

For sublease

2412 Grenoble Road
Richmond, VA 23294



JLL

Chris Avellana, SIOR

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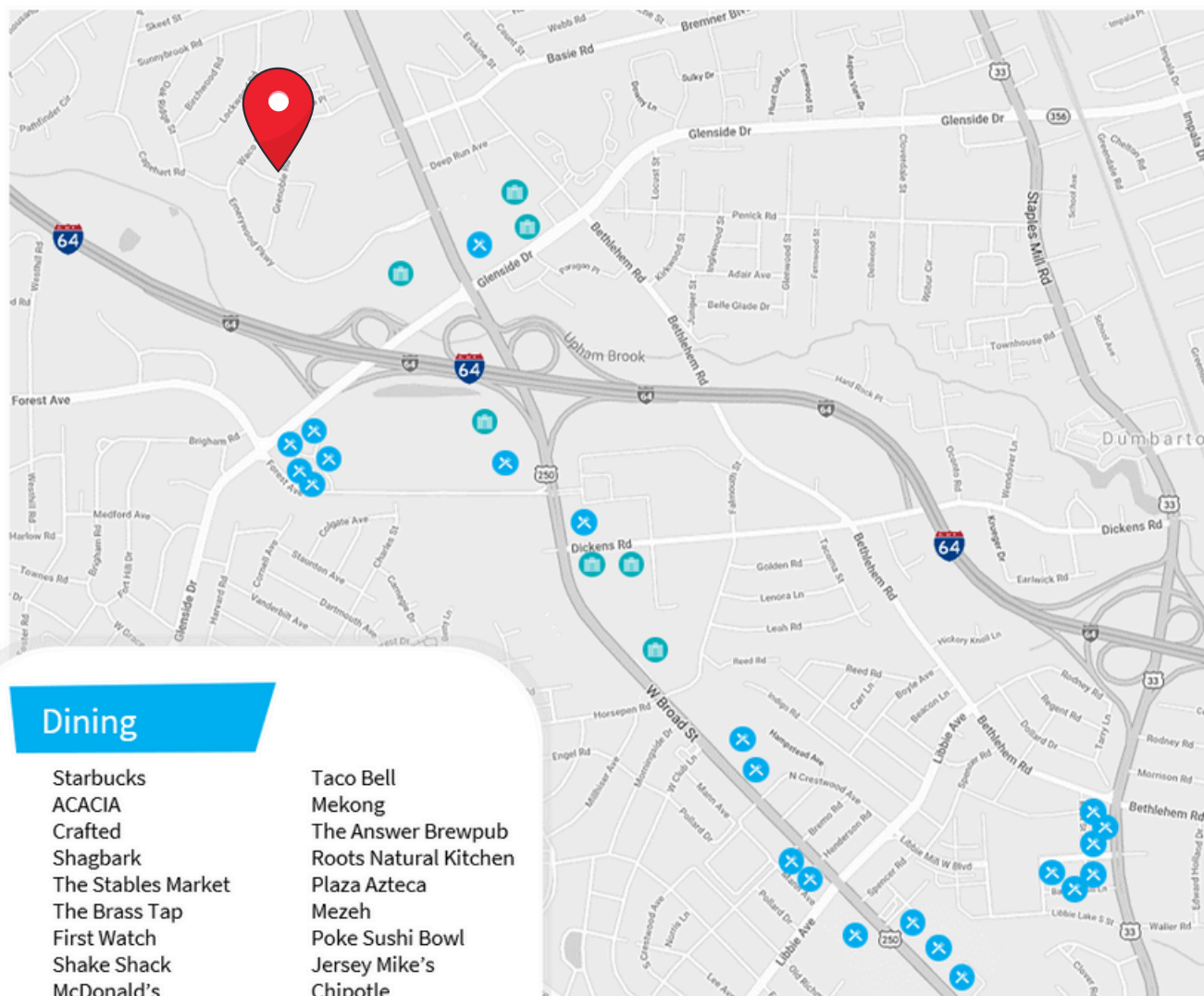
Property highlights

- **Tenant has completed restoration as of April 2025, restoring the space to majority warehouse**
- 16,232 SF office/warehouse available for immediate occupancy
- Sublease term through 11/30/2026
- 16' ceiling clear and two (2) 12'x14' drive-in doors
- +/- 1,300 SF two bay mechanic repair shop
- +/- 3/4 acre of fenced, paved yard space
- M-1 zoning in Henrico County
- \$8.50/SF NNN





AMENITY MAP



Dining

Starbucks
ACACIA
Crafted
Shagbark
The Stables Market
The Brass Tap
First Watch
Shake Shack
McDonald's
Einstein Bros Bagels
Sonic Drive-In

Taco Bell
Mekong
The Answer Brewpub
Roots Natural Kitchen
Plaza Azteca
Mezeh
Poke Sushi Bowl
Jersey Mike's
Chipotle
Saladworks
Mission BBQ

Lodging

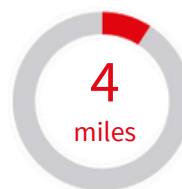
Courtyard by Marriott
Residence Inn by Marriott
Candlewood Suites
The Westin
Embassy Suites by Hilton
Hampton Inn & Suites
Residence Inn by Marriott

Traffic scores

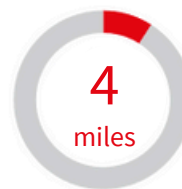
Interstate 64



Interstate 95



Interstate 195



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