

FOR LEASE

1911 Bellwood Road
North Chesterfield, VA 23237

Pre-leasing 6,000 - 22,000+/- SF
Industrial Warehouse

Richmond MSA



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22,000 +/- SF Industrial Warehouse (Divisible) Employment General (Formerly I-3) Zoning

(2) 6,000 +/- SF Industrial Warehouse

3 Phase Power

Outside Storage Permitted by Right

Fenced Yard with Lighting

26' Ceiling Height

Close Proximity to I-95, I-64, and I-295

14' x 14' Roll Up Doors

Call for Lease Rates

Prime Location

Strategically located and easily accessible via major transportation routes, including I-95, I-64, and I-295 facilitating efficient transportation and logistics.

Proximity to Key Markets

Located within the Richmond MSA along the I-95 corridor and in close proximity to major commercial hubs and transportation networks, this property is ideal for businesses that require easy access to regional, national, and even international markets.

Employment General (EG) Zoning

The property's zoning permits a wide range of employment and industrial uses, making it ideal for manufacturing, warehousing, distribution, logistics, and flex industrial operations.

New Development

This property is part of an active new development project offering modern warehousing, distribution, and manufacturing operations.

Build Out per Tenant Request

Warehouse has the opportunity to be built out to meet each tenant's operational needs, providing a layout that best supports your business.



The Chesterfield County Technology Zone offers a range of advantages for businesses. Being in the Technology Zone is an attractive destination for companies looking to grow and thrive in a technology-focused environment.



Tax Incentives: Businesses within the Technology Zone may be eligible for various tax incentives, including reduced machinery and tool taxes, sales and use tax, and business license tax exemptions. These incentives can significantly lower operating costs.



Supportive Regulatory Environment: Chesterfield County is known for its business-friendly regulatory environment. This includes streamlined permitting processes and a responsive local government that is committed to supporting the growth of businesses.



Potential for Growth and Expansion: Being in a Technology Zone positions businesses for growth and expansion. The environment is conducive to attracting investors, partners, and customers who are seeking cutting-edge technology solutions.



Access to a Skilled Workforce: Chesterfield County is home to a diverse and well-educated workforce. This ensures that businesses can utilize skilled talent to support their operations.



Collaborative Environment: The Technology Zone fosters a culture of collaboration and innovation. Businesses benefit from being part of a community where they can continuously network and work with other companies.





84 LUMBER

FERGUSON **ACI**
ATLANTIC CONSTRUCTORS



SITE



XPOLogistics

amazon

ABILENE
MOTOR EXPRESS

PEPSICO

condair



KENWORTH
SALES



I-95 Exit 64
Willis Road
1.5 Miles | 4 Min.

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