



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)
- 63 car parking spaces on site
- Convenient Southlake (Chesterfield County) location



FLOORPLAN

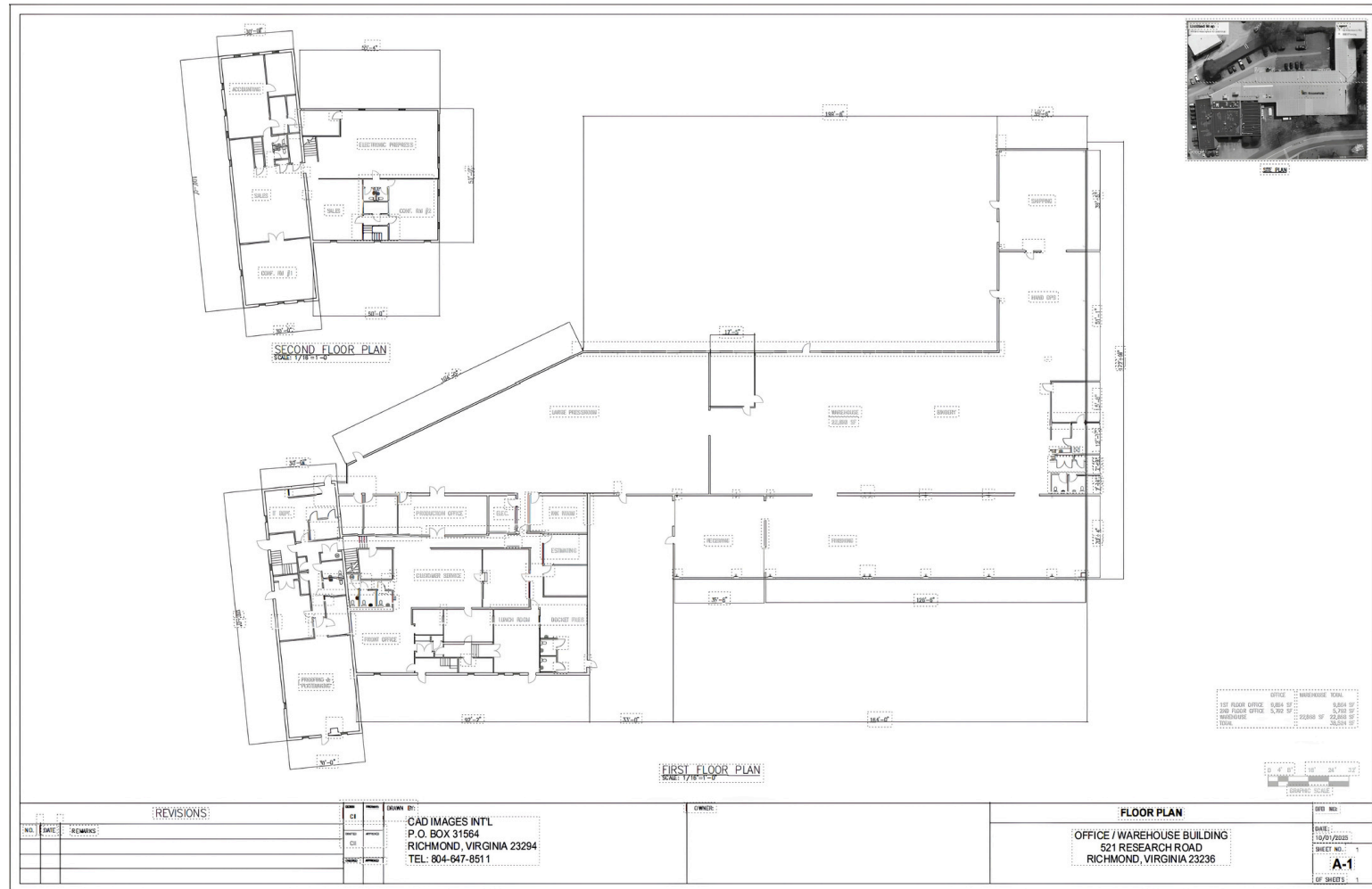
Sale Options

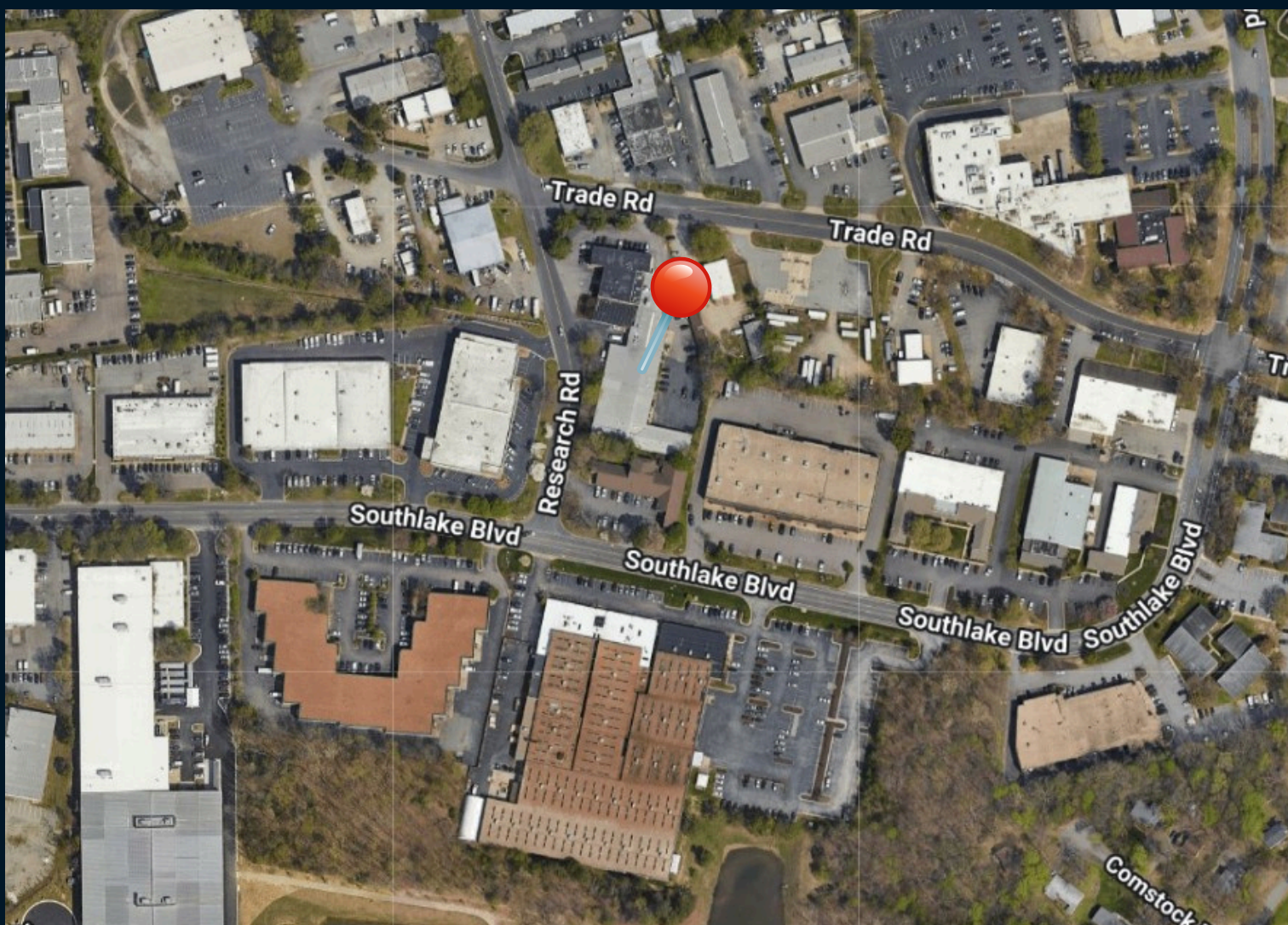
- 39,700 SF Investment or Owner User Opportunity
- Sale Price: \$4,950,000;
\$125 per SF

Lease Options

- Entire Building Available
- Lease Rate: \$11.50/SF NNN

23,500 SF of Warehouse
Space Included!





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