

SINGLE TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

FOR SALE

EXCLUSIVE LISTING

3405 COMMERCE RD

RICHMOND, VA 23234

FOR SALE:

\$5,100,000

PROPERTY HIGHLIGHTS

- ✓ MARKET CAP RATE
- ✓ PHENOMONAL LOCATION FRONTING I-95
- ✓ 42,628 SF
- ✓ STRONG LOCAL TENANT
- ✓ NEW ROOF – 20-YEAR WARRANTY

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This single-tenant, long term lease investment opportunity is a chance for an investor to buy a strong cash flow building with market annual increases.

The current lease with Git The Trucking Commercial Tires, a commercial tire installation and road service company, has been in place for over a year. Prior to the current tenant, the conditioned one-story building was previously used for printing and direct mail. The highly 1-95 visible building is approximately 42,628 sf and has three (3) loading docks, one drive-in door, two (2) levelers and 3 phase/240 V/ 3000-amp service. The sizable property contains approximately 177 parking spaces within the 3.46-acre parcel.

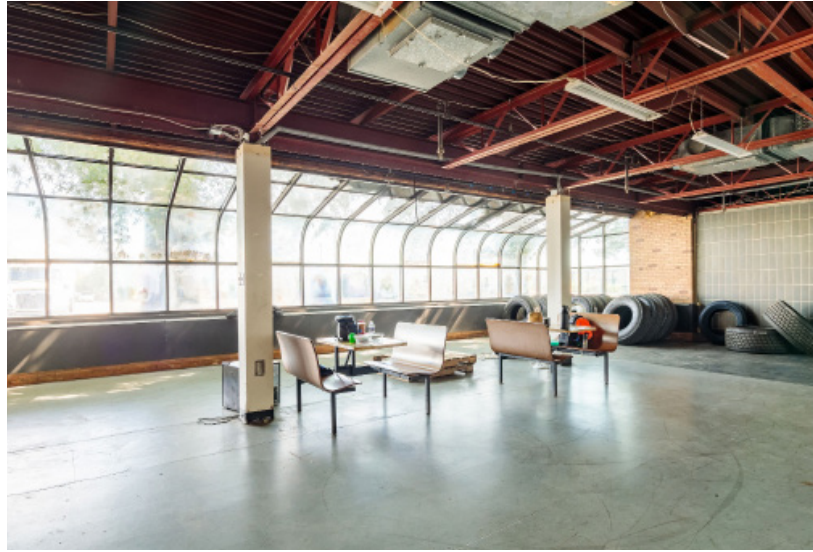
The industrial market in the Richmond area is extremely strong as demand remains very healthy. Rental rates have grown significantly in recent prior years and are still extremely stout. Richmond is extremely well located at the intersection of 1-95 and 1- 64, making it an excellent distribution location for the entire East Coast.

3405 Commerce has a Triple Net Lease structure with tenant responsible for all real estate taxes, building insurance, utilities and maintenance. The buyer of this property will be able to secure a robust return with very little management headaches.

PROPERTYFACTS

 PID S008-0822-072	 AC 3.46	 SALE PRICE \$5,100,000	 CEILING HEIGHT 12'	 LOADING DOCKS 3
 ZONING M-1	 GLA 42,628 SF	 YEAR BUILT 1962	 TRAFFIC COUNT More than 10,000 per day on I-95	







RICHMOND

Richmond's Thriving Industrial Corridor

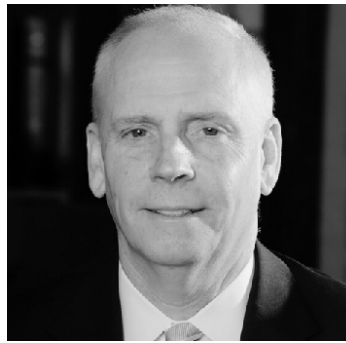
Richmond, the capital city of Virginia, is a vibrant hub of history, culture, and economic activity. Steeped in rich history, Richmond offers a unique blend of the past and present, with its cobblestone streets, historic landmarks, and modern skyscrapers. The city is renowned for its thriving arts scene, diverse culinary offerings, and a variety of entertainment options, making it an attractive destination for both residents and visitors. Additionally, Richmond's strategic location along the James River and its proximity to major highways and rail lines make it a key logistical and transportation center.

Economically, Richmond boasts a robust and diverse economy, with significant contributions from sectors such as finance, healthcare, law, and government. The city is home to several Fortune 500 companies and offers a favorable business environment with a strong emphasis on innovation and growth. Richmond's dynamic business landscape is complemented by its top-tier educational institutions, which provide a steady stream of talent and foster a culture of research and development. With its blend of historic charm, modern amenities, and economic vitality, Richmond is an ideal location for commercial real estate investment.

The surrounding area of 3405 Commerce Road is characterized by a mix of established enterprises and new developments, creating a dynamic business environment. Nearby amenities, such as dining options, retail centers, and service providers, enhance the property's appeal to both employees and clients. Additionally, Richmond International Airport is just a short drive away, offering further convenience for national and international business operations. Investing in 3405 Commerce Rd means joining a vibrant commercial community that benefits from Richmond's continued growth and strategic importance in the region.

ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENTS



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