

**FOR  
LEASE**

SITUATED ON 2± AC

# Industrial/Flex

13400 Ramblewood Drive | Chester, VA 23836



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

**AVAILABLE Q1 2026**



## PROPERTY HIGHLIGHTS

- › 8,540± SF office warehouse building
- › Situated on 2 acres (approx. 1 acre of outside storage area)
- › I-2 zoning
- › 14' - 15' clear heights
- › Two 12' x 14' drive-in doors
- › Heavy power
- › Great Chester location with close proximity to many nearby amenities
- › Potential for additional 4.5± acres of I-2 zoned land for outside storage
- › County water / Private sewer
- › Lease Rate: Call Agents for pricing

### FOR MORE INFORMATION:

**COLTON KONVICKA, SIOR**

Senior Vice President

804-324-7209

[ckonvicka@commonwealthcommercial.com](mailto:ckonvicka@commonwealthcommercial.com)

**BEN BRUNI, SIOR**

Senior Vice President | Partner

804-793-0063

[bbruni@commonwealthcommercial.com](mailto:bbruni@commonwealthcommercial.com)

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

# POTENTIAL EXPANSION

4.5± acres of I-2 zoned land for outside storage



FOR LEASE | 13400 RAMBLEWOOD DRIVE | CHESTER, VA 23836



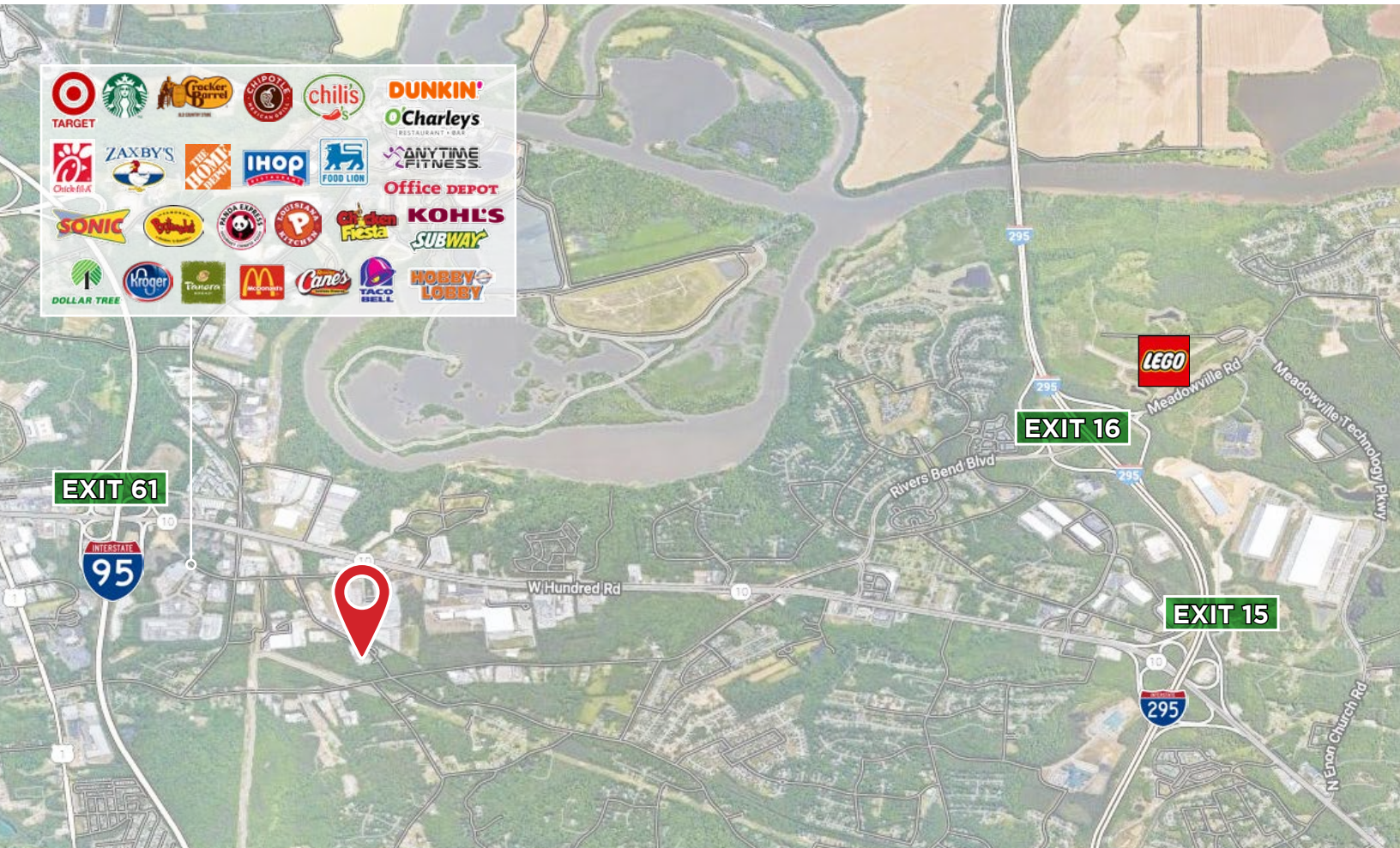
**OUTSIDE STORAGE:**  
Approx. 1 acre

**DRIVE-IN DOORS:**  
Two 12' x 14'



# CHESTERFIELD COUNTY

## SURROUNDING BUSINESSES



LEGO is currently building a massive new manufacturing facility in Chesterfield County, Virginia. This \$1 billion investment marks LEGO's first U.S. manufacturing plant and is expected to open in 2025. The facility will span 1.7 million square feet and is located in Meadowville Technology Park. The project is expected to create over 1,760 jobs, with hiring already underway for around 500 positions

The LEGO facility is already influencing nearby development. For instance, a 201-unit apartment complex called Twin Rivers Apartments is planned directly across from the new LEGO site. This suggests a growing demand for housing and services in the area, likely driven by the influx of workers and increased economic activity.

## 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 thriving suburban community in the Richmond metro area, offering the perfect balance of lifestyle and opportunity.

Strategically located with excellent access to major highways and airports, making it easy to connect with customers and markets.

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.

### QUALITY OF LIFE

A welcoming community with strong schools, safe neighborhoods, and plenty to do outside of work.

### UNMATCHED CONNECTIVITY

Centrally located with quick access to Richmond, regional airports, and major interstates.

### PRO-BUSINESS CLIMATE

Competitive costs, supportive leadership, and room for businesses to expand.

### RICH CHARACTER

A community with both historic roots and a forward-looking vision.

### 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.