

FOR LEASE

**9500 Burge Avenue
Richmond, VA 23237**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Industrial Flex

- 34,250± SF standalone office and warehouse available for lease
- 5,000± SF existing quality office space with ability to convert portion to conditioned storage/small part storage
- 16' - 19' ceiling height
- Two dock and One 12' x 14' drive in door
- 3-Phase 400 AMP power
- Large parking lot to accommodate 65± vehicles
- I-95 frontage located less than 1/2 mile to Exit 64
- Located in Chesterfield County Zoned WD (Warehouse and Distribution)
- Rental Rate: \$10.95 PSF, NNN

For More Information:

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Sales & Leasing Associate

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Ben Bruni, SIOR (Owner/Agent)

Senior Vice President, Partner

o: 804-793-0046

bbruni@commonwealthcommercial.com

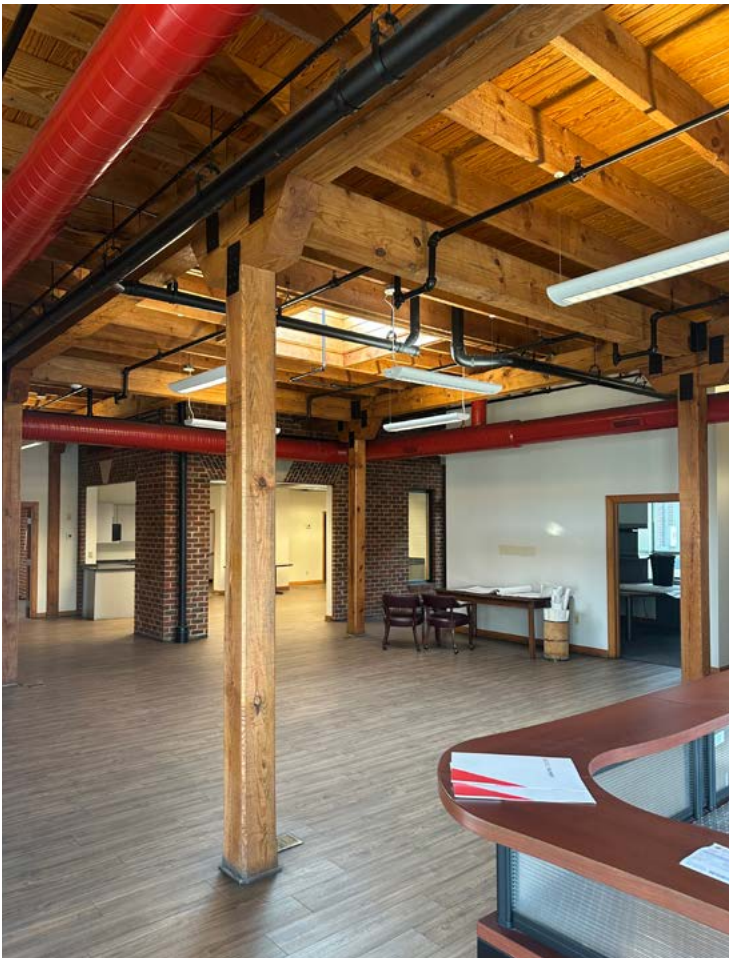
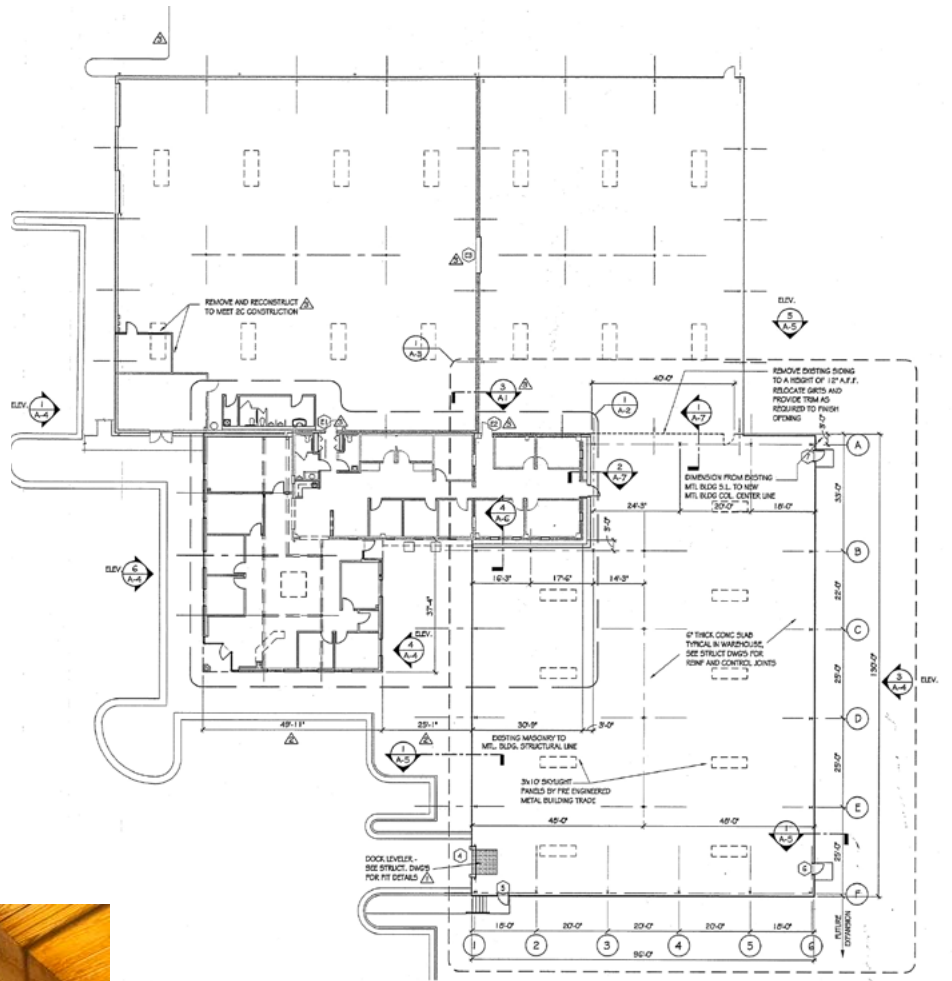
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4198 Cox Road, Suite 200
Glen Allen, VA 23060

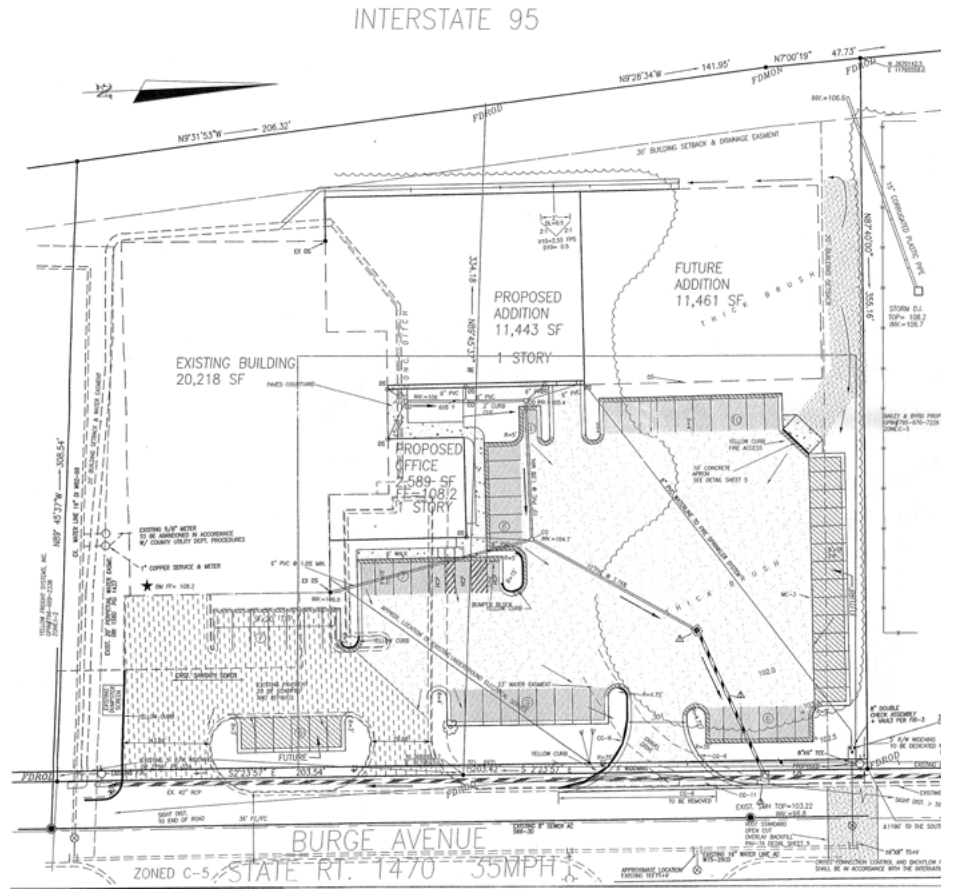
o: 804-346-4966

commonwealthcommercial.com

Floor Plan



Site Plan



Ceiling Height: 16' - 19'

Parking Lot: 65± vehicles



Site Plan

Chesterfield Snapshot

MARKET ACCESS DEPENDS ON LOCATION

Chesterfield is a one-day drive of 45% of the U.S. population. Our region features a world-class transportation system with four interstates, an international airport and river access to one of the nation's most advanced seaports.

11,500+
COMPANIES

394,825
POPULATION

EASTERN U.S.A.



SEAMLESS TRANSPORTATION OPTIONS

- Major highways, including **I-95, I-64, I-295, I-85, and Routes 288/360**, keep your business connected regionally and nationally.
- **Richmond International Airport** provides direct access to key cities across the country
- Close proximity to the **Port of Virginia and Richmond Marine Terminal** allows companies to move goods globally reliably.

