

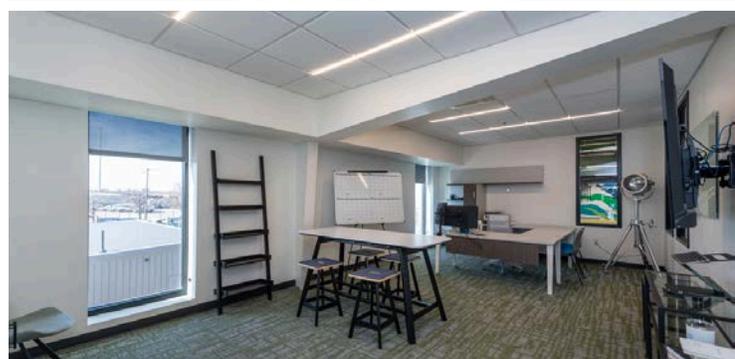
For Lease

1900 Ellen Road
Richmond, VA

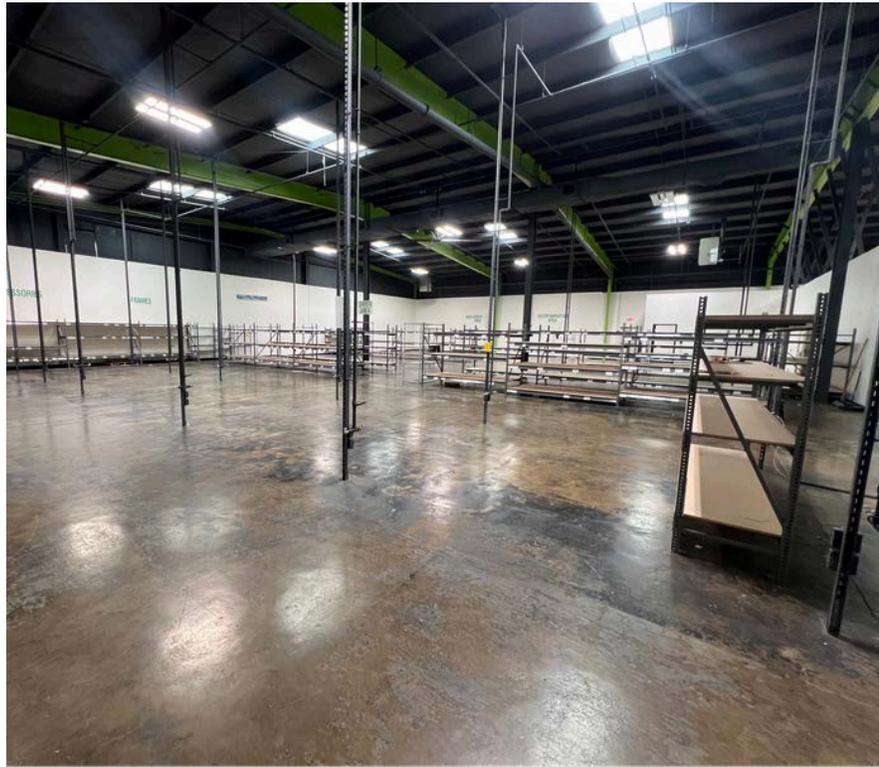
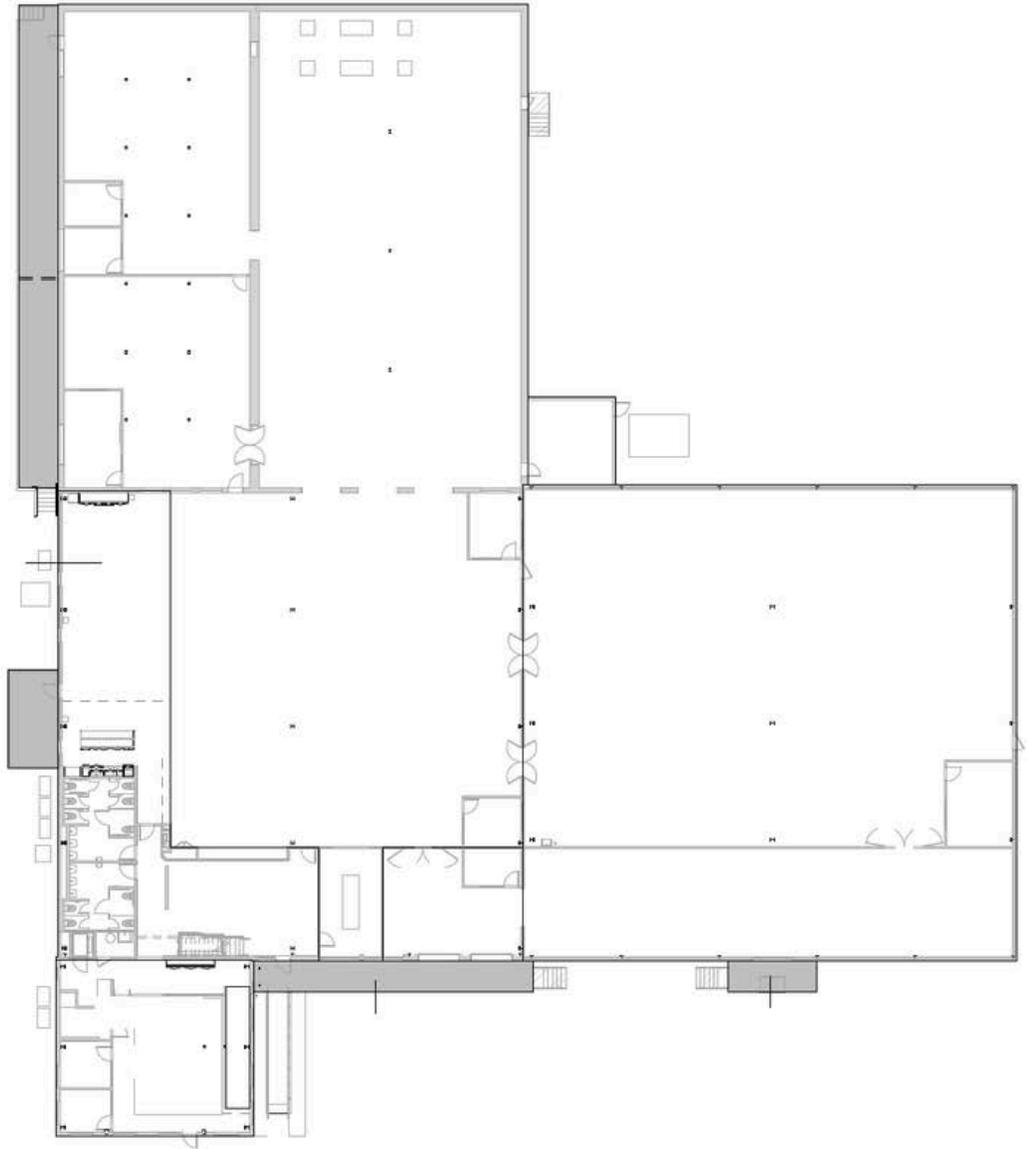
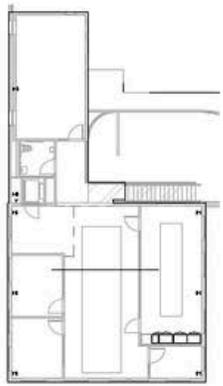


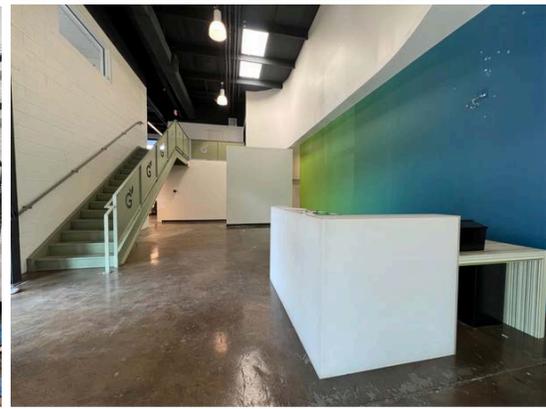
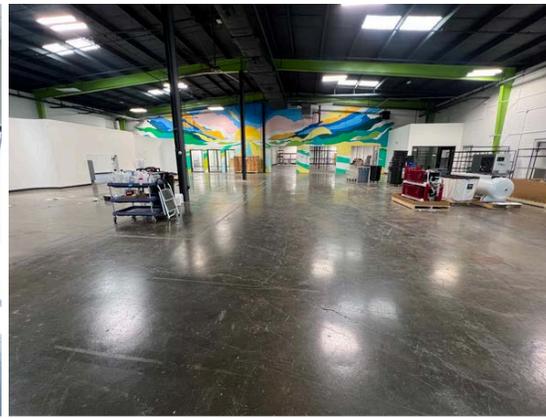
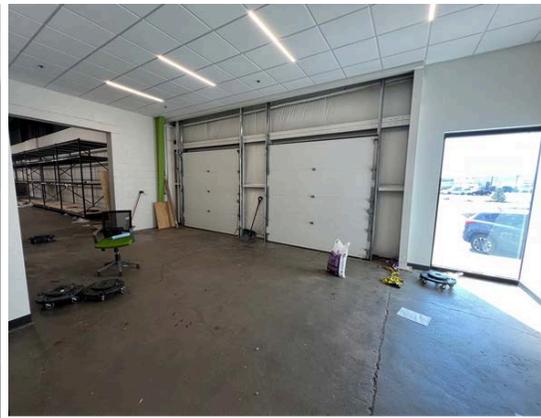
PROPERTY HIGHLIGHTS

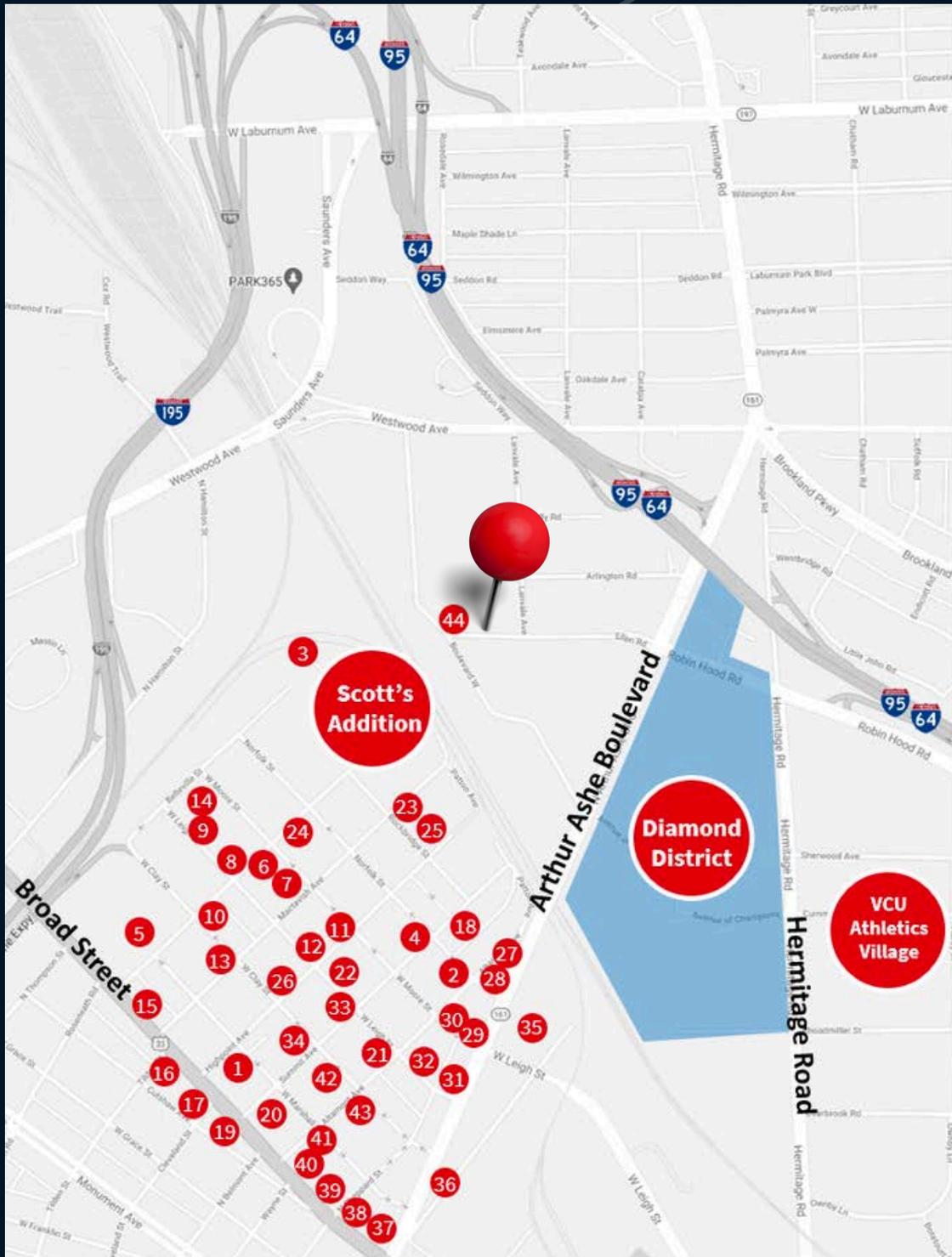
Total SF	31,296 SF
Office SF	3,901 SF
Site Area	2.9 acres
Clear Height	32'
Dock Doors	2 loading doors w/ levelers
Drive-ins	None but ability to add
Zoning	M-2
Parking	Approximately 3/1,000 parking
Exterior walls	Metal panels, CMU
Slab	6"-8" unreinforced
Str. Steel	Columns and joists in premanufactured area
Column Spacing	25' x 50'
Lighting	LED
Power	1200 amp 3-phase
Fire Protection	Fully sprinklered
Ventilation	Mechanical
Water	1.5" meter
Sewer	(1) 6" lateral
Gas	2" service
Warehouse Type	Fully Conditioned



FLOOR PLAN







AMENITIES

1. Nate's Bagels
2. Pinky's
3. Brambly Park Winery
4. The Brooklyn
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. Scotty's Taphouse
14. The Veil Brewing Co.
15. Don't Look Back
16. Lemon of India
17. McLean's
18. Afterglow Coffee Cooperative
19. Blanchard's Coffee
20. Lunch. Supper.
21. Lillian
22. Strangeways Brewing
23. Black Lodge
24. Grit Coffee
25. Bar Buoy
26. Lineage Coffee Shop
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. Yellow Umbrella
35. Bowtie Cinema
36. En Su Boca
37. Peter Chang's
38. Harry's at Hofheimer
39. Bingo
40. Kismet Modern Indian
41. Three Notch'd Brewing
42. Roastology
43. Lost Letter
44. Ruff Canine Club

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