



Located in
Scott's
Addition

Carlton Street

Roseneath Road

FOR LEASE

3405 Carlton Street
Richmond, VA 23230

9,608 SF available



PROPERTY OVERVIEW

- > 9,608 SF located in Scott's Addition
- > 17' ceiling clear in warehouse and one (1) 10'x10' dock door
- > Immediate access to I-95, I-64 and I-195
- > B-7 zoning permits a wide variety of uses such as general commercial, retail, office/warehouse, and industrial manufacturing and distribution



Chris Avellana

+1 804 200 6468

chris.avellana@jll.com

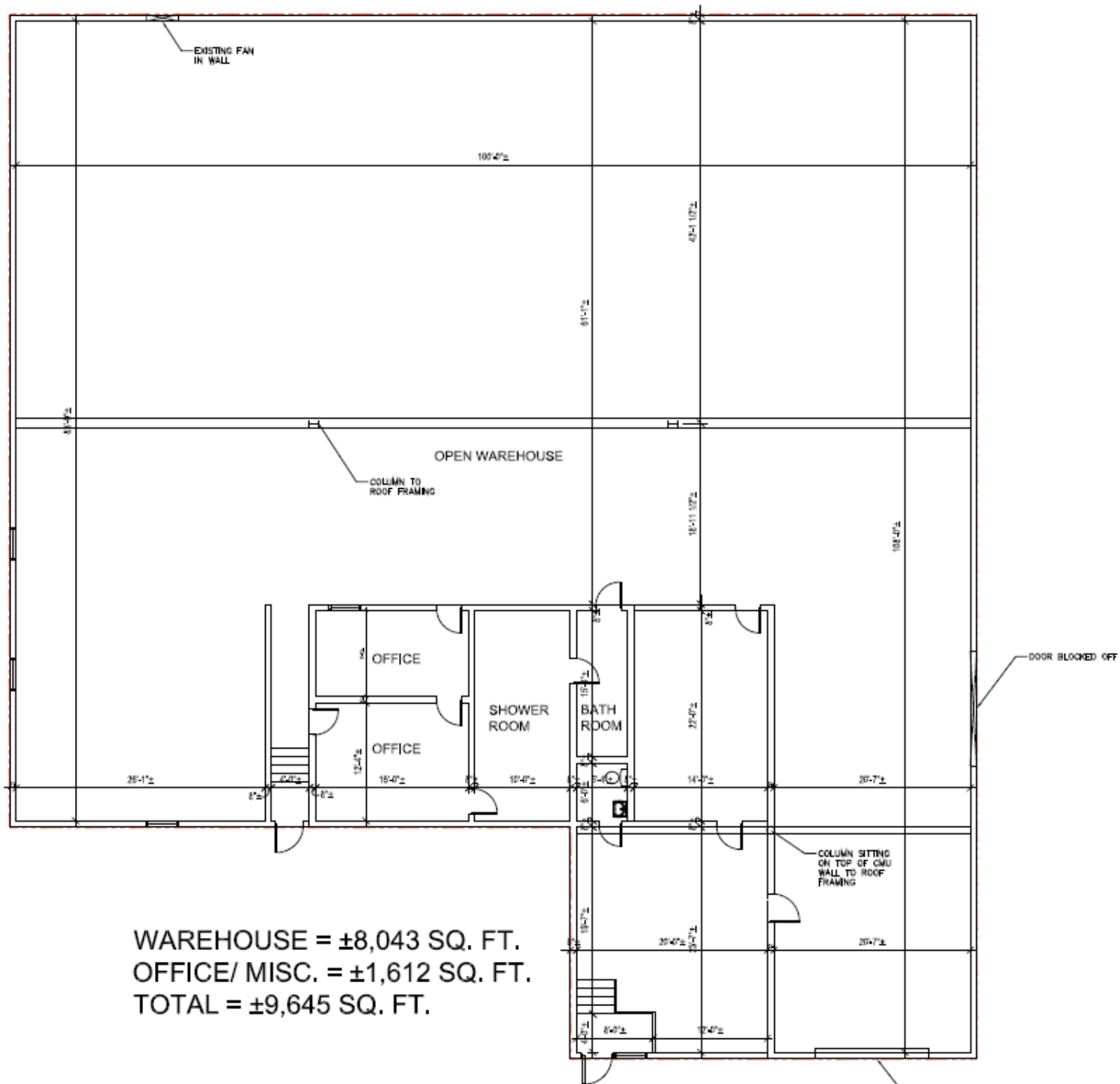
Scott Harrison, SIOR

+1 804 200 6435

scott.harrison@jll.com



FLOOR PLAN



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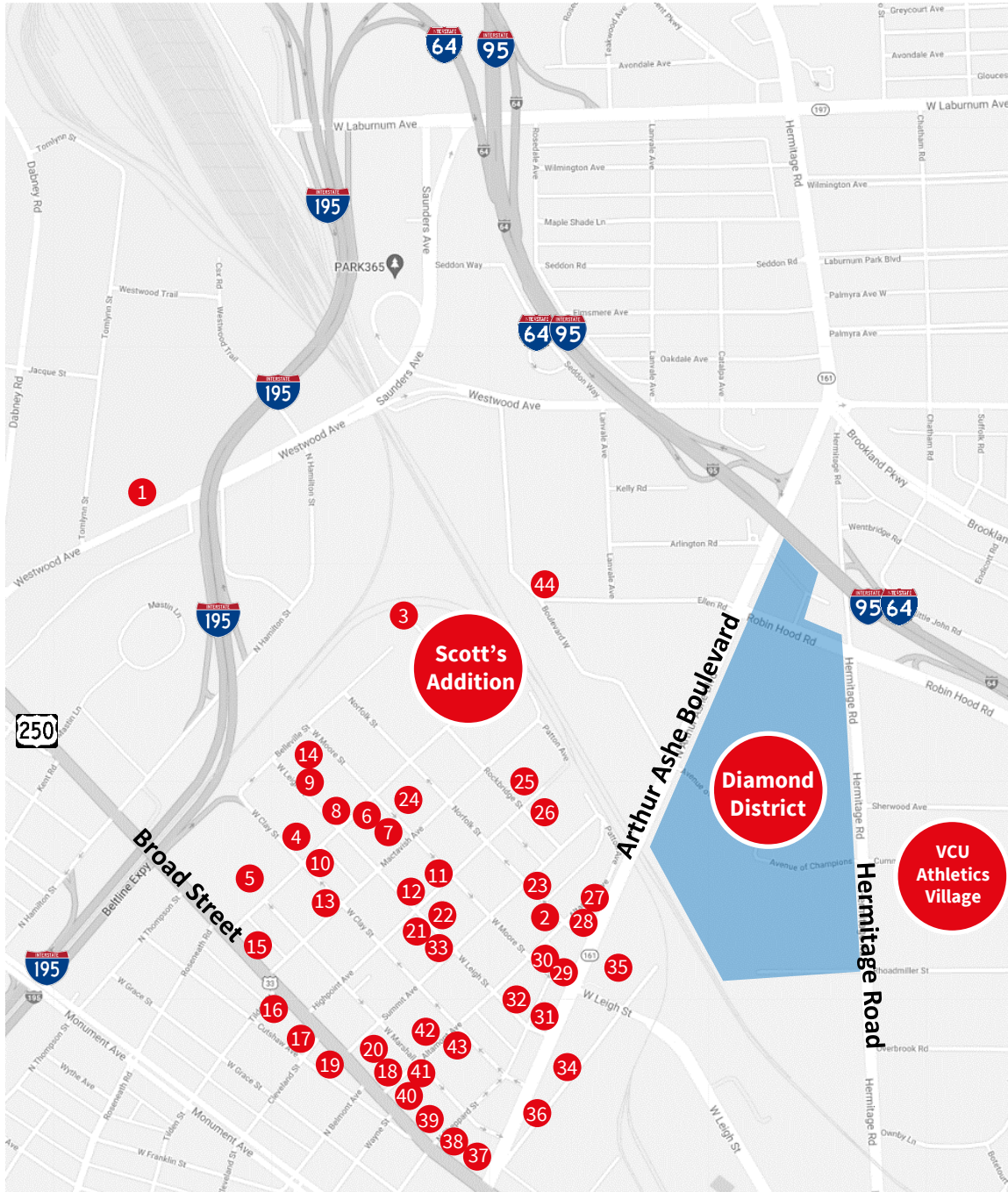
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AMENITY MAP

NEARBY ATTRACTIONS



1. Topgolf
2. Pinky's
3. Brambly Park Winery
4. Scott's Shawarma
5. Crunch Fitness
6. Stella's Grocery
7. Vasen Brewing Co.
8. Tazza Kitchen
9. Starr Hill Beer Hall & Rooftop
10. Wood & Iron
11. ZZQ Texas BBQ
12. Ardent Craft Ales
13. Slingshot Social
14. The Veil Brewing Co.
15. Don't Look Back
16. Lemon of India
17. McLeans
18. Cabo Fish Taco
19. Blanchard's Coffee
20. Lunch.Supper!
21. Circuit Arcade Bar
22. Strangeways Brewing
23. Isley Brewing Co
24. Grit Coffee
25. Brenner Pass & Black Lodge
26. Hive Salon
27. Potbelly Sandwich
28. Gelati Celesti
29. Boulevard Burger & Brew
30. Moore Street Café
31. Fat Dragon Chinese Kitchen
32. Buskey Cider
33. Lucky AF
34. Starbucks
35. Bowtie Cinema
36. En Su Boca
37. Peter Chang's
38. The Hof Garden
39. Bingo
40. Kismet Modern Indian
41. Three Notch'd Brewing
42. Recluse Coffee Bar
43. Longoven
44. Ruff Canine Club

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