

**70,000 SF Office Warehouse Purchase Opportunity****Property Features**

- 70,000 SF comprised of  $\pm 65,000$  SF warehouse and  $\pm 5,000$  SF office on 5.61 acres
- Enterprise Zone & Opportunity Zone
- 22' min – 26' max ceiling height
- Professionally managed
- Loading: Five (5) 8' x 8' Dock High Doors and three (3) 8' x 14' Grade-Level Drive-In Doors
- Gas unit heaters; wet sprinkler
- Ample car parking
- Monument signage
- Electrical: multiple panels @240V, 225A, 3-phase, 4 wire
- Columns 30'w x 46'd
- Built 2007; Zoned M-2
- Pricing & Availability: See Agent

For more information, contact:

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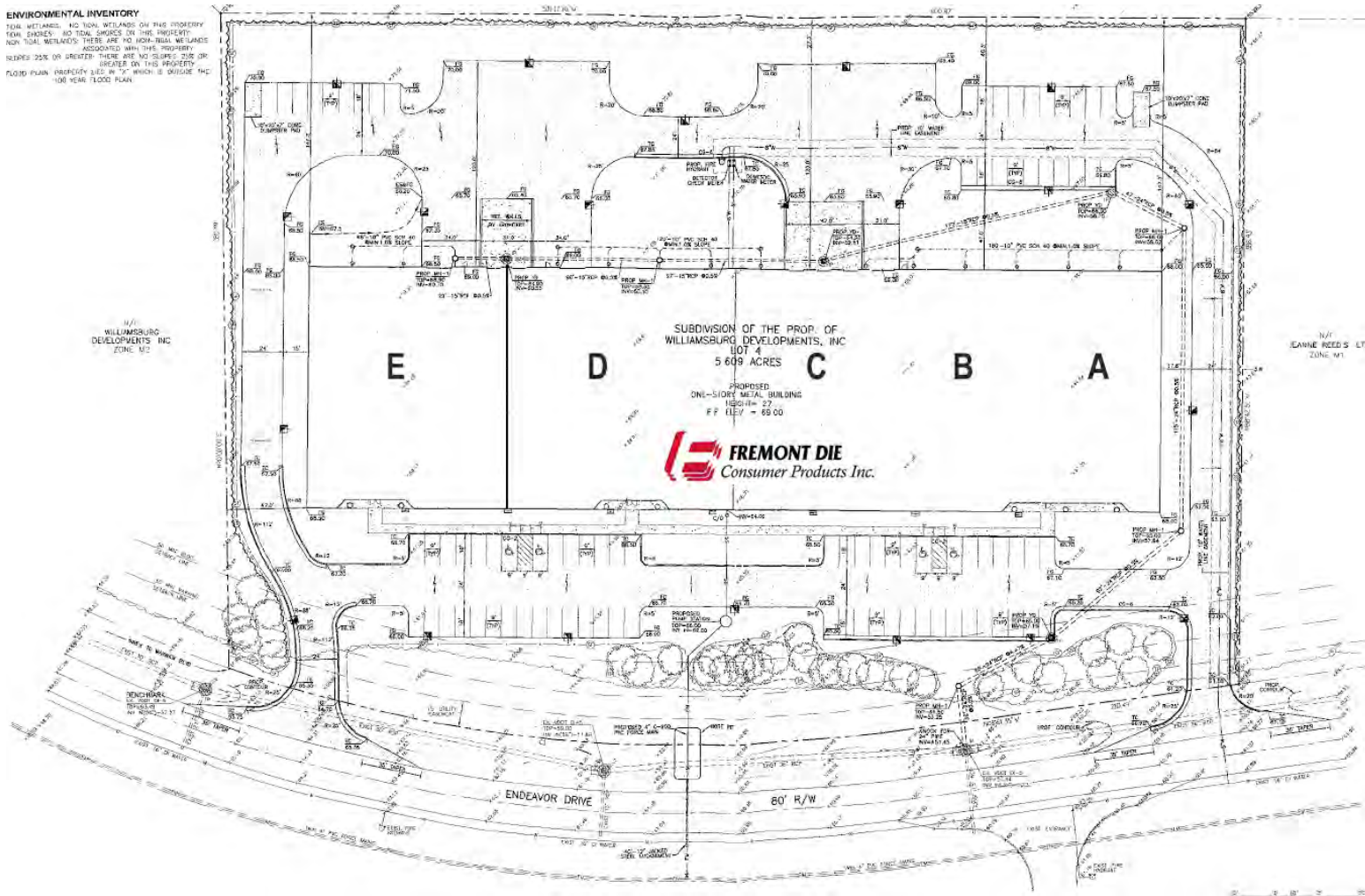
**INDUSTRIAL FOR SALE**  
**Endeavor Center**

1709 Endeavor Drive | James River Commerce Center

**SITE PLAN**

**ENVIRONMENTAL INVENTORY**

TOTAL WETLANDS: NO TOTAL WETLANDS ON THIS PROPERTY.  
TEAL CHANNELS: NO TEAL CHANNELS ON THIS PROPERTY.  
NON-TOTAL WETLANDS: THERE ARE NO NON-TOTAL WETLANDS ASSOCIATED WITH THIS PROPERTY.  
ISLANDS 25% OR GREATER: THERE ARE NO ISLANDS 25% OR GREATER ON THIS PROPERTY.  
FLOOD PLAIN: PROPERTY IS NOT IN "A" WHICH IS INSIDE THE 100-YEAR FLOOD PLAIN.



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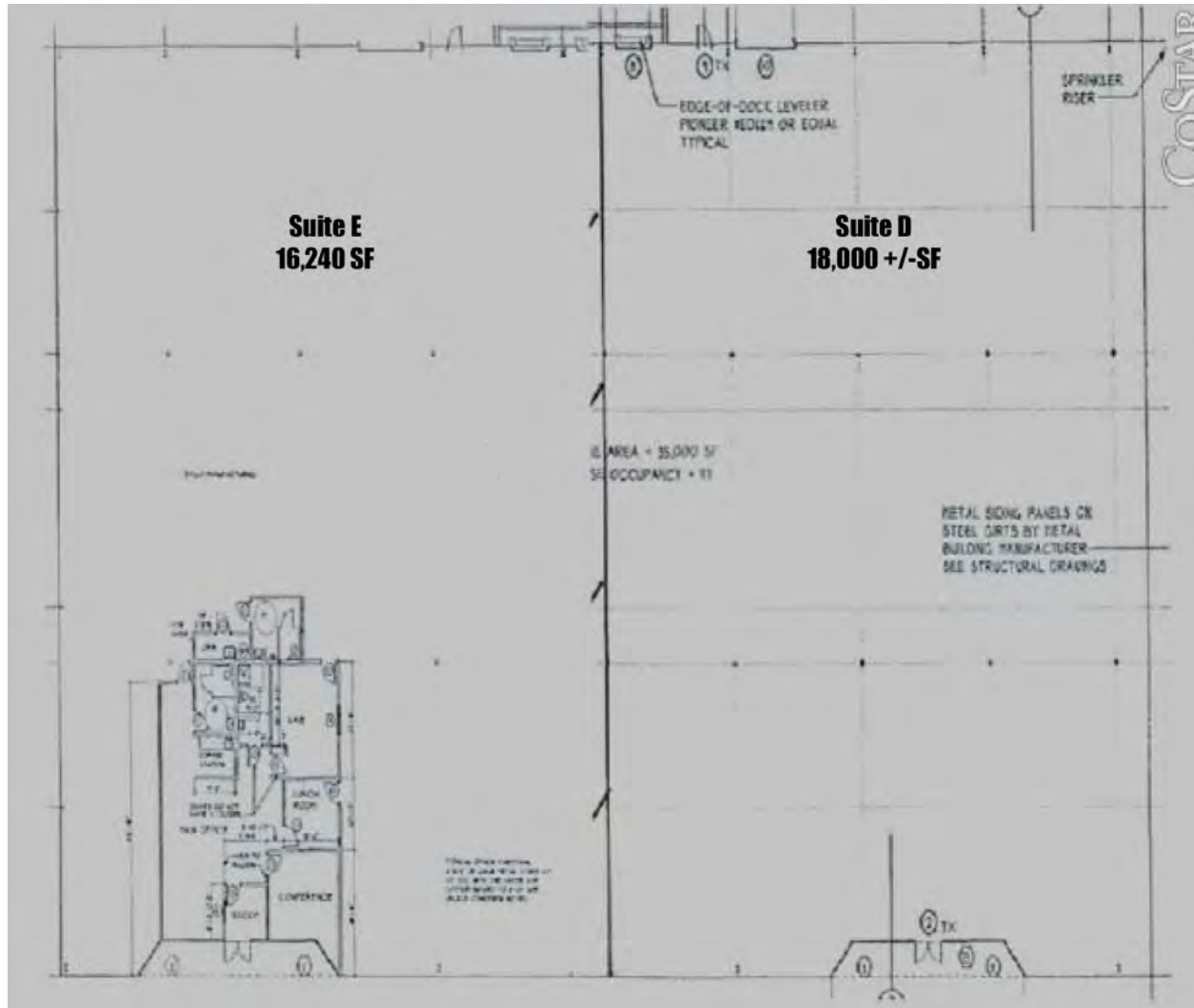
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**FLOOR PLAN**  
**(Suites D&E)**



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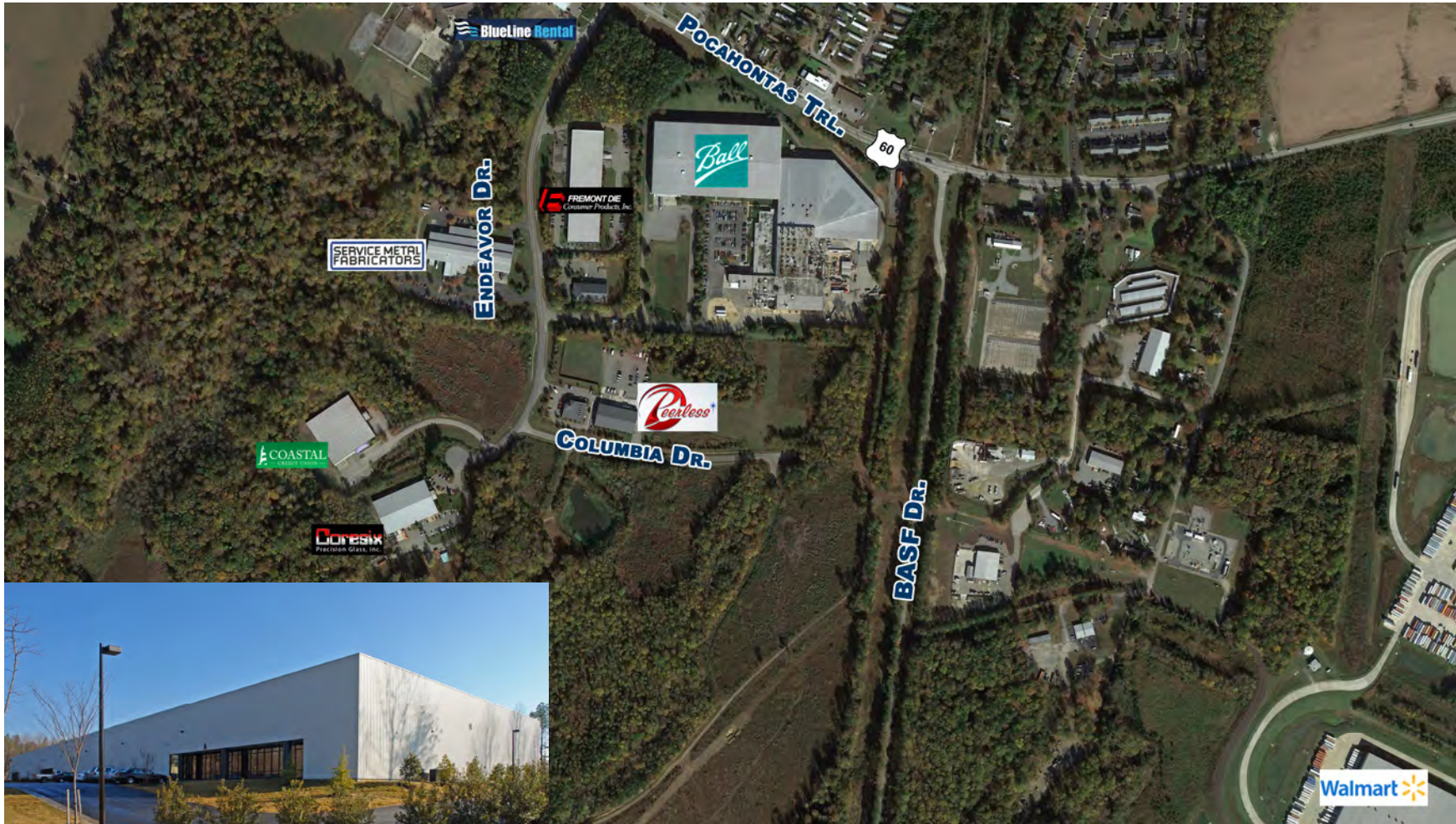
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JAMES RIVER COMMERCE CENTER



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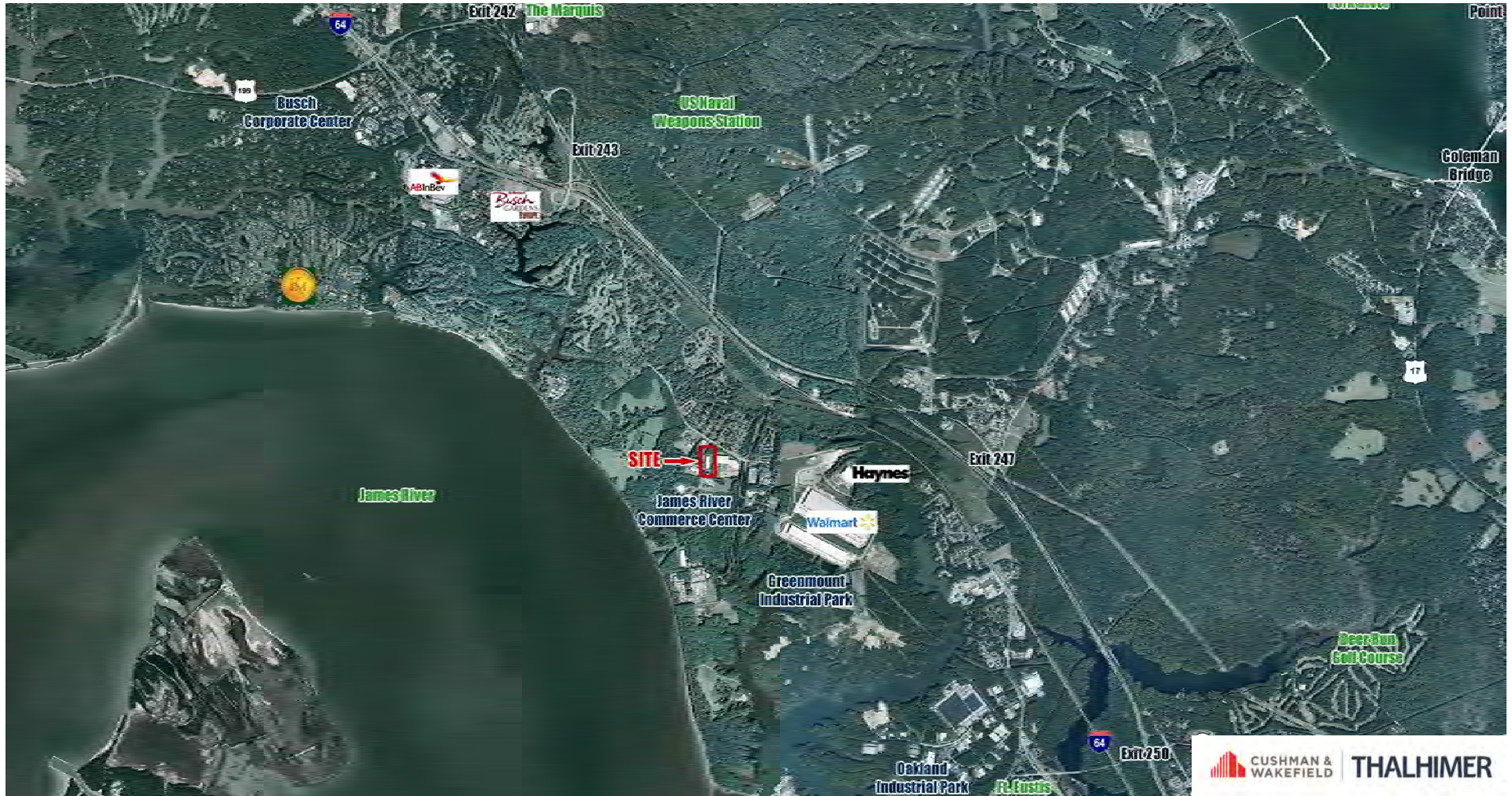
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MARKET AERIAL



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**SUITE E PHOTOS**



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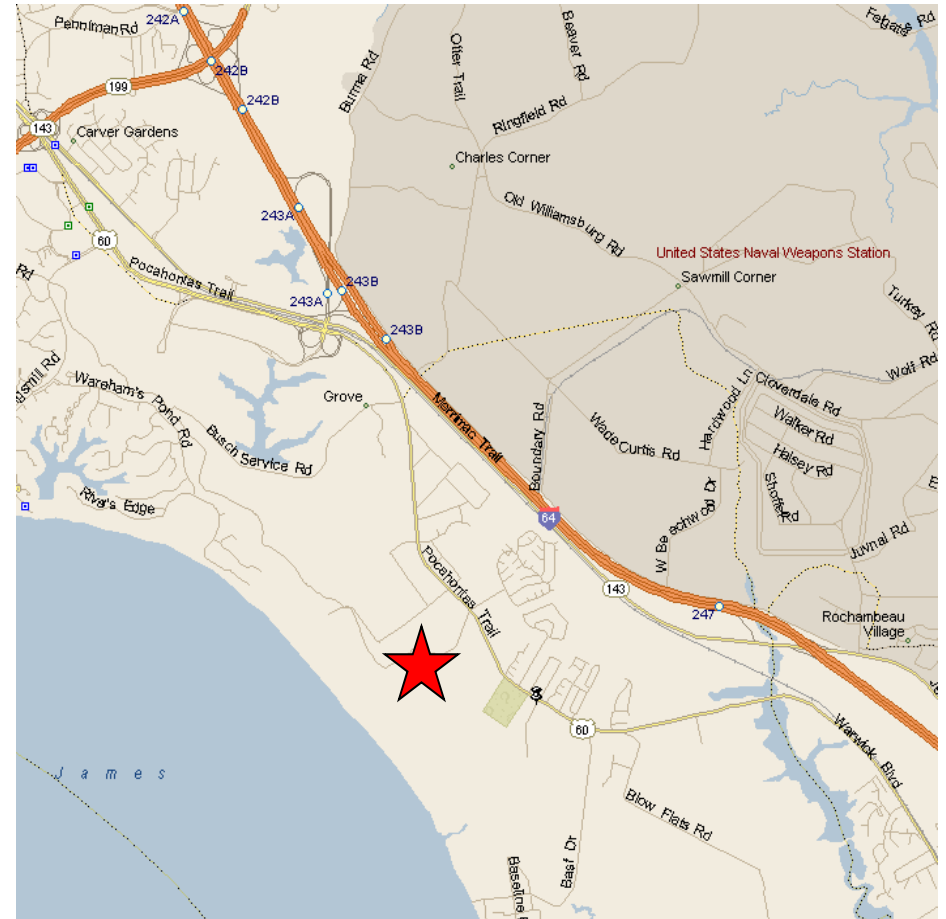
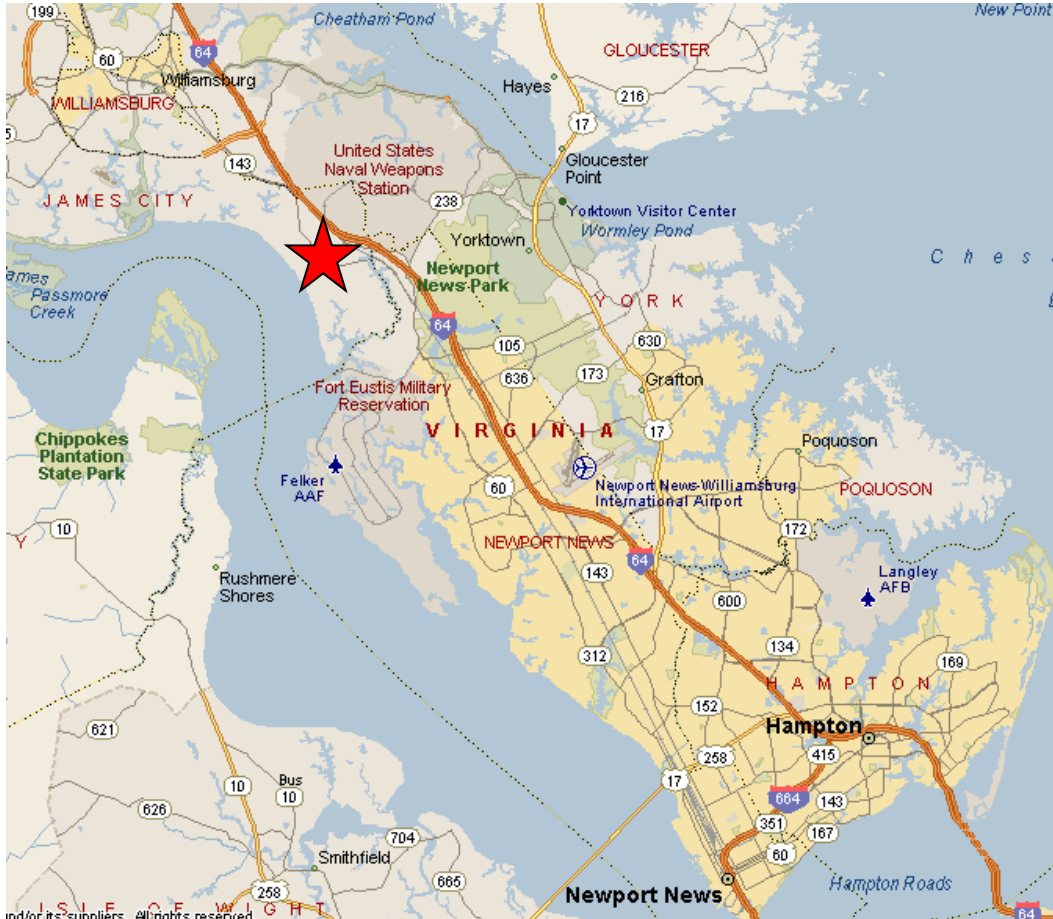
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**AREA MAPS**



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