

**FOR  
SALE**

# Industrial Space

25452 Hofheimer Way | North Dinwiddie, VA 23803



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 10,086± SF office/warehouse situated on 24± acres
- › Located near the I-85/I-95 Interchange in Dinwiddie County
- › Built in 2009 (4,680± SF office, 5,406± SF warehouse)
- › 20' ceiling clear height at center - 14' at eaves
- › 3 grade level doors (14' x 14')
- › Wash bay pad with concrete environmental containment located in rear
- › **Electric:** 400A 3-phase, 480Y/277V (panelboard/breakers rated for up to 600V)
- › **Utilities:** County water and sewer, oil heater in warehouse
- › Zoned M-1 Industrial allowing for a wide variety of business uses in Dinwiddie County
- › **SALE PRICE: \$3,400,000**

### FOR MORE INFORMATION:

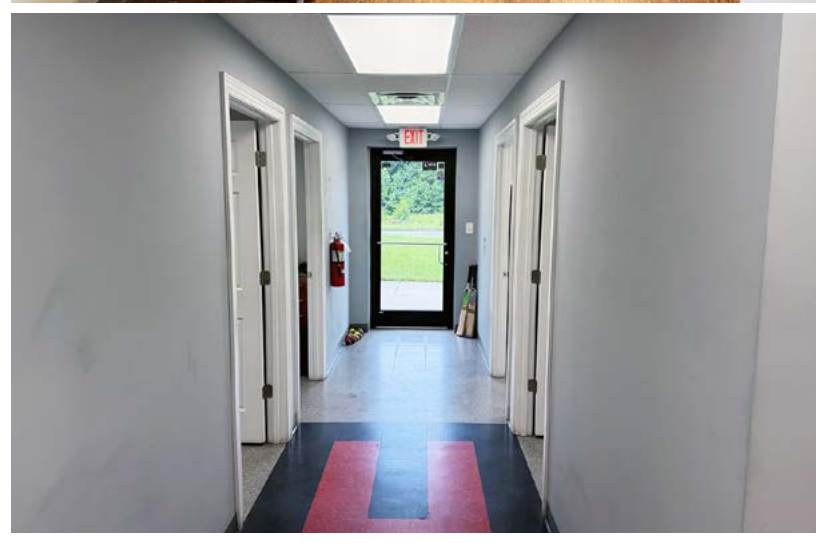
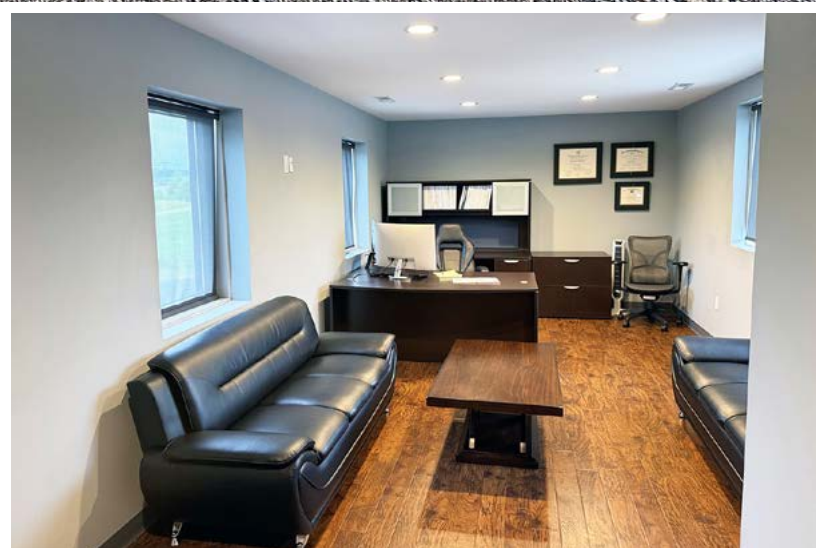
**COLTON KONVICKA, SIOR**

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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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