

# DABNEY CENTER

## LOCATION:

Strategically located in Henrico County with I64 to the North, Broad Street to the South, Westwood Avenue to the East and Staples Mill Road to the West, Dabney industrial area is at the Center of Richmond Metro Area. Immediate access to Interstates 64, 95 and 195 makes Dabney Center the area of choice.

Dabney industrial area consists of approximately 4,500,000 square feet of office/service/warehouse/retail space in 150 buildings with a 5-year average vacancy rate of 4.6%.

## INGRESS AND EGRESS:

Dabney industrial area enjoys signal-assisted access on the East from Westwood Avenue, on the South from Broad Street and on the West from Staples Mill Road.

## HIGHWAY ACCESS:

Due to its central location, the Dabney industrial area offers immediate access to the Downtown Expressway (I-195) and I-64, with convenient connecting access to I-95 and the Powhite Parkway (Route 76).

## MAJOR BUSINESSES:

|                       |                             |
|-----------------------|-----------------------------|
| Imaging Solutions     | Tridium Lucent Technologies |
| Verizon               | PPD Development             |
| Noland                | Smith Turf & Irrigation     |
| DHL Airways           | Hilddrup Transfer           |
| Blue Linx             | Dal Tile                    |
| Loveland Distributing |                             |

## AMENITIES:

The Dabney location and proximity to W. Broad Street provide immediate access to a wide variety of restaurants. Hotels, banks, retailers and all other service providers are all conveniently nearby.



# FOR SALE > LAND

2283 Dabney Road  
2231 Westwood Trail  
Richmond, VA 23230 | Henrico

BILL MATTOX SIOR  
+1 804 591 2428  
bill.mattox@colliers.com

JASON HETHERINGTON SIOR  
+1 804 591 2407  
jason.hetherington@colliers.com



COLLIERS INTERNATIONAL  
7200 Glen Forest Drive, Suite 200  
Richmond, Virginia 23226  
+1 804 788 1000  
www.colliers.com/richmond

## KEY FEATURES

- > RARE Development sites in the MSA's most centrally located area
- > Convenient to I-95, I-64 & I-195
- > Zoned M-2
- > Substantial Engineering Data available
- > Public water, sewer and natural gas
- > Seller will consider Build to Suit(s)

- 1** Dabney Road - Front Parcel 6.0± acres
- 2** Dabney Road - Rear Parcel 5.61± acres
- 1&2** Dabney Road - Combined 11.61± acres
- 3** Westwood Trail - 12.3± acres  
Call agent for revised pricing

## CONTACT US

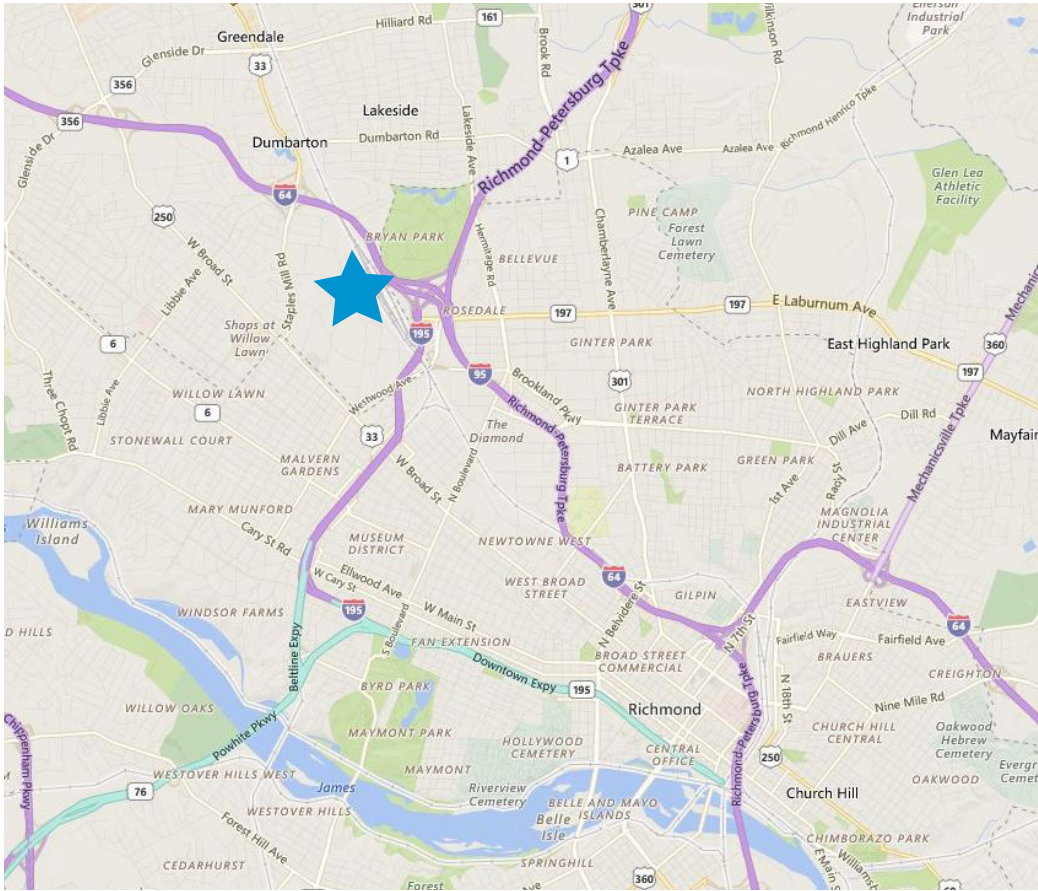
BILL MATTOX SIOR  
+1 804 591 2428  
bill.mattox@colliers.com

JASON HETHERINGTON SIOR  
+1 804 591 2407  
jason.hetherington@colliers.com

COLLIERS INTERNATIONAL  
7200 Glen Forest Drive, Suite 200  
Richmond, Virginia 23226  
+1 804 788 1000  
www.colliers.com/richmond



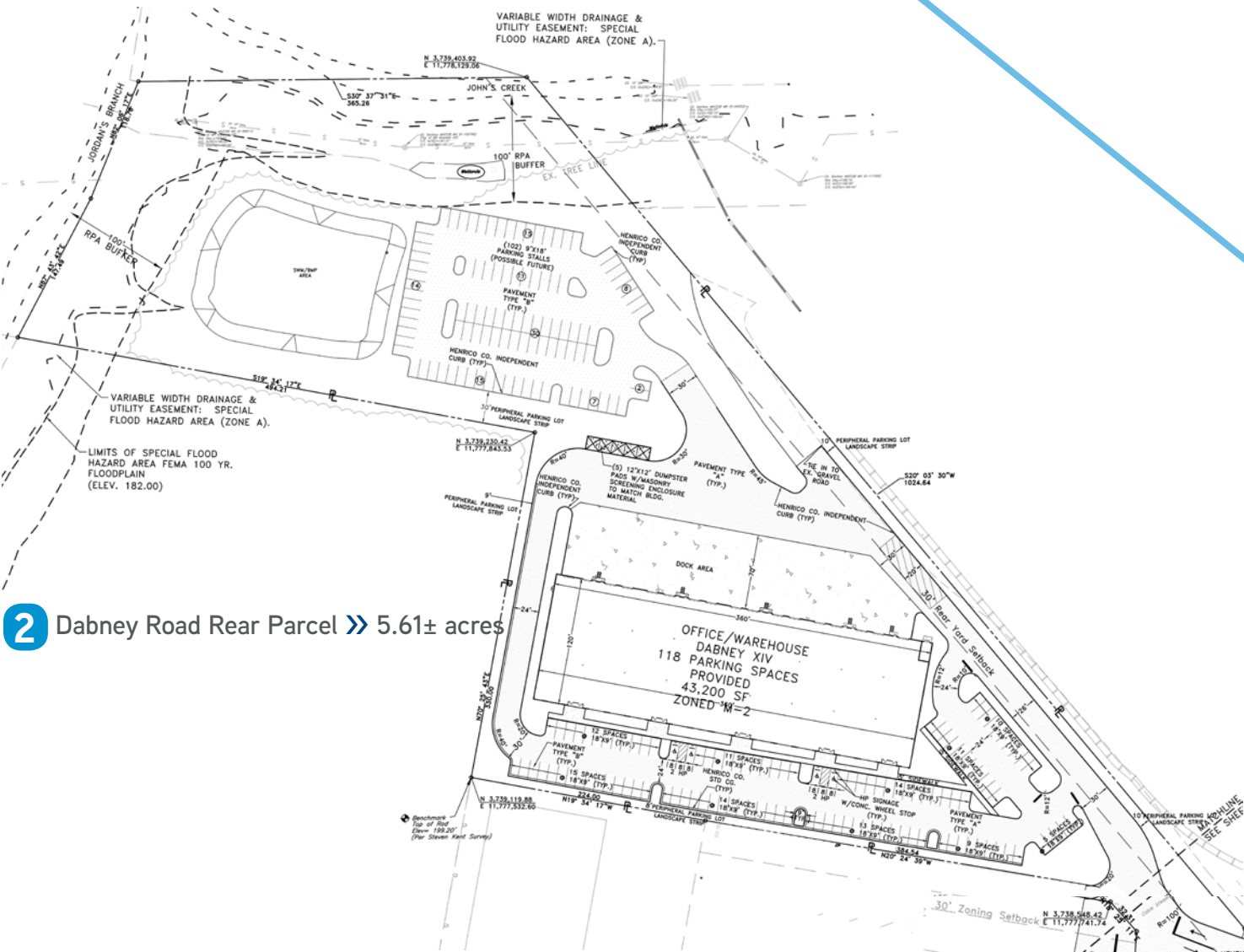
Accelerating success.



The information contained herein was obtained from sources, believed reliable, however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. File name: Westwood-Dabney\_Land\_Sale rev 2-20-2017

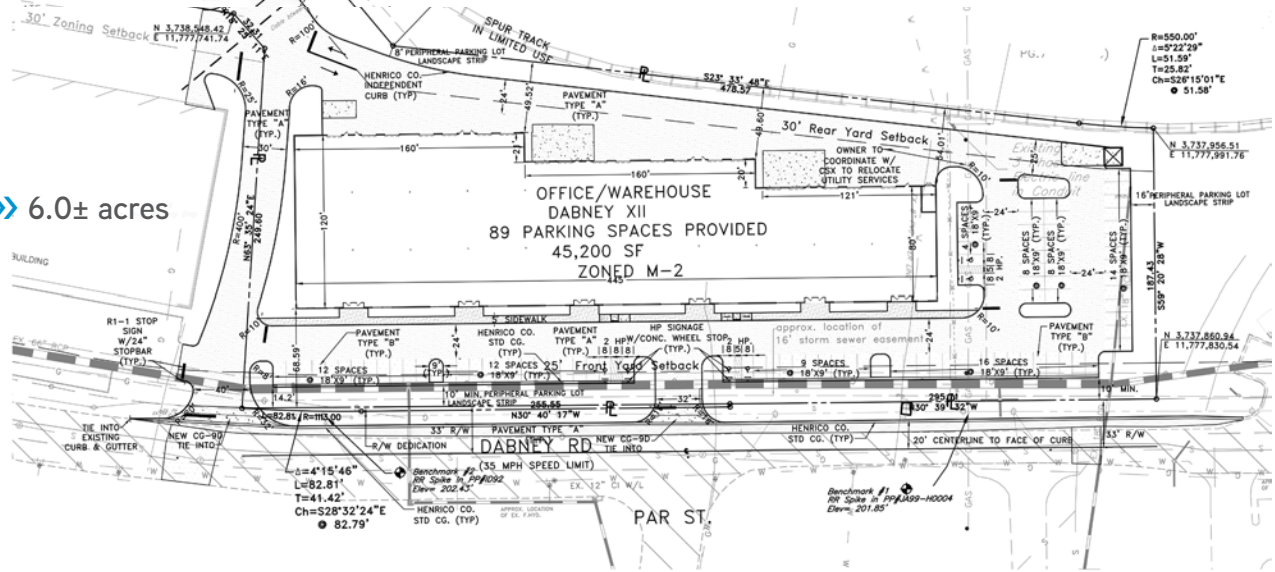


CONCEPTUAL PLANS



2 Dabney Road Rear Parcel >> 5.61± acres

1 Dabney Road Front Parcel >> 6.0± acres



1 & 2 Dabney Road - Combined >> 11.61± acres

3 Westwood Trail >> 12.3± acres

