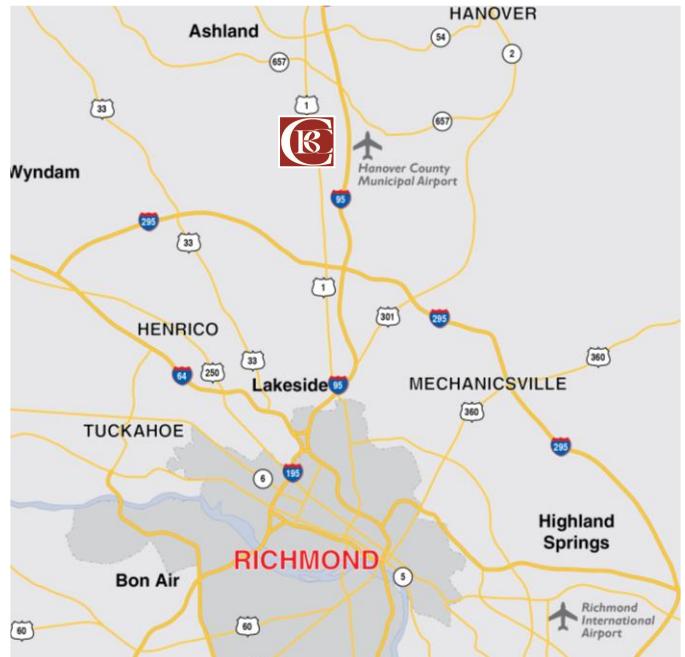




Property Features

- 7,460 SF with small office
- 20 minutes to Airport, Downtown and Innsbrook
- Adjacent to Lakeridge Parkway interchange
- Convenient to restaurants and regional mall
- Easy access to Interstate 95
- 18' warehouse ceiling
- 9' full-height store front glass
- Fiber optic line in Lakeridge Parkway



Building Features	
Total Available	7,460 SF
Loading	2 truck height doors
Sprinkler	Wet
Power	277/480
Lease Rate	\$6.50 PSF, NNN ("as is")

For more information, contact:

SCOTT DOUGLAS, SIOR
 Senior Vice President
 804 697 3422
 scott.douglas@thalhimer.com

GRAHAM STONEBURNER
 Senior Associate
 804 344 7159
 graham.stoneburner@thalhimer.com

Owner/Agent

Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
 www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



For more information, contact:

SCOTT DOUGLAS, SIOR
Senior Vice President
804 697 3422
scott.douglas@thalhimer.com

GRAHAM STONEBURNER
Senior Associate
804 344 7159
graham.stoneburner@thalhimer.com

Owner/Agent

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com



For more information, contact:

SCOTT DOUGLAS, SIOR
 Senior Vice President
 804 697 3422
scott.douglas@thalhimer.com

GRAHAM STONEBURNER
 Senior Associate
 804 344 7159
graham.stoneburner@thalhimer.com

Owner/Agent

Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
www.thalhimer.com