

FOR SALE/LEASE/BUILD TO SUIT > INDUSTRIAL



Sprouse Drive

±4 Acre Site for  
Build-to-Suit  
OR  
For Building Expansion  
20,000 SF -50,000 SF

±100,000 SF  
For Sale/Lease

Individually or with the  
extra 4 Acres

SPUR TO CSX

CONCEPTUAL ILLUSTRATION ONLY



FOR SALE/LEASE **PLUS**  
BUILD TO SUIT OPPORTUNITY  
2840 Sprouse Drive  
Eastgate Industrial Park | Richmond, VA 23231

AGENT: David Williams SIOR, CCIM  
+1 804 591 2405  
david.m.williams@colliers.com

AGENT: Andrew Ferguson  
+1 804 591 2427  
andrew.ferguson@colliers.com

COLLIERS INTERNATIONAL  
7200 Glen Forest Drive, Suite 200  
Richmond, VA 23226  
[www.colliers.com/richmond](http://www.colliers.com/richmond)



## FOR SALE/LEASE/BUILD TO SUIT > INDUSTRIAL

Available Space	±100,000 SF building plus 20,000 SF to 50,000 SF expansion/BTS
Zoning	Zoned M-1, light industrial
Acreage	6± acres plus ±4 acre surplus site
Topography	Flat, cleared
Utilities	Water – 2" dual meters - 130 GPM (total 260 GPM) Sewer – 3 laterals to 15" line in Sprouse (3,500 GPM)
AAA Municipality	Located in the County of Henrico <a href="http://www.henrico.com">www.henrico.com</a>
Interstate Access	Interstate 895 via Exit 3, 1.3 miles away with no stoplights; 1.7 miles to Richmond International Airport (RIC) Interstate 64 via Exit 197, 4 miles away
Other Significant Users in Area	USPS Distribution Center, Lumber Liquidators distribution center, San-J International food manufacturer, Mondelez Global (formerly Kraft/ Nabisco Foods) and Graybar distribution
Lease/Build-to-Suit Objective	Owners have significant resources to enable an industrial build-to-suit of most kinds; specifications to suit, flexible terms
Sale/Lease	Variety of options to accommodate occupiers of 20,000 - 150,000 SF

**LEASE: \$45,000/month, NNN** (for building)  
**SALE: \$5,750,000** (for building & surplus land)

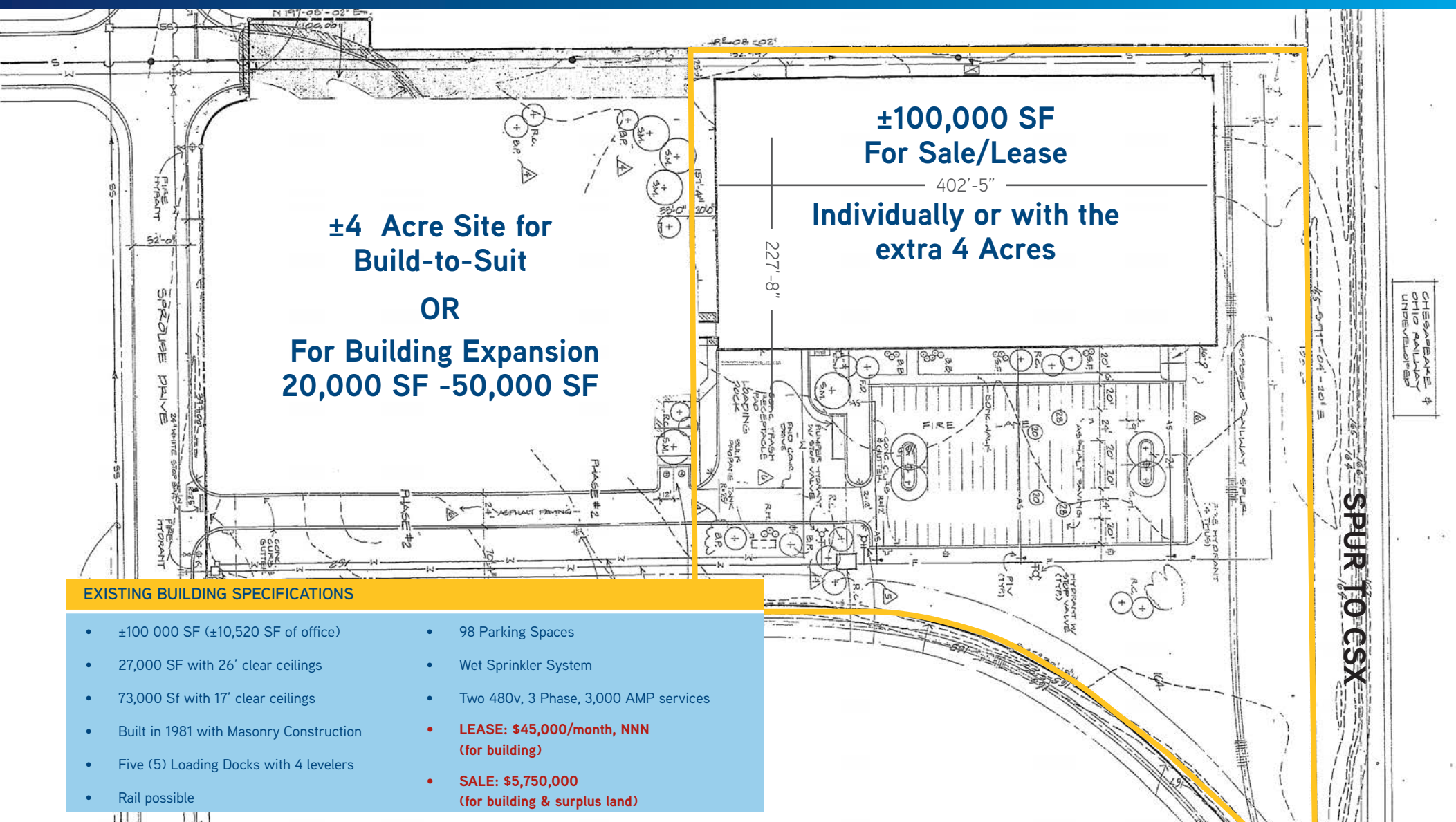


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# SITE PLAN



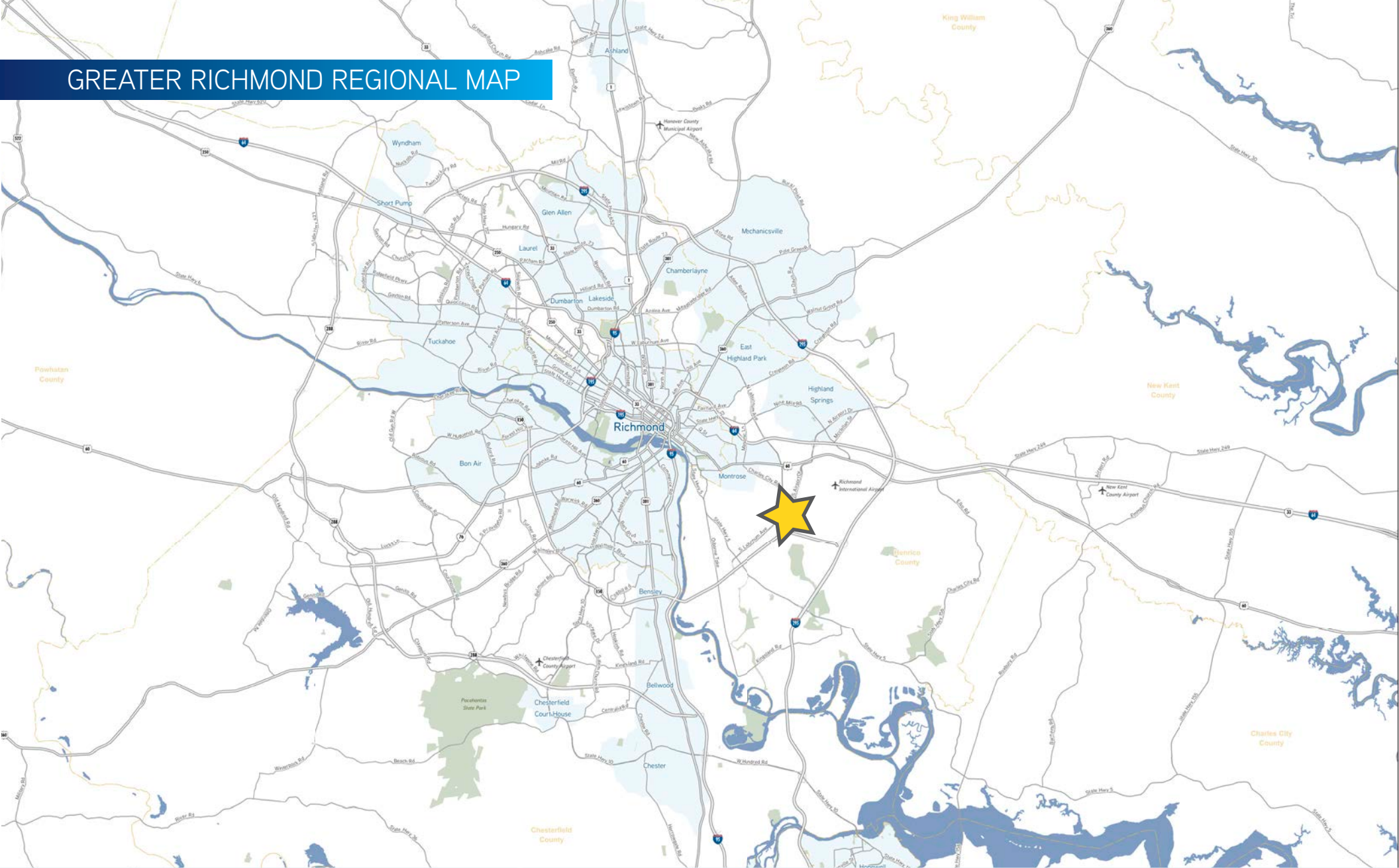
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## GREATER RICHMOND REGIONAL MAP



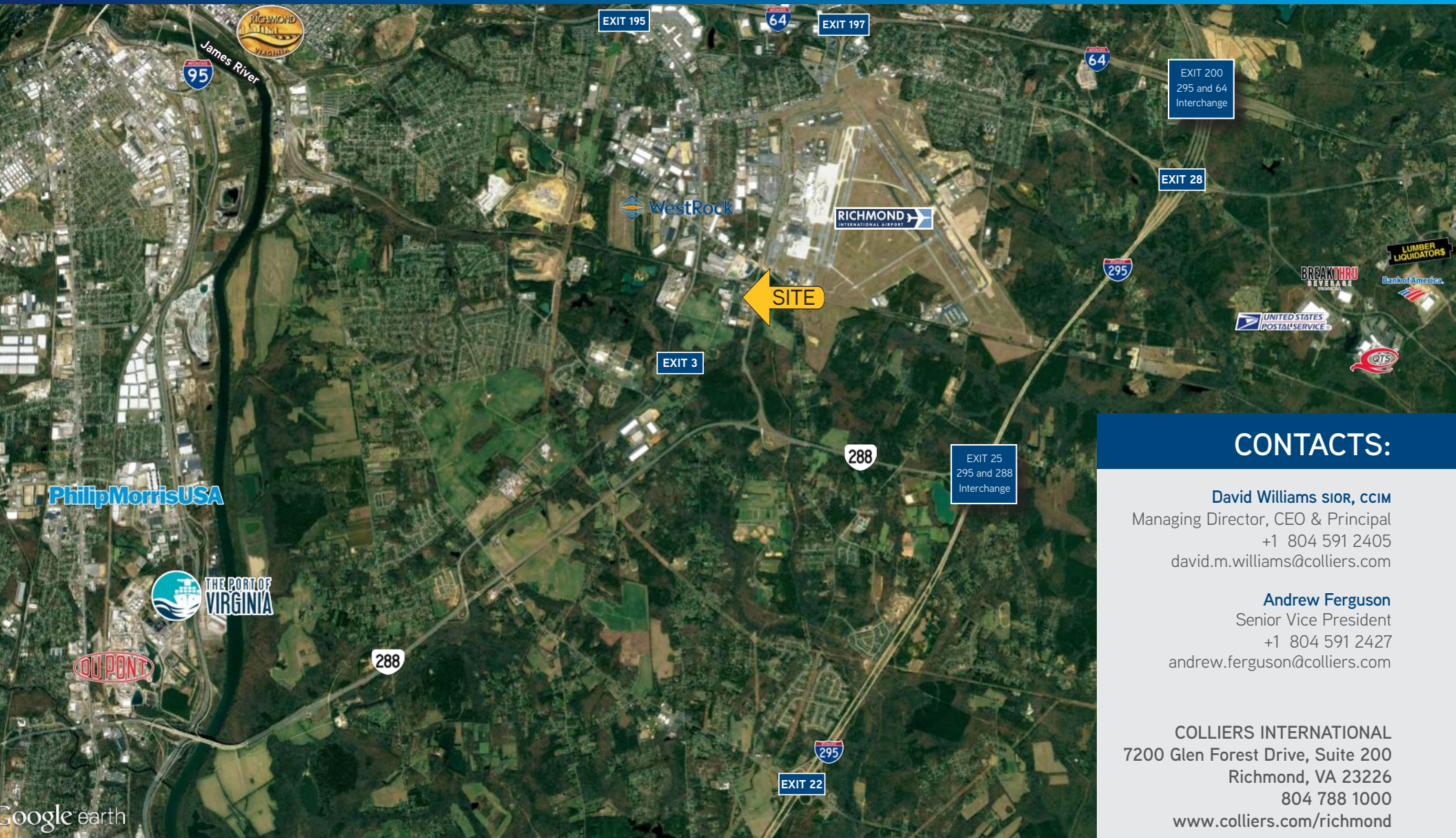
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# AERIAL MAP



## CONTACTS:

**David Williams** SIOR, CCIM

Managing Director, CEO & Principal

+1 804 591 2405

david.m.williams@colliers.com

**Andrew Ferguson**

Senior Vice President

+1 804 591 2427

andrew.ferguson@colliers.com

**COLLIERS INTERNATIONAL**

7200 Glen Forest Drive, Suite 200

Richmond, VA 23226

804 788 1000

[www.colliers.com/richmond](http://www.colliers.com/richmond)

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