

# SALE/ LEASE

MULTIPLE USES

# Industrial Space

2401 Charles City Road | Henrico, VA 23231



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 53± AC Heavy Industrial (M-2)
- › Available for Sale or Lease by CSX
- › CSX sale to approved rail user / Land lease also available
- › Minutes from RIC airport, I-895 and I-64 interchanges
- › 37± AC developable - full site history available on request
- › Rail access confirmed  
Spur construction to be coordinated with CSX
- › For Sale: \$4,500,000  
Lease Rate: Call agents for more information

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	14,953	33,814	107,546
DAYTIME EMPLOYEES	3,265	10,987	35,069

## FOR MORE INFORMATION:

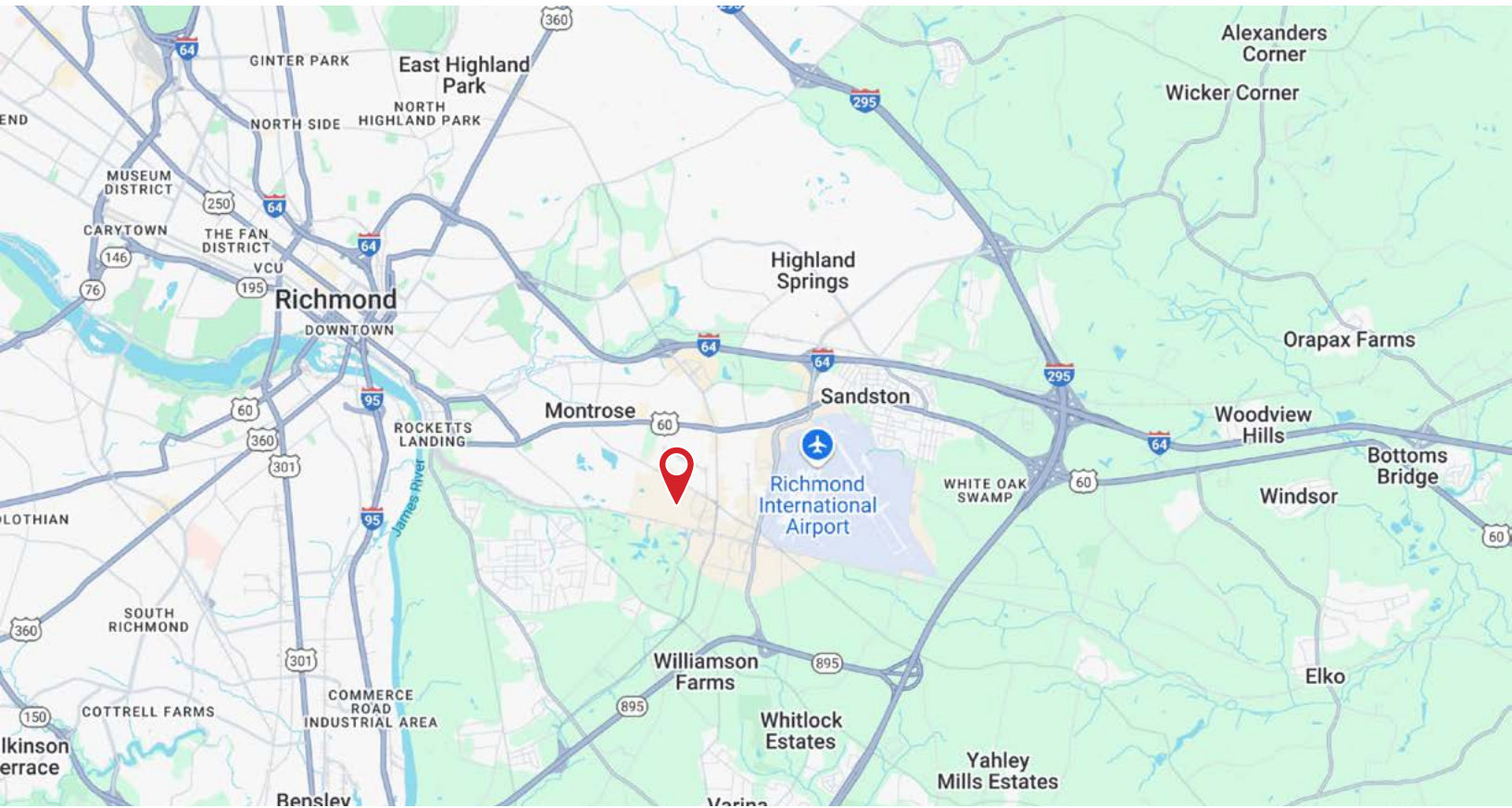
**CHIP LOUTHAN, SIOR**

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



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