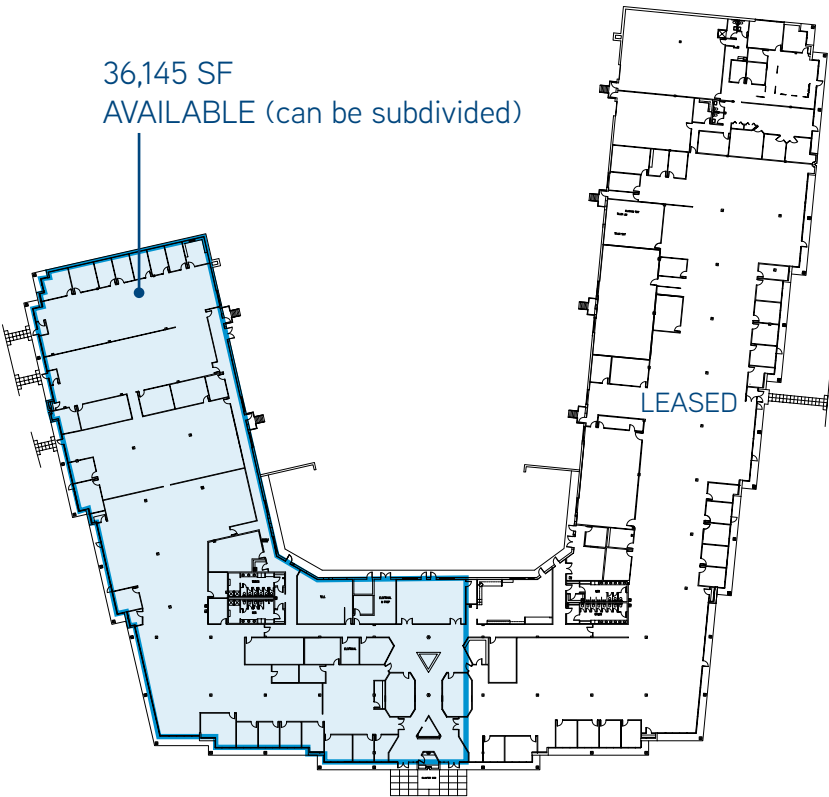
# For Sale or Lease > 1030 Wilmer Avenue

RICHMOND, VA 23227



Street Address	1030 Wilmer Avenue Richmond, VA 23227
Primary Use	Office
Year Built	1990
Occupancy	100% through 12/31/2017
Number of Buildings	One building
Number of Stories	Single story
Total Building Area	80,003 SF
Clear Height	12' - 16'
Site Area	13.8 acres
No. of On-Site Parking Spaces	561 spaces (7.13/1,000 SF)
No. of On-Site Handicap Parking Spaces	7 spaces
Number of Loading Docks & Heights	Two (2) - 4' above grade
Levelers	None
Superstructure	Concrete masonry units, steel columns, open-web bar joists
Cellar/Basement/Crawl Space	N/A
Exterior Facade(s)	Brick, painted CMU block and metal paneling
Roof(s)	EPDM with stone ballast
Heating	Two roof-mounted split system heat pumps with ceiling mounted air handling units. Two natural gas-fired rooftop packaged units. 72 VAV boxes with heat strips. Two gas-fired space heaters in warehouse areas.
Air-conditioning	Two roof-mounted split system heat pumps with ceiling mounted air handling units. Two natural gas-fired rooftop packaged units. 72 VAV boxes with heat strips. Two gas-fired space heaters in warehouse areas.
Electrical Wiring	Copper - 277/480 Volt, 3 Phase, 2,500 Amps
Water	1 ½" water meter
Sewer	8" sewer line
Gas	1" gas line
Number of Elevators	N/A
Fire Sprinkler	100% coverage
Zoning	M-1C (light industrial)

Floor Plan



Floor Plan showing furniture (negotiable)

