



For Sale

600 Perdue Avenue, Richmond, VA, 23224

 **JLL** SEE A BRIGHTER WAY

600 Perdue Avenue
Richmond, VA

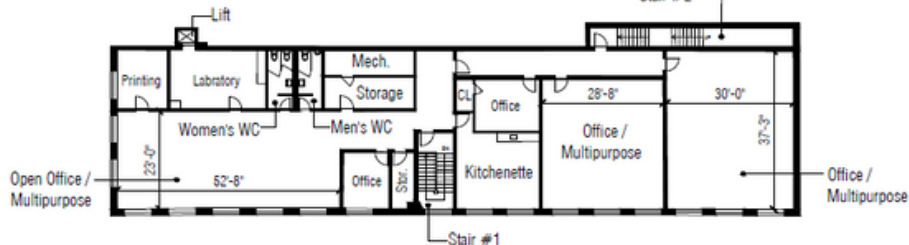
Property Features

- 90,802 RSF infill manufacturing/distribution facility
- Two story +/- 12,000 RSF office area, recently refurbished
- 4.54 acres
- 1.5 miles to Interstate 95
- Close Proximity to CBD and Manchester Amenities
- Approx. 13' ceilings
- 4 dock positions
- Fenced truck court
- Extra land for expansion, outside storage or expansion
- HVAC - office and main production area units replaced in July 2023
- Slab - 10" slab
- Cable - Verizon FIOS
- Wet Sprinkler System
- 208 V 3 phase power

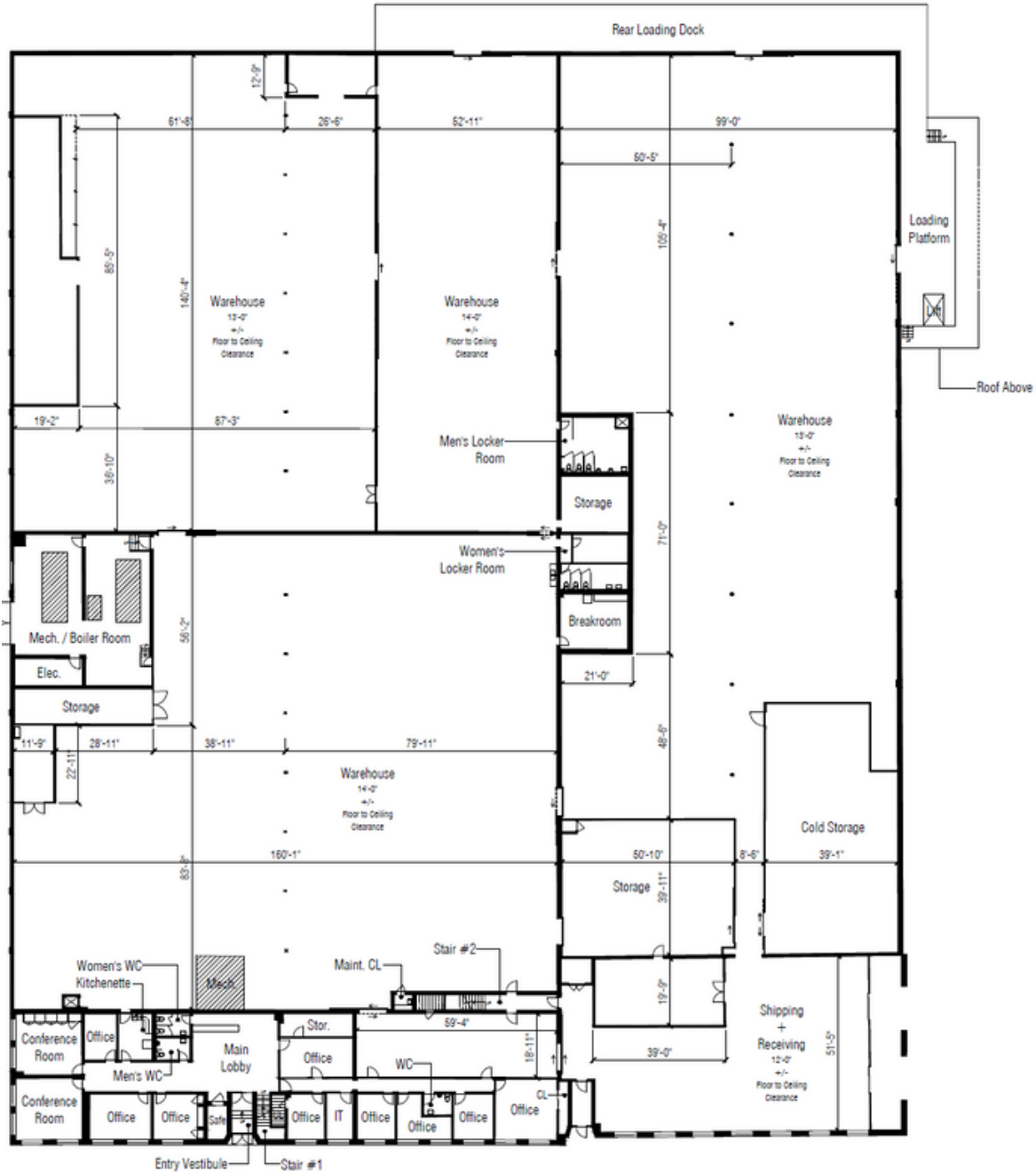




FLOOR PLAN



2ND FLOOR

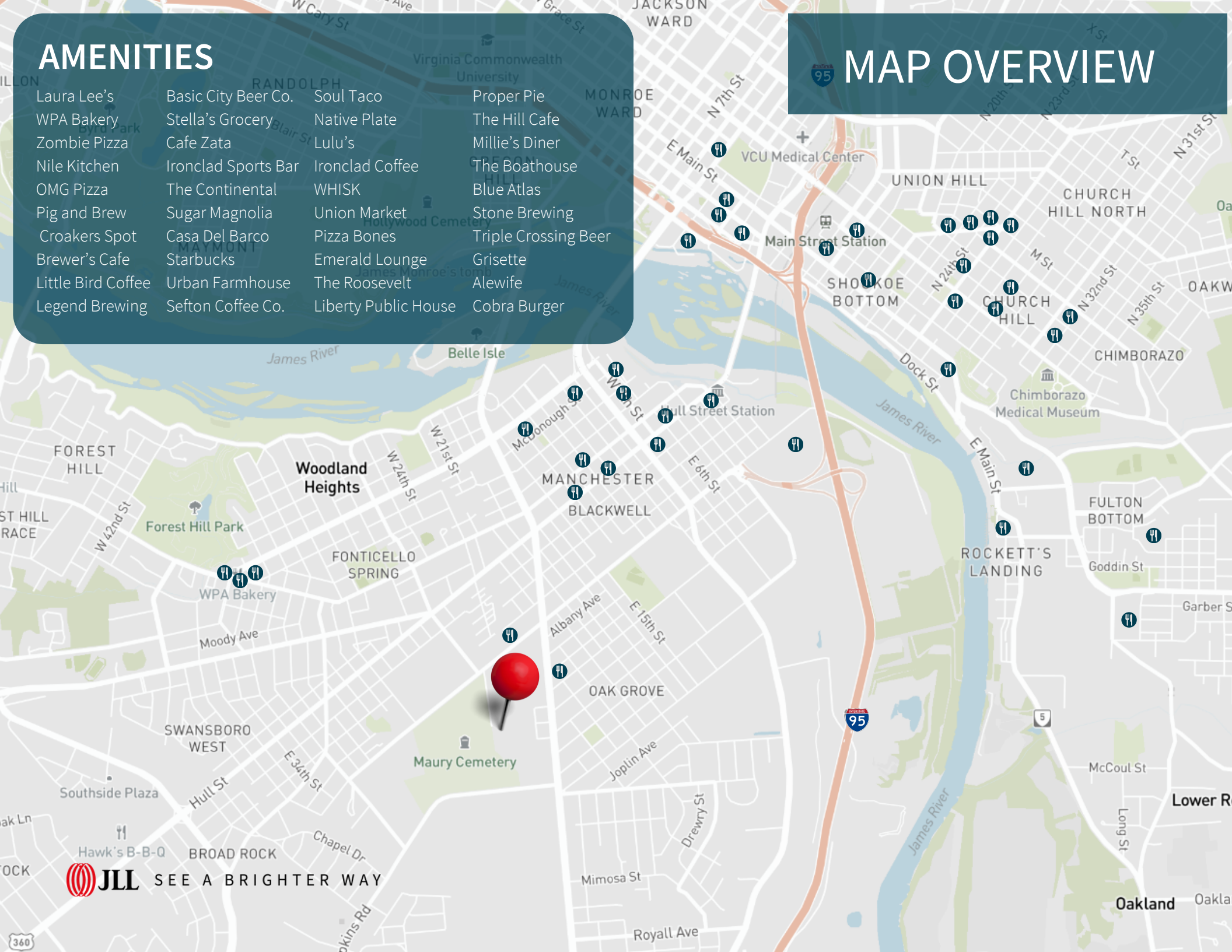


1ST FLOOR

AMENITIES

Laura Lee's	Basic City Beer Co.	Soul Taco	Proper Pie
WPA Bakery	Stella's Grocery	Native Plate	The Hill Cafe
Zombie Pizza	Cafe Zata	Lulu's	Millie's Diner
Nile Kitchen	Ironclad Sports Bar	Ironclad Coffee	The Boathouse
OMG Pizza	The Continental	WHISK	Blue Atlas
Pig and Brew	Sugar Magnolia	Union Market	Stone Brewing
Croakers Spot	Casa Del Barco	Pizza Bones	Triple Crossing Beer
Brewer's Cafe	Starbucks	Emerald Lounge	Grisette
Little Bird Coffee	Urban Farmhouse	The Roosevelt	Alewife
Legend Brewing	Sefton Coffee Co.	Liberty Public House	Cobra Burger

MAP OVERVIEW



SEE A BRIGHTER WAY



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