



# For Lease

## Up to 47,160 s.f. office / warehouse available

- Three office / warehouse buildings
- From 14,000 s.f. to 47,160 s.f.
- Outside storage available
- Zoned M-2 (heavy industrial)
- Convenient access to Route 301 / I-295 Interchange
- Just minutes from I-95 & I-64
- Close to restaurants, hotels and other retail amenities

8450, 8444 and 8438  
Old Richfood Road  
Mechanicsville, VA

Danny Holly  
+1 804 200 6417  
[danny.holly@am.jll.com](mailto:danny.holly@am.jll.com)

Chris Avellana  
+1 804 200 6468  
[chris.avellana@am.jll.com](mailto:chris.avellana@am.jll.com)

[jll.com/richmond](http://jll.com/richmond)





## 1. 8450 Old Richfood Road

- 14,360 s.f.
  - Warehouse: 8,200 s.f.
  - Office: 6,160 s.f. (2 stories)
- 20'-22' ceiling height
- 1 drive-in door: 12'W x 14'H
- \$6,000/month, NNN
- Available 6/1/17

## 2. 8444 Old Richfood Road

- 15,200 s.f.
  - Warehouse: 13,800 s.f.
  - Office: 1,400 s.f.
- 24'-26' ceiling height
- Drive-in doors
  - One (1) 16'W x 14'H
  - One (1) 12'W x 14'H
- \$7,000/month, NNN
- Available 6/1/17

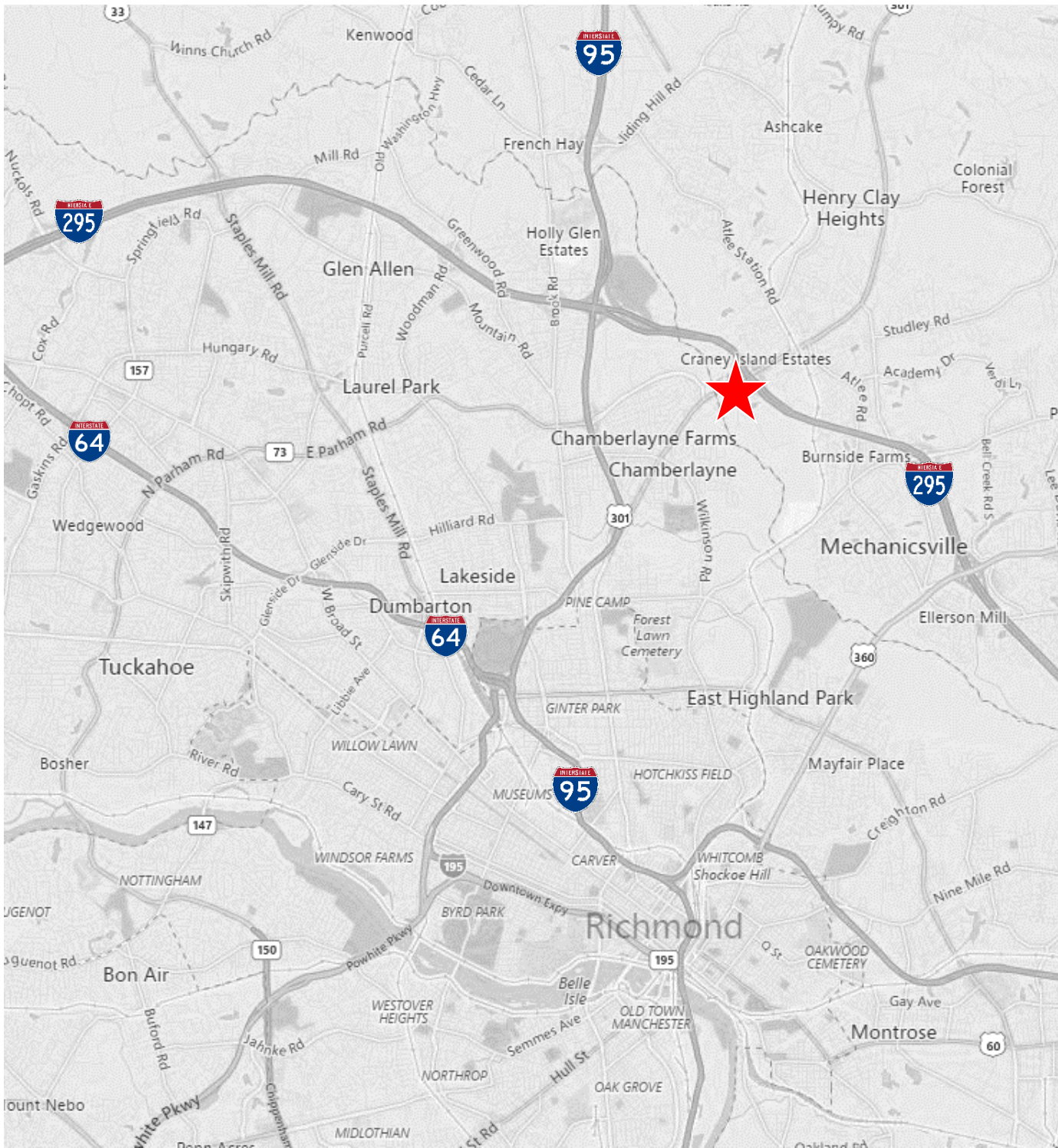
## 3. 8438 Old Richfood Road

- 17,600 s.f.
  - Warehouse: 16,000 s.f.
  - Office: 1,600 s.f.
- 16'-20' ceiling height
- Drive-in doors
  - One (1) 24'W x 14'H
  - Three (3) 12'W x 14'H
- \$8,100/month, NNN
- Available 9/30/17

## Adjacent land parcel

- 0.66 +/- acres
- \$1,500/month
- Available 6/1/17





Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2017, Jones Lang LaSalle. All rights reserved.

