

# FOR LEASE

NEWLY RENOVATED

# Industrial/Flex

11500 Iron Bridge Road | Chesterfield, VA 23831



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



**Q1 2026** expansion opportunity to 4.25± total acres of yard with additional 6,000± SF of warehouse

## PROPERTY HIGHLIGHTS

- › 24,500± SF Office/Shop with 1.25± acres yard for lease available immediately
- › 12,600± SF shop, 9,300± SF office, 2,600± SF storage
- › Newly renovated office space
- › Twelve (14' x 16') drive through doors (6 drive through bays)  
One 8' x 10' drive in door  
One dock high loading door
- › 19.5' - 21.5' clear height in shop
- › 3-phase 600 AMP
- › Located along busy Route 10 (Iron Bridge Road) corridor in Chesterfield County
- › C-5 zoning
- › Yard space is fully fenced and graveled
- › Rental Rate: Call Agent for pricing

## FOR MORE INFORMATION:

**BEN BRUNI, SIOR**

Senior Vice President | Partner

804-793-0046

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

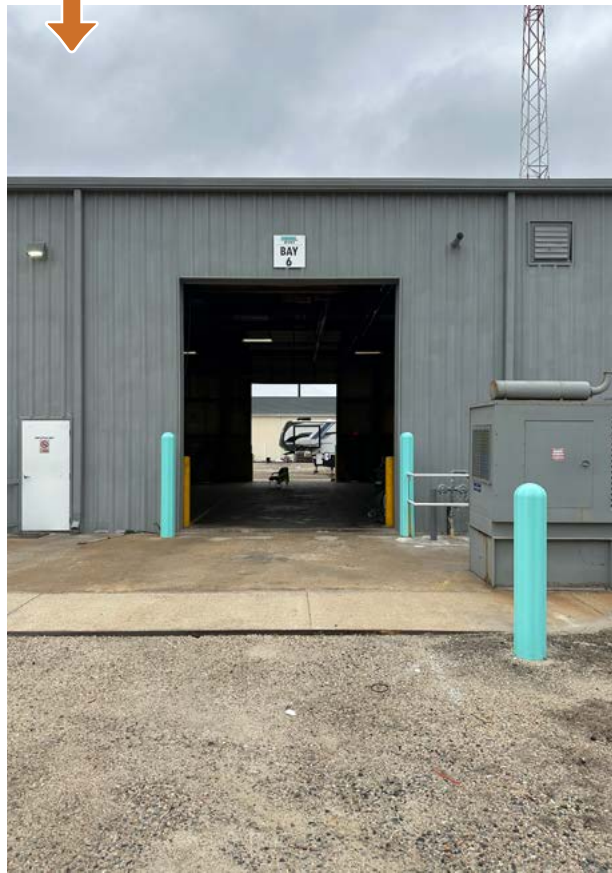


1.25± ACRES YARD



**Warehouse:** 6 drive through bays

**Warehouse:** Twelve (14' x 16') drive through doors





## INTERIOR SPACE

LOBBY / PRIVATE OFFICES  
CONFERENCE ROOM / BREAKROOM



# YARD BREAKDOWN

## Q1 2026 EXPANSION

6,000± SF warehouse  
4.25± AC laydown (total)

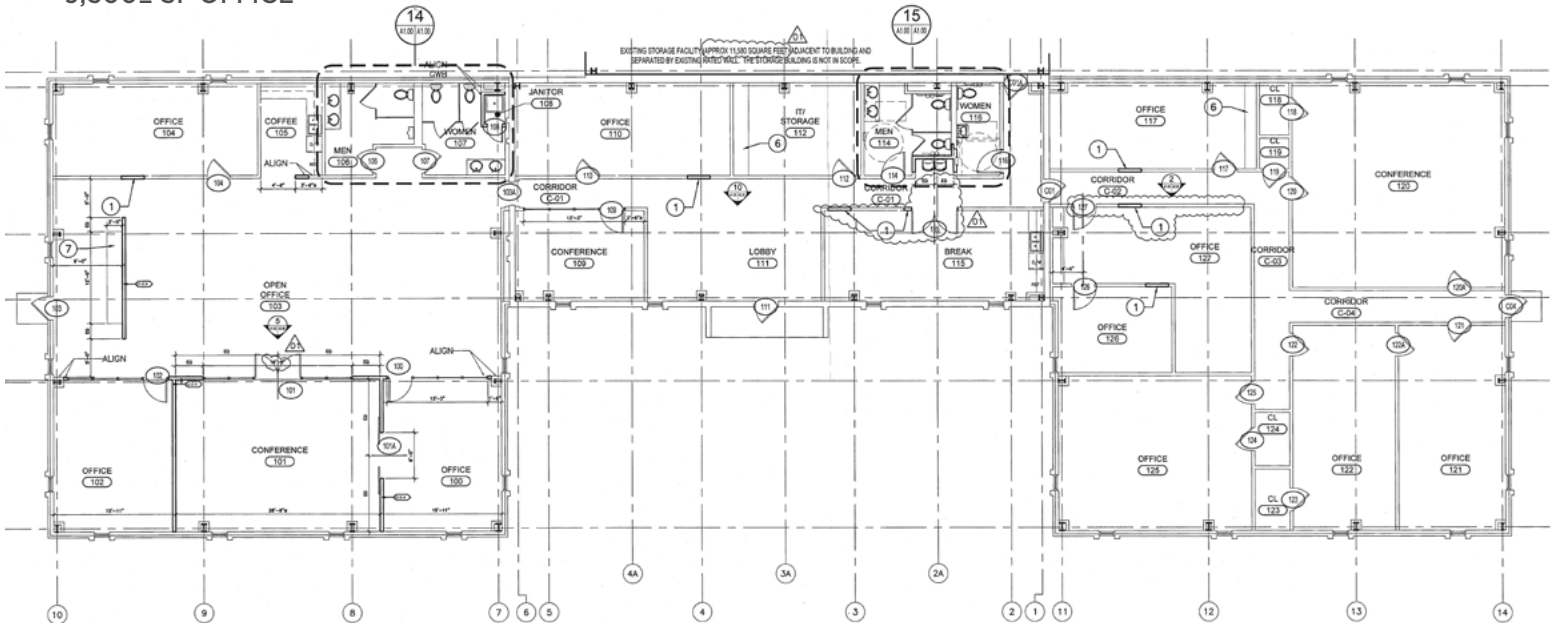
## FOR LEASE

12,600± SF shop, 9,300± SF office  
2,600± SF storage  
1.25 AC laydown yard



# FLOOR PLAN

9,300± SF OFFICE



## MARKET OVERVIEW

# CHESTERFIELD SNAPSHOT

### MARKET ACCESS DEPENDS ON LOCATION

Chesterfield is a one-day drive of 45% of the U.S. population. Our region features a world-class transportation system with four interstates, an international airport and river access to one of the nation's most advanced seaports.



There are more than 40 courier service companies — scheduled and rush, local, intrastate, and interstate.

United Parcel Service's 350,000-square foot regional hub facility operates 24 hours a day and has later pick-up times in Chesterfield than in other parts of the state.

Companies in Chesterfield can easily ship cargo overseas with nearby access to the Richmond Marine Terminal and the Port of Virginia.

Ever expanding number of large, medium, and small businesses.

Some of the biggest brands...



## Chesterfield County, Virginia:

### A Perfect Choice for Business Success

- > Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- > Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business.
- > The climate in Chesterfield is business friendly with a very competitive business environment and a local government committed to economic development.
- > Chesterfield County has a well-designed and developed infrastructure system in place with a commitment to enhancing infrastructure for future projects.
- > Chesterfield is a great location for a wide range of businesses offering a competitive tax structure with attractive incentives for new businesses.
- > The abundance of qualified labor and the county's quality of life have been key factors in attracting retailers, manufacturing companies and corporate headquarters.

SOURCE: chesterfieldfits.com

SOURCE: Chesterfield Economic Development

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