



For Sale or Lease | 521 Research Road, Richmond, VA

521 Research Road

- First time available in 40 years!
- 39,700 SF industrial building on 1.8 acres
- Well maintained owner occupant opportunity
- Approximately 23,000 SF of conditioned warehouse/shop with variable clear height
- 1200 Amp, 3-Phase, 480/277 Power
- 12'-14' clear height
- Dock high (with leveler) and grade level loading
- Two-story office (easily demised for multi-tenant)
- Ample parking on site
- Convenient Southlake (Chesterfield County) location



FLOORPLAN

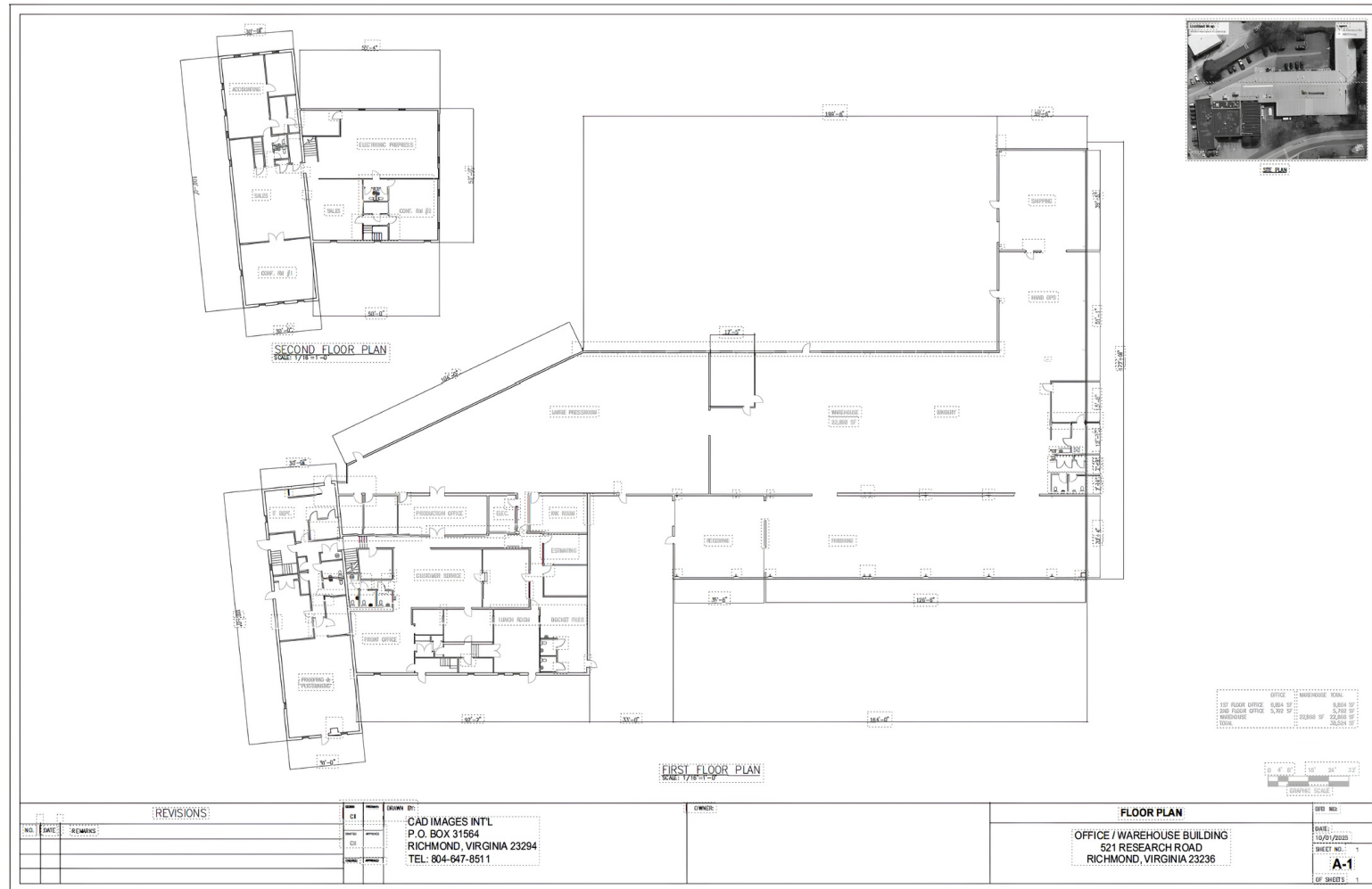
Lease Options

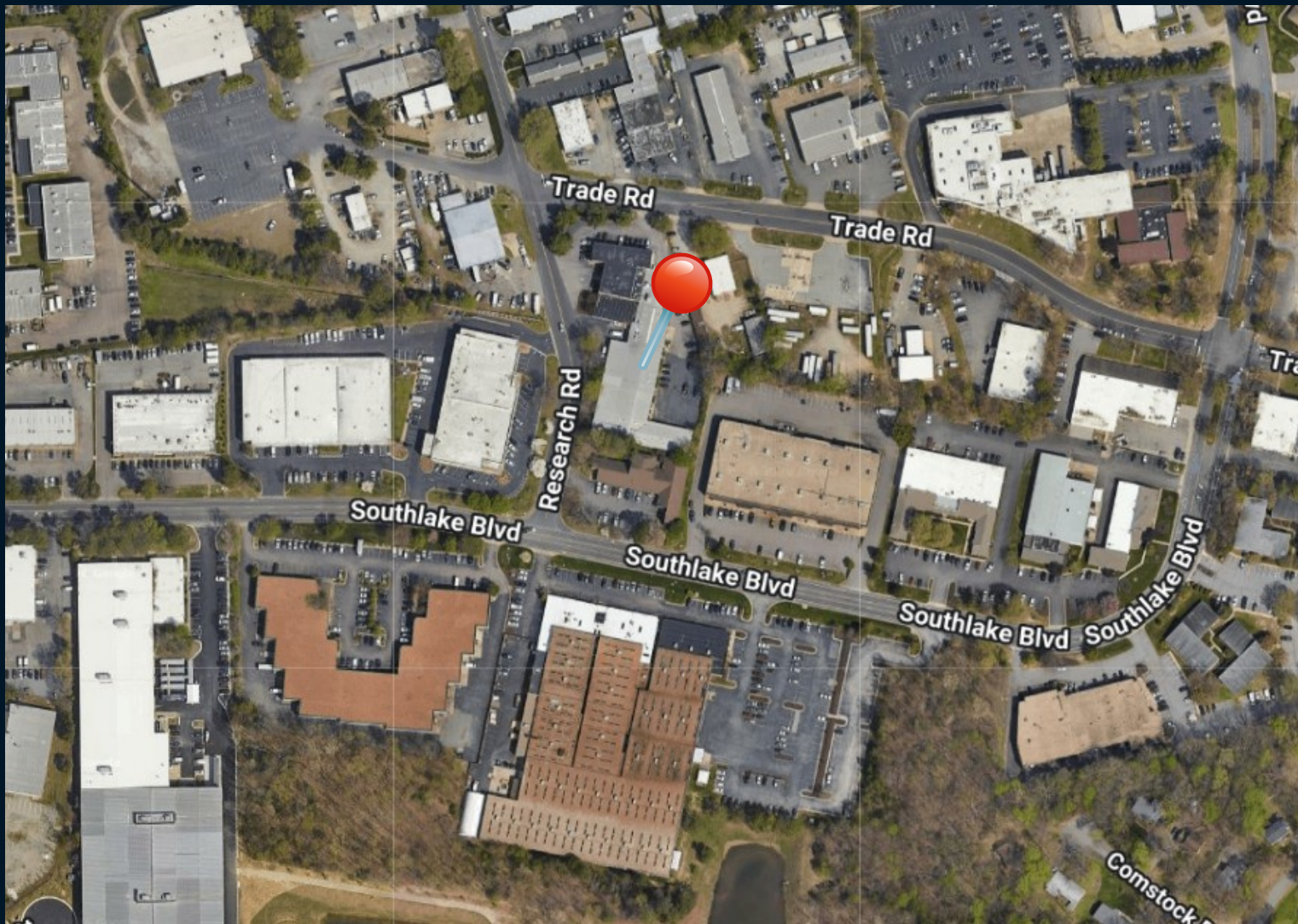
- 9,864 SF office space on 1st floor
- 5,792 SF office space on 2nd floor
- Lease Rate: \$11.50/SF NNN

Sale Options

- 39,700 SF Investment or Owner User Opportunity
- Sale Price: \$4,950,000; \$125 per SF

23,500 SF of Warehouse Space Included!





Charlie Polk, III, SIOR

charlie.polk@jll.com

+1 (804) 200 6419

Adam Lawson

adam.lawson@jll.com

+1 (804) 200 6384