

1201 Commerce Street

Petersburg, Virginia 23803

67,075 s.f. warehouse / distribution facility available for sale

JLL, as exclusive advisor, is pleased to present the opportunity to acquire a 67,075-square foot warehouse and distribution facility located at 1201 Commerce Street, Petersburg, Virginia (the "Property"). Strategically situated with 465' of frontage on Commerce Street, the Property also offers convenient access to I-95 and I-85 and is a mile from Route 460.

Site Summary

Size:	Dry: 49,920 SF Office: 13,455 SF (two-story) Cooler: 3,700 SF Total: 67,075 SF
Year built:	Last addition, 1987
Acreage:	4.11 acres
Zoning:	M-1
Price:	\$1.7 million (offered below assessed value)



The property

Building Summary

Ceiling height:	Varies; 24' - 26'	Construction:	Cinder block and metal-sided
Drive ins:	11 (many oversized doors)	Dock doors:	3
Column spacing:	Varies, clear span	Parking:	Abundant
Yard:	Yes	Features:	The property also features a large clear span warehouse with multiple oversized drive-in doors

Interior

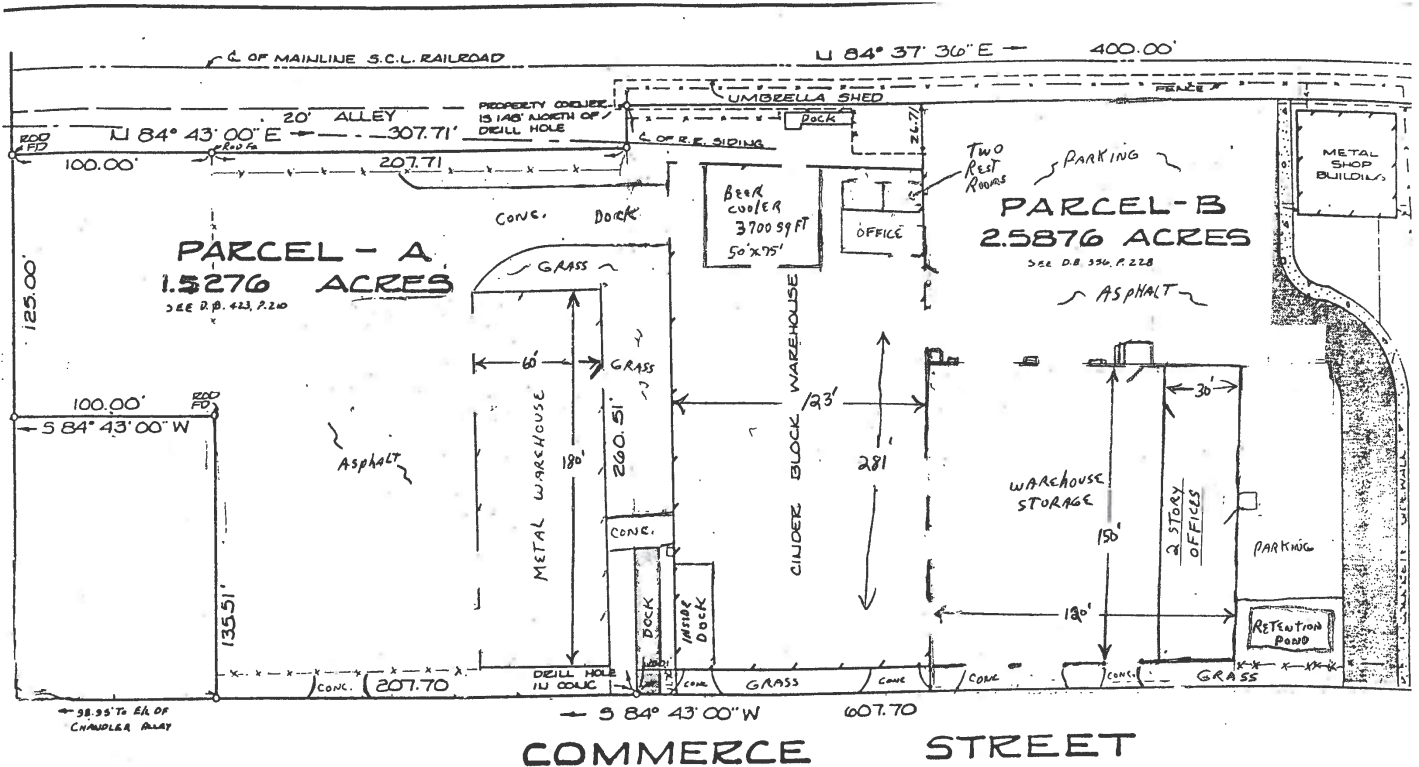


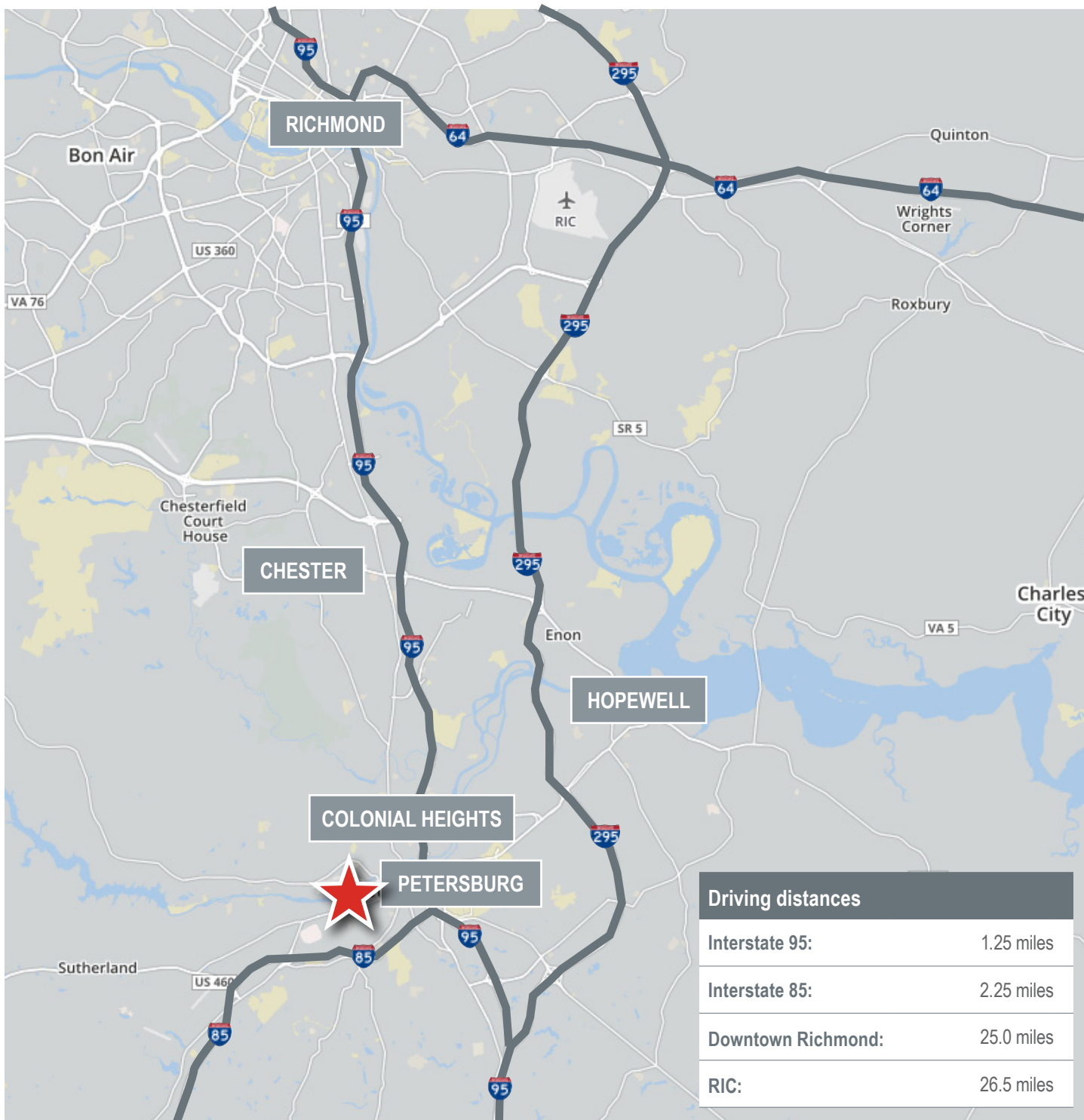
Aerial



1. 10,800sf wh w/ 16ft ceiling. 2. 34,563 sf warehouse w/ A/C, 26ft ceiling, incl. 3,700sf Cooler and ~4,455sf office 3. 13,500sf wh w/ 20-22ft ceiling and additional 9,000sf two-story office 4. Bldg removed 5. 1-2,000sf metal shop bldg 6. Water tower removed

Site plan





Scott Keeton,
Vice President

+1 804 200 6460
scott.keeton@am.jll.com

Danny Holly,
Vice President

+1 804 200 6417
danny.holly@am.jll.com

