

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

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FOR SALE/LEASE/BUILD TO SUIT > INDUSTRIAL

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

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 www.henrico.com
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

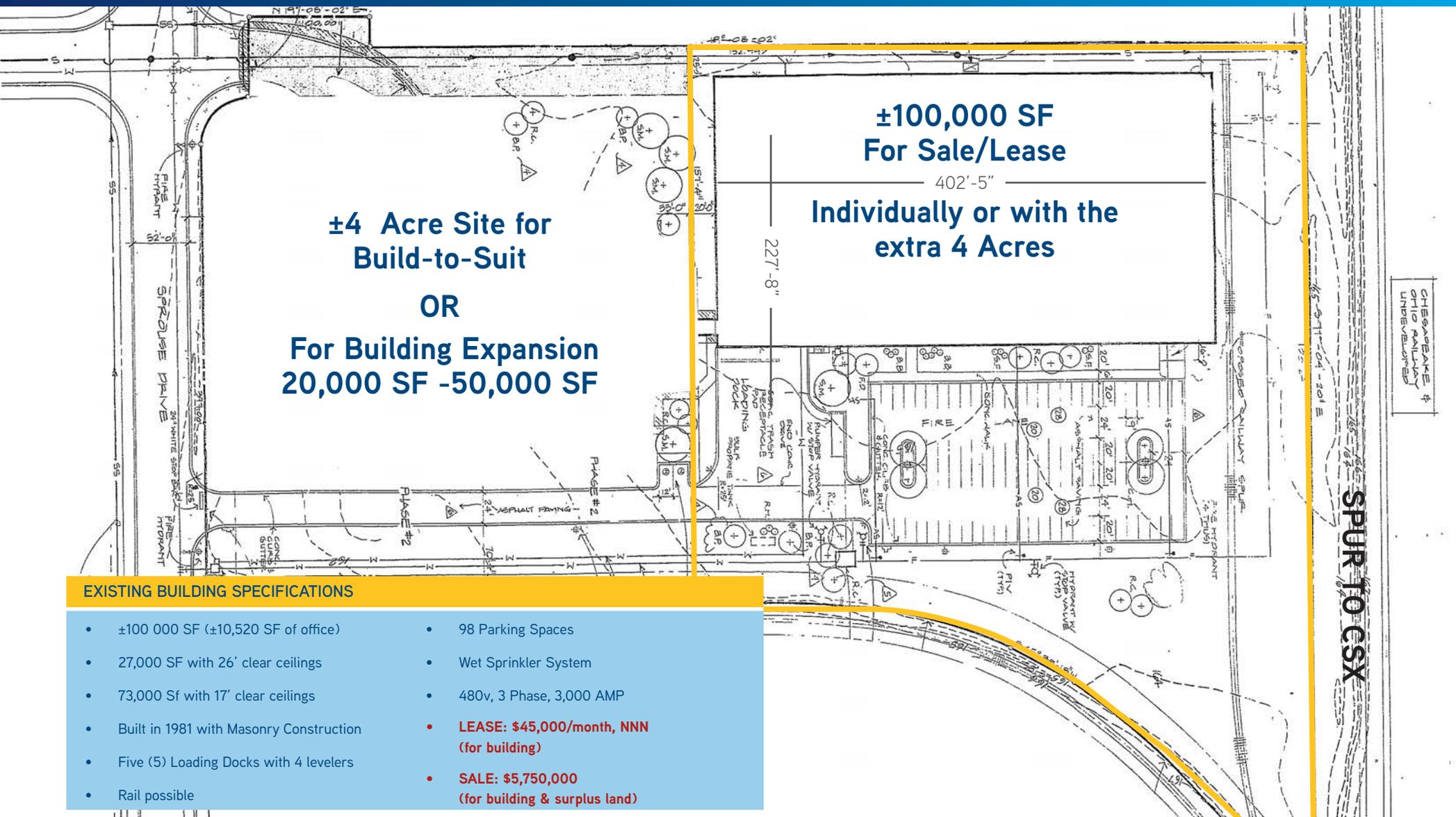


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SITE PLAN



EXISTING BUILDING SPECIFICATIONS

- ±100 000 SF (±10,520 SF of office)
- 27,000 SF with 26' clear ceilings
- 73,000 Sf with 17' clear ceilings
- Built in 1981 with Masonry Construction
- Five (5) Loading Docks with 4 levelers
- Rail possible
- 98 Parking Spaces
- Wet Sprinkler System
- 480v, 3 Phase, 3,000 AMP
- **LEASE: \$45,000/month, NNN (for building)**
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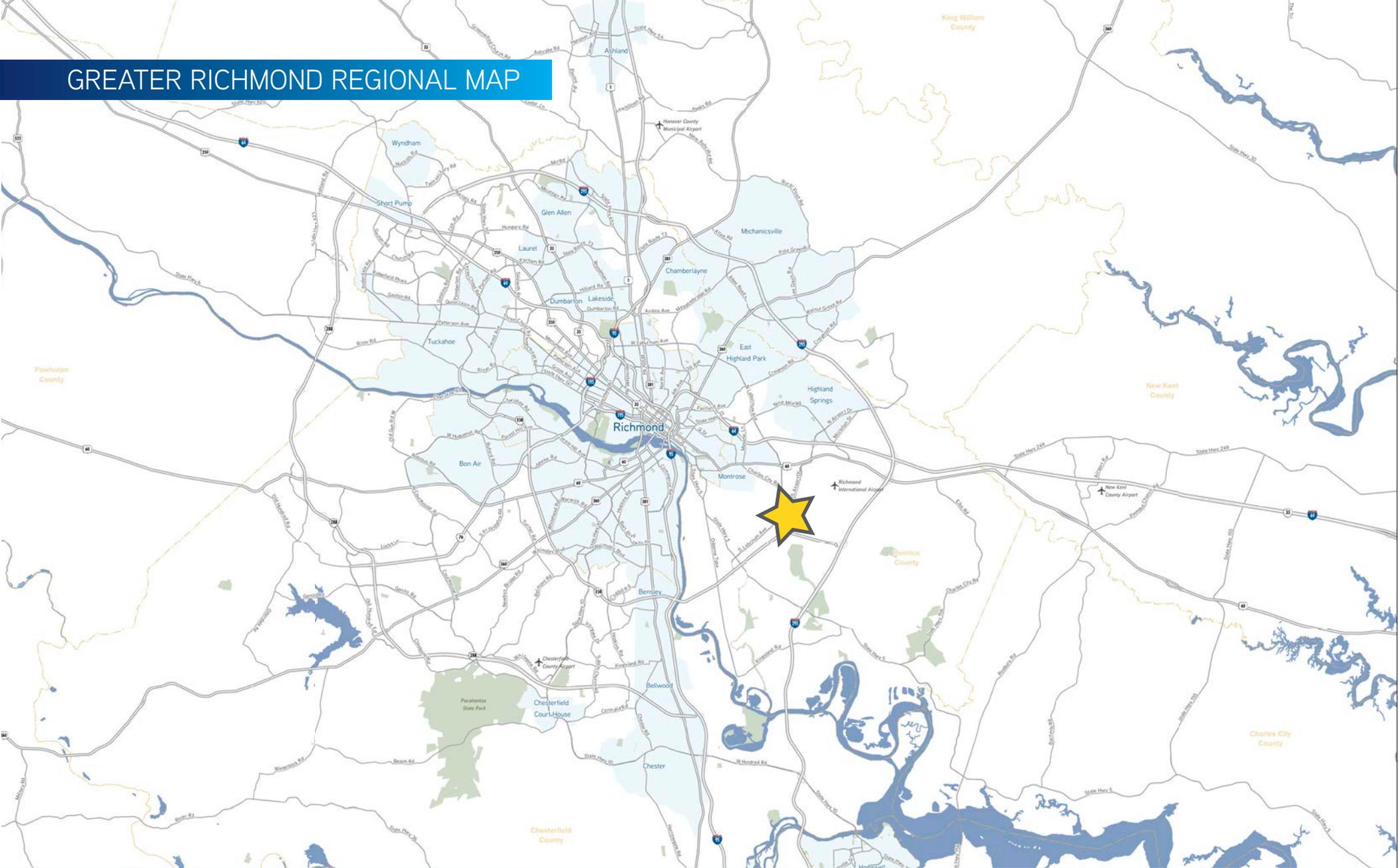
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SPUR TO CSX

GREATER RICHMOND REGIONAL MAP

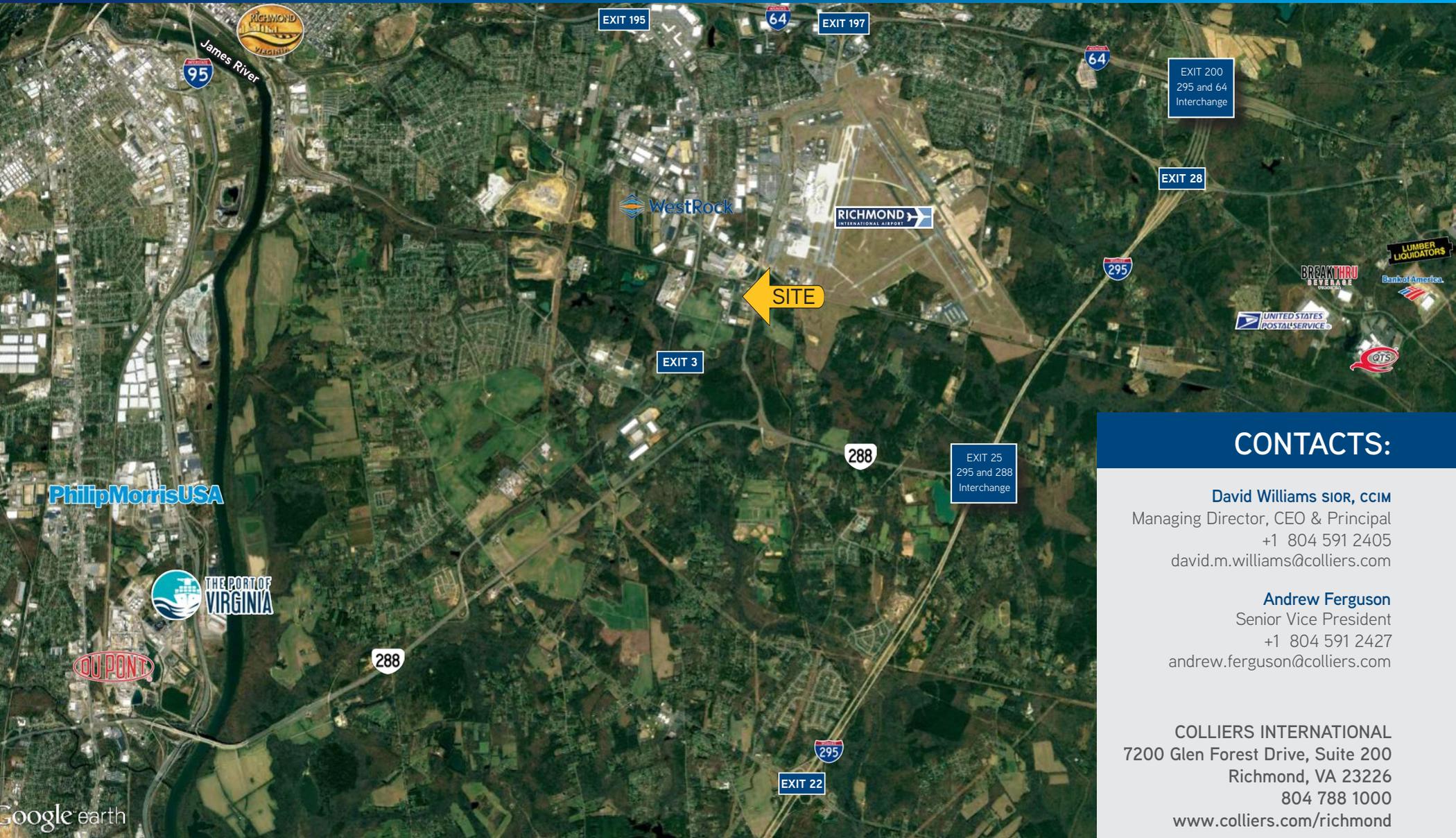


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AERIAL MAP



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