



FOR LEASE

6550 Iron Bridge Rd
Richmond, VA 23234



Contact Us

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OFFICE/WAREHOUSE SPACE WITH YARD FOR LEASE

- > 12,580 SF of Office & Warehouse
 - > +/- 2,580 SF of Office
 - > +/- 10,000 SF of Warehouse across 3 buildings
- > 4.59 acre site
 - > Concrete paving
 - > Property is partially fenced
 - > 3 acres outside storage
- > Two points of ingress/egress
- > Gasoline and diesel pumping stations available for tenant's private use
- > Zoned C-5
 - > Allows for a variety of uses in Chesterfield County
- > Iron Bridge Rd - 28,000 cars per day

Under New Ownership with Improvement Plan

- > Site Cleanup
- > Clearing and grubbing
- > Concrete apron repairs
- > Metal Panel Repairs
- > Building finishes
- > Overhead door replacement

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OFFICE

SPECIFICATIONS

2,214 SF

Breakroom

Two restrooms

2 private office

Open space for cubicles



WAREHOUSE #1

SPECIFICATIONS

3,909 SF

Four 14'x14' drive-in bay doors

- One service pit in interior bay

Full utilities

- Water, sewer, gas, electrical

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WAREHOUSE #2

SPECIFICATIONS

3,054 SF

Four 14'x14' drive-in bay doors

Two-ton crane existing

Full utilities

- Water, sewer, gas, electrical



WAREHOUSE #3

SPECIFICATIONS

3,110 SF

One 14'x14' drive-in bay door

One unattached loading ramp

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AREA MAP



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