

Class A Warehouse

SITE IMPROVEMENTS UNDERWAY

252,351 SF available

2701 Bermuda Hundred Road,
Chester, Virginia

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BUILDING HIGHLIGHTS

The 252,351-square-foot, Class A industrial facility at 2701 Bermuda Hundred Rd in Chester, VA, is available now. Modern features include ample off-dock trailer stalls and vehicle parking, deep truck courts, 30' clear ceilings, and heavy power. The building is conveniently located minutes from I-95 and I-295 and nearby to several employee amenities. Building improvements are underway and scheduled for completion in Q4 2025.



252,351 SF Immediately available



2,500 SF of existing office



Easily accessible to I-295, I-95, and I-64



Improvements include:

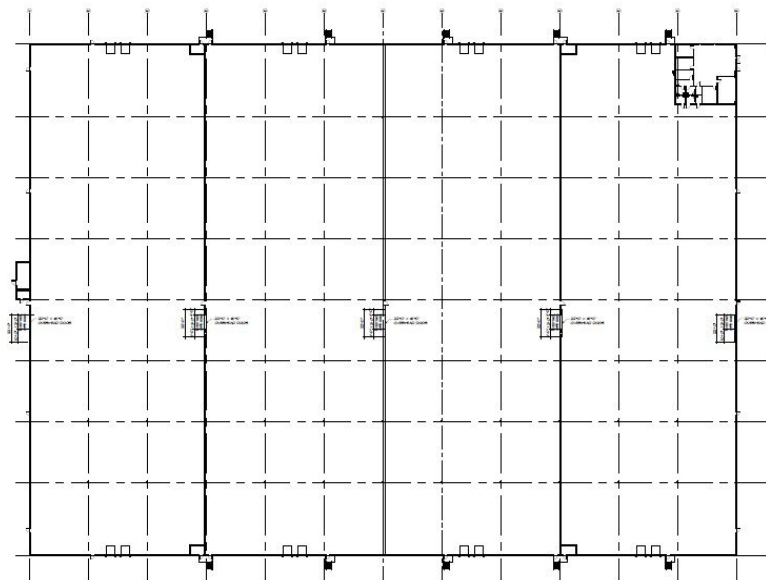
- Speculative office
- ESFR sprinkler upgrade
- LED lighting
- Fenced premises
- Widening of the truck court to include off-dock trailer stalls and a vehicle parking lot



Central location with major nearby tenancy including Amazon, Coca-Cola, Medline, Lego, and Niagara Bottling



Outside storage permitted (I-3 Zoning)



1" = 100'

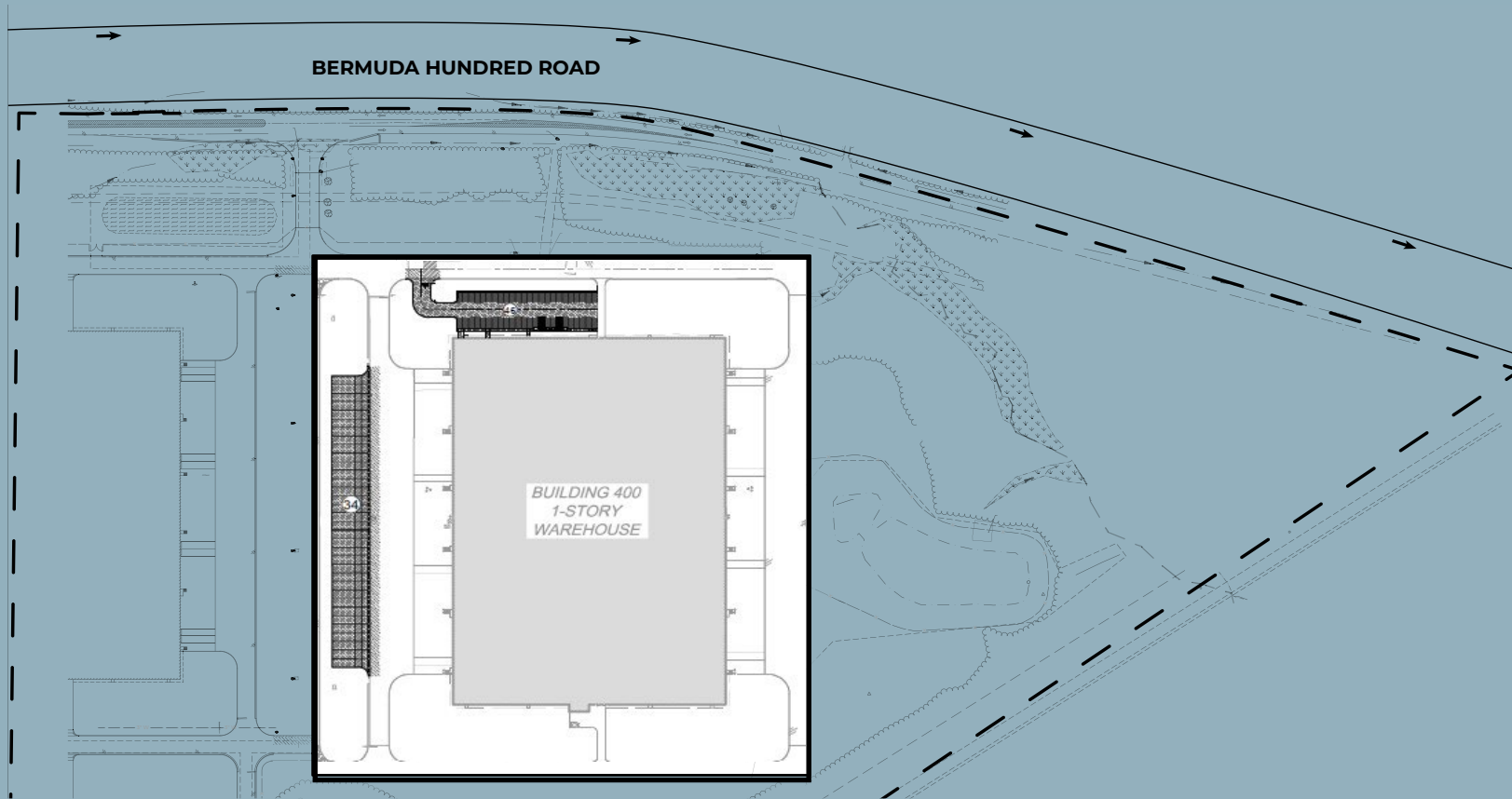
TAW CONSTRUCTION
10004 LITCHFIELD RD
LIFE ALE, RTH 2359
RTE 95W, JCT I-295 E-41-602T-10.02W

LXP BLDG 400
2601 BERMUDA HUNDRED RD
CHESTER, VA



A1.0

SITE PLAN & SPECS



Available	252,351 SF (completely fenced and secure site)	Dock Doors	16 (additional knock outs available)
Zoning	I-3 (Heavy / IOS)	Drive-in Doors	Two (2)
Clear Ceilings	30'	Outside Storage	Potential ISO or additional parking
Vehicle Parking Spaces	46	Sprinkler	ESFR (K-25 sprinkler heads)
Off-Dock Trailer Stalls	34	Columns	50' x 50'
Truck Courts	185'	Speculative Office Suite	2,525 SF
		Power	3PH, 1,600 amps (ability to expand)

MODERN BUILDING FEATURES



16 Dock Doors (additional knock outs available)
with 185' truck courts



30' Ceilings

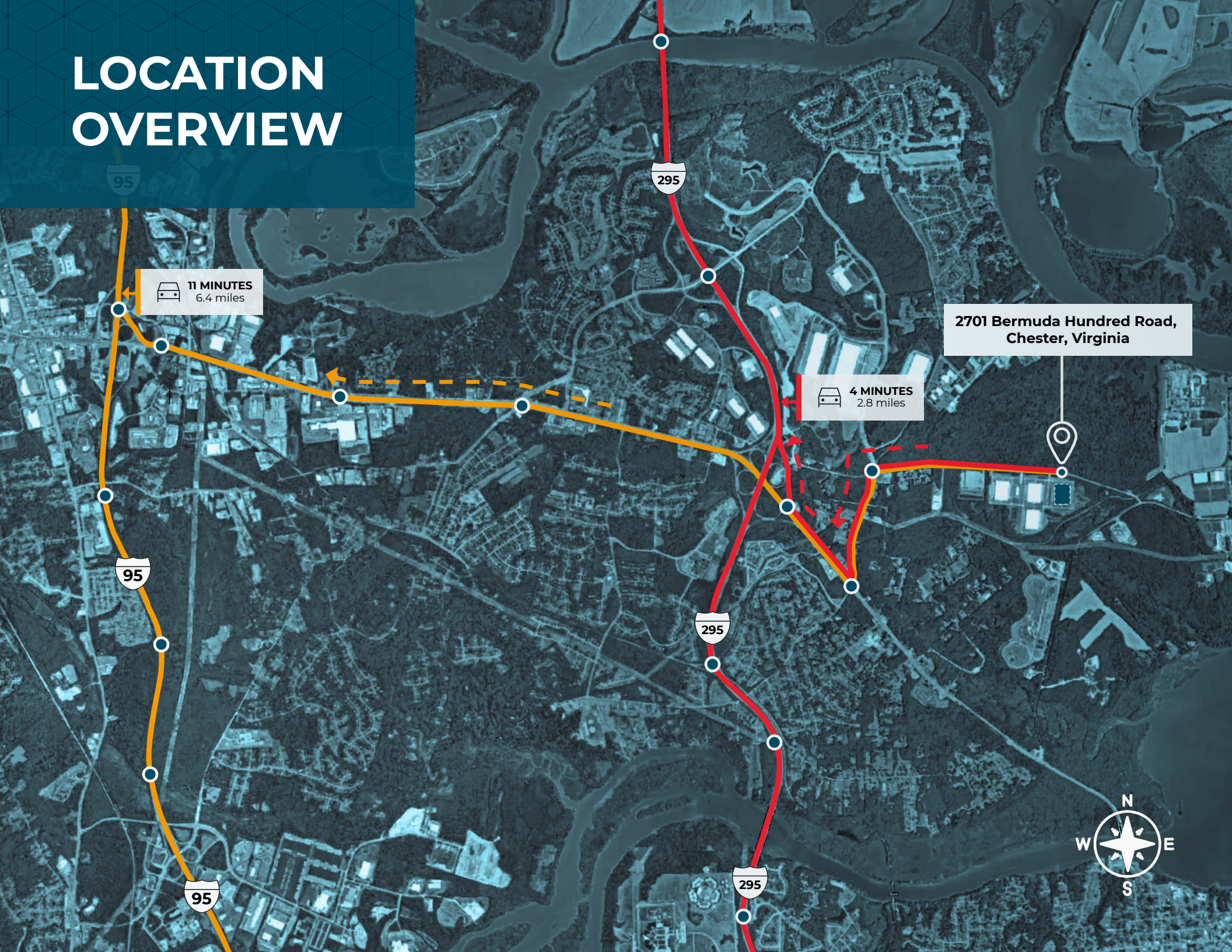


50'x50' Columns



Potential ISO/additional parking

LOCATION OVERVIEW



NEARBY TENANTS

CHESTER



MEADOWVILLE



SITE

WALTHAM



LOCATION, LOCATION, LOCATION

DISTANCE TO POINTS OF INTEREST

I-295	2.8 miles
I-95	6.4 miles
RICHMOND INTERNATIONAL AIRPORT	15 miles
I-64	17 miles
PORT OF VIRGINIA	76 miles
WASHINGTON, DC	128 miles
PORT OF BALTIMORE	172 miles





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