

FOR LEASE

NEW CONSTRUCTION

Industrial/Flex

12210 Marva Way | Midlothan, VA 23112



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



AVAILABLE Q4 2026

FAME
All Stars
SO FIVE

RISL
BASEBALL

STORAGE
Rentals of America

LANDSCAPE SUPPLY
A WEGENNELLY COMPANY

PROPERTY HIGHLIGHTS

- › New construction flex buildings in Oak Lake Business Park
- › October 1, 2026 delivery
- › 4,000 - 15,600± SF available
- › 16' - 20' clear heights
- › (1) 12' drive in door for each unit
- › Office to suit
- › Zoned Employment Center
- › Lease Rate: \$16/SF, NNN

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|-------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 4,580 | 57,401 | 143,159 |
| AVERAGE HH INCOME | \$124,956 | \$130,643 | \$131,343 |
| DAYTIME EMPLOYEES | 1,552 | 17,652 | 65,670 |

FOR MORE INFORMATION:

COLTON KONVICKA, SIOR

Senior Vice President

804-324-7209

ckonvicka@commonwealthcommercial.com

ETHAN LUSTIG

Sales & Leasing Associate

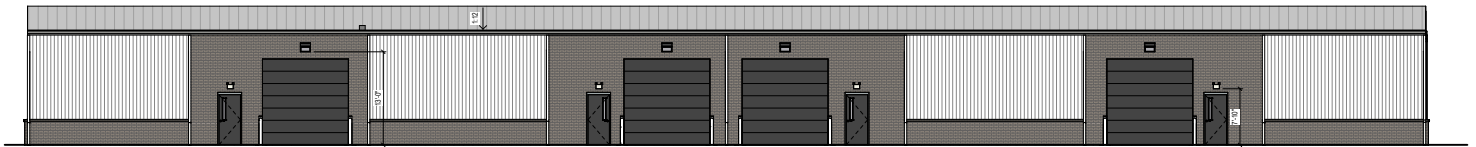
804-592-7579

elustig@commonwealthcommercial.com

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

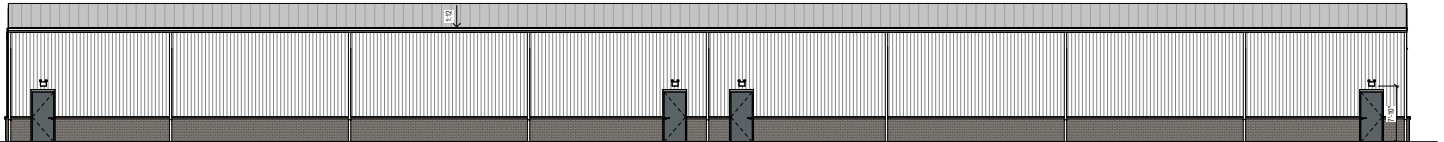
SITE ELEVATIONS

4,000 - 15,600 SF available



1 SOUTH ELEVATION

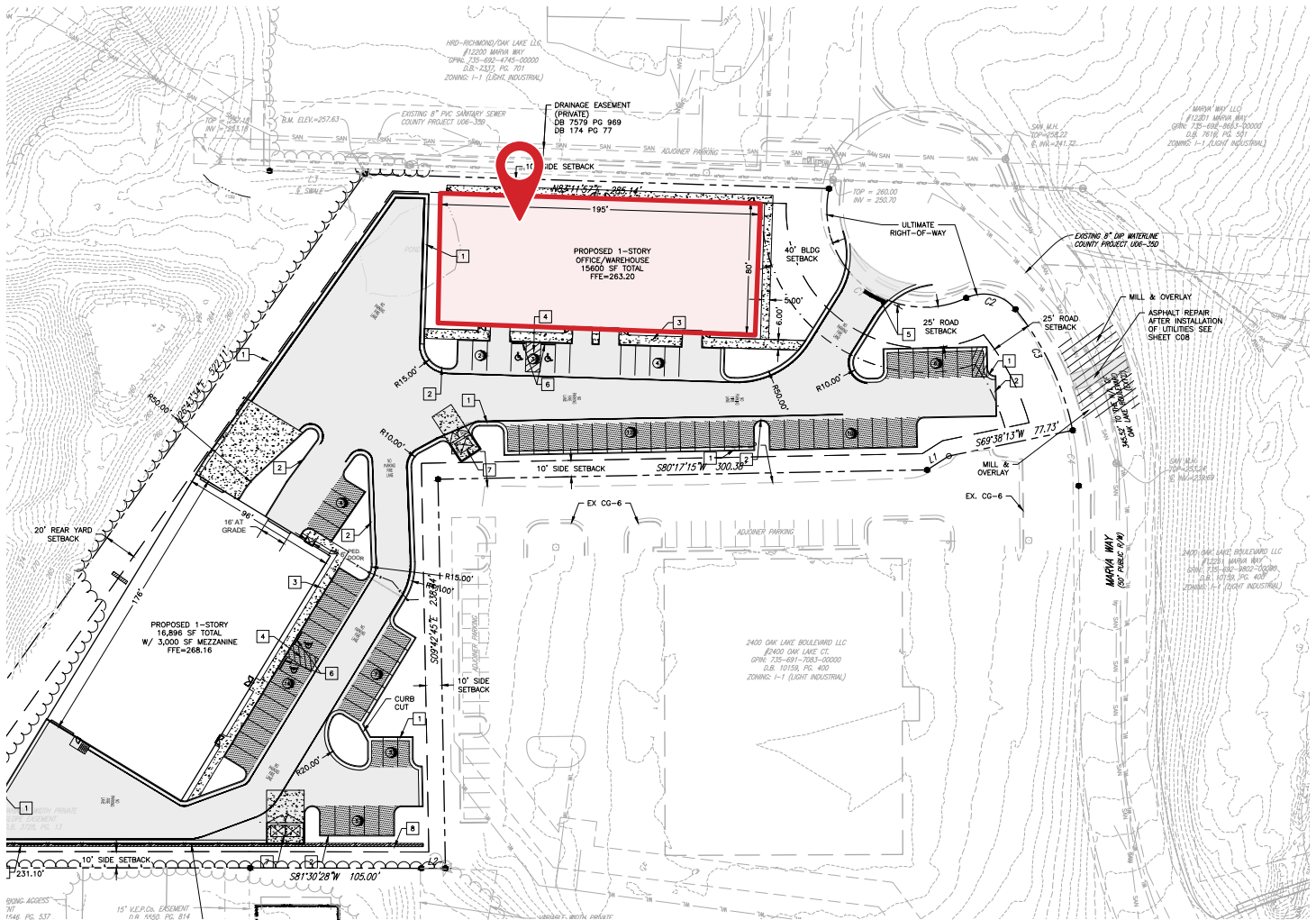
1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

SITE PLAN



MARKET OVERVIEW

CHESTERFIELD OVERVIEW

THE RIGHT PLACE TO GROW YOUR BUSINESS

Home to a dynamic mix of companies - from innovative startups to some of the nation's most recognized brands.

11,500+
COMPANIES

394,825
POPULATION

Some of the biggest brands...



WHY CHESTERFIELD?

A business-friendly environment with local leadership focused on supporting growth and new investment.

Chesterfield makes it easy to do business, with a supportive local government and resources designed to help companies grow.

The county continues to invest in its infrastructure, ensuring businesses have everything they need today and room to expand tomorrow.

PRIME LOCATION FOR GROWTH

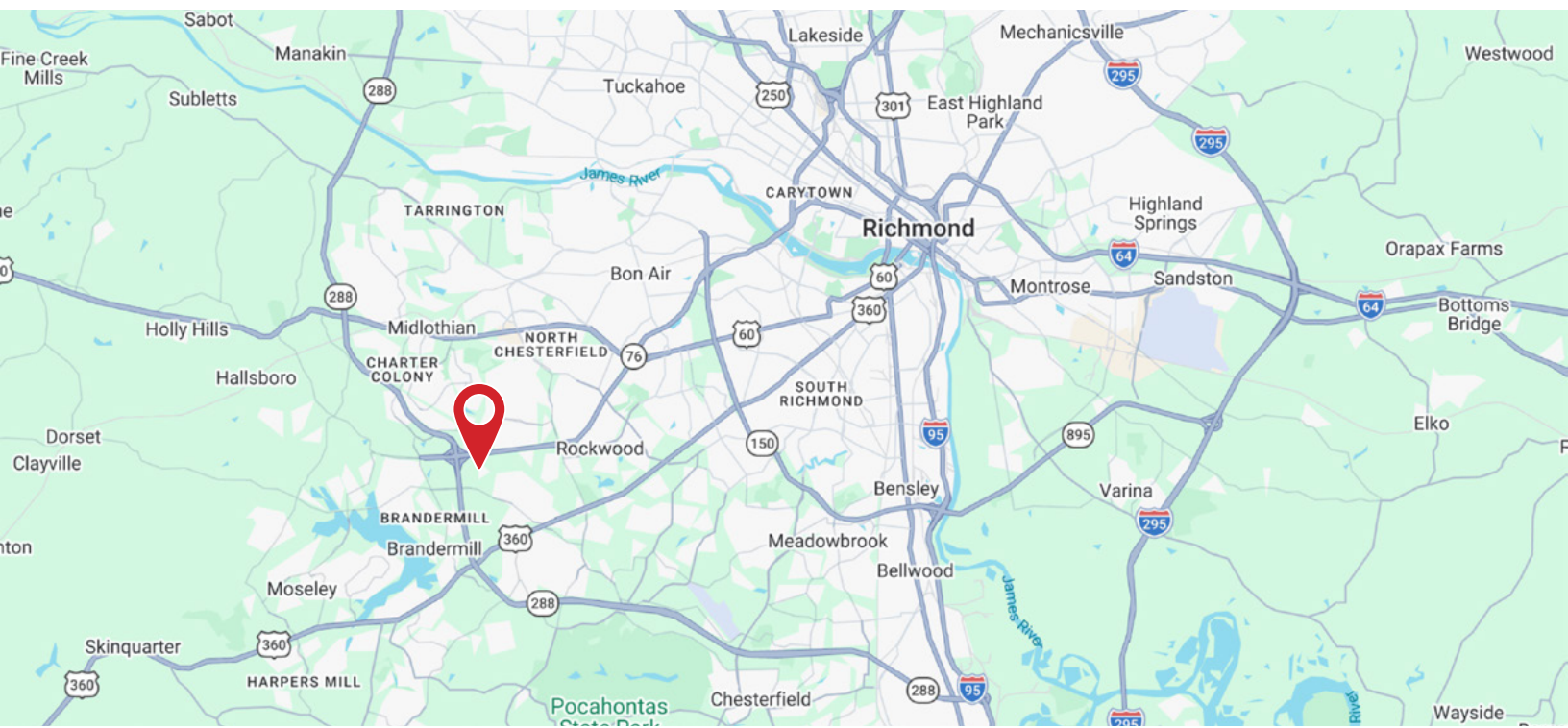
Chesterfield County sits at the heart of the East Coast's transportation network, making it a strategic hub for business. Within a **single day's drive**, you can reach 45% of the U.S. population, connecting your company to markets with ease.

SEAMLESS TRANSPORTATION OPTIONS

- Major highways, including **I-95, I-64, I-295, I-85, and Routes 288/360**, keep your business connected regionally and nationally.
- **Richmond International Airport** provides direct access to key cities across the country
- Close proximity to the **Port of Virginia and Richmond Marine Terminal** allows companies to move goods globally reliably.

DISTRIBUTION MADE EASY

- **UPS's 350,000-square-foot regional hub** operates around the clock, with extended pick-up times not found elsewhere in the state.
- Local businesses can efficiently ship both domestically and internationally, taking full advantage of Chesterfield's connectivity.



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