

LOCATION

Address:	1101-1305 West Hundred Road
City:	Richmond
State:	VA
Zip Code:	23836-2528
Locality:	Chesterfield
Virginia Enterprise Zone:	No
Technology Zone:	No
Foreign Trade Zone:	No
Hub Zone:	No
Property ID:	237237

SALE/LEASE INFORMATION

Sale:	No
Lease:	Yes
Lease Price:	\$3.00 To \$3.00
Sublease:	Yes
Lease Rate:	3 to 3
Publicly Owned:	No
Lease Type:	Triple Net

PROPERTY INFORMATION

Year Built:	1978
Total Space:	490,345 sq ft / 45,554.54 sq m
Available:	351,950 sq ft / 32,697.22 sq m
Contiguous:	334,950 sq ft / 31,117.87 sq m
Expandable:	330000
Mfg/Warehouse:	17,000.00 sq ft / 1,579.00 sq m

Construction

Floor :	Concrete
Walls:	Masonry
Roof:	Metal
Columns:	45' x 36'
Ceiling Height (eaves):	28 ft 8.68 m
Ceiling Height (center):	28 ft 8.68 m
Dock Height Doors:	158
Rail Doors:	5
Column Spacing:	45' x 36'
LEED Certified:	No
Outside Storage:	Yes
Recent Use:	Distribution
Parking Spaces:	580



UTILITIES

Electric Power:	Dominion Energy
Redundant:	No
Natural Gas:	Columbia Gas of Virginia
Uninterruptible Power Supply:	No
Backup Generator:	No
Water:	Chesterfield County
Sewer:	Chesterfield County
Telecommunication:	Verizon
Fiber:	No
Redundant Routes:	No
Sonet Ring:	No
Wireless Broadband:	No

CHESTERFIELD



Site Size: 101.68 ac /41.15 hec
Zoning: I-2
Former Use: Distribution

TRANSPORTATION

Closest Interstate: I-295, (1 mi /1.6 km)
Closest 4-Lane Highway : Rt. 10 (0 mi /0 km)
Rail Provider: (mi /0 km)
Closest Commercial Airport: Richmond International Airport (19 mi /30.4 km)
Closest General Aviation Airport: Chesterfield County Airport (10 mi /16 km)
Closest Port: Port of Virginia (Richmond Marine Terminal)/ 11.14 mi / 17.824 km

COMMENTS

334,950 s.f.warehouse available for lease •28 foot ceilings •Rail-served •Located minutes from I-95 & I-295 •Extensive car and trailer parking •Large truck court; can be expanded•Sprinkler system•25 loading docks•\$3.75 per s.f. NNN•Available: January 1, 2018

Minimum lease price is for dry space and max is for cooler/freezer space.

USDA and FDA approved for food distribution.

Sewer lines 12" on both sides, 15" along rear of property

Columbia Gas of Virginia has a 4.0 inch plastic main in front of 1301 West Hundred Rd. This would be the closest facility that could potentially provide service to the building.

Dry Warehouse: 378,000 sq. ft.; up to 52 dock doors with levelers/cross docking; maintenance shop facility; shipping/receiving/office areas; two rail spurs. Can be subdivided to 100,000 sq. ft.

Up to 100 dock-height doors/cross-dock loading.

Misc. Perishables/Meat Warehouse: 32,000 sq. ft.; 14 dock doors with levelers; maintains 28 degrees F; ammonia-based cooling system; rail-served; shipping/receiving/office areas; floor drains.

This is a secured site featuring ample office space and extensive parking. there are battery charging/maintenance/shop areas and potential for expansion. Property is located minutes from Interstate 95 and 295. Facility is located within 500 miles of 50% of all U.S. population and manufacturing. Chesterfield County has the lowest machine and tool tax of any urban locality.

There is also a 17,000 sqft building available with 11 docks, rail-served, 28' ceilings

CONTACT

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