# FOR LEASE

## 2900 Cofer Road
## Richmond, VA 23224

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS




## Features

- 18,000 - 107,978 SF Warehouse for lease
- Under new ownership with large renovation planned
- Potential for cold storage and freezer space with existing infrastructure
- Landlord willing to convert to traditional warehouse
- 15 docks
- 2400 Amps / 480V / 3-phase
- ESFR
- Located in City of Richmond Zoned
- 18′ - 36′ ceilings
- Up to 67,000 SF of freezer
- Lease Rate: Call agents for pricing

| Demographics | 3 mile | 5 mile | 10 mile |
|---|---|---|---|
| 2025 Population | 89,203 | 250,454 | 671,379 |
| Daytime Employment | 33,559 | 230,350 | 423,622 |

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**15**
Dock Doors



**1,300 SF**
Office Space



**7,595**
Pallet Positions



**13,068 SF**
Refrigerated Dock

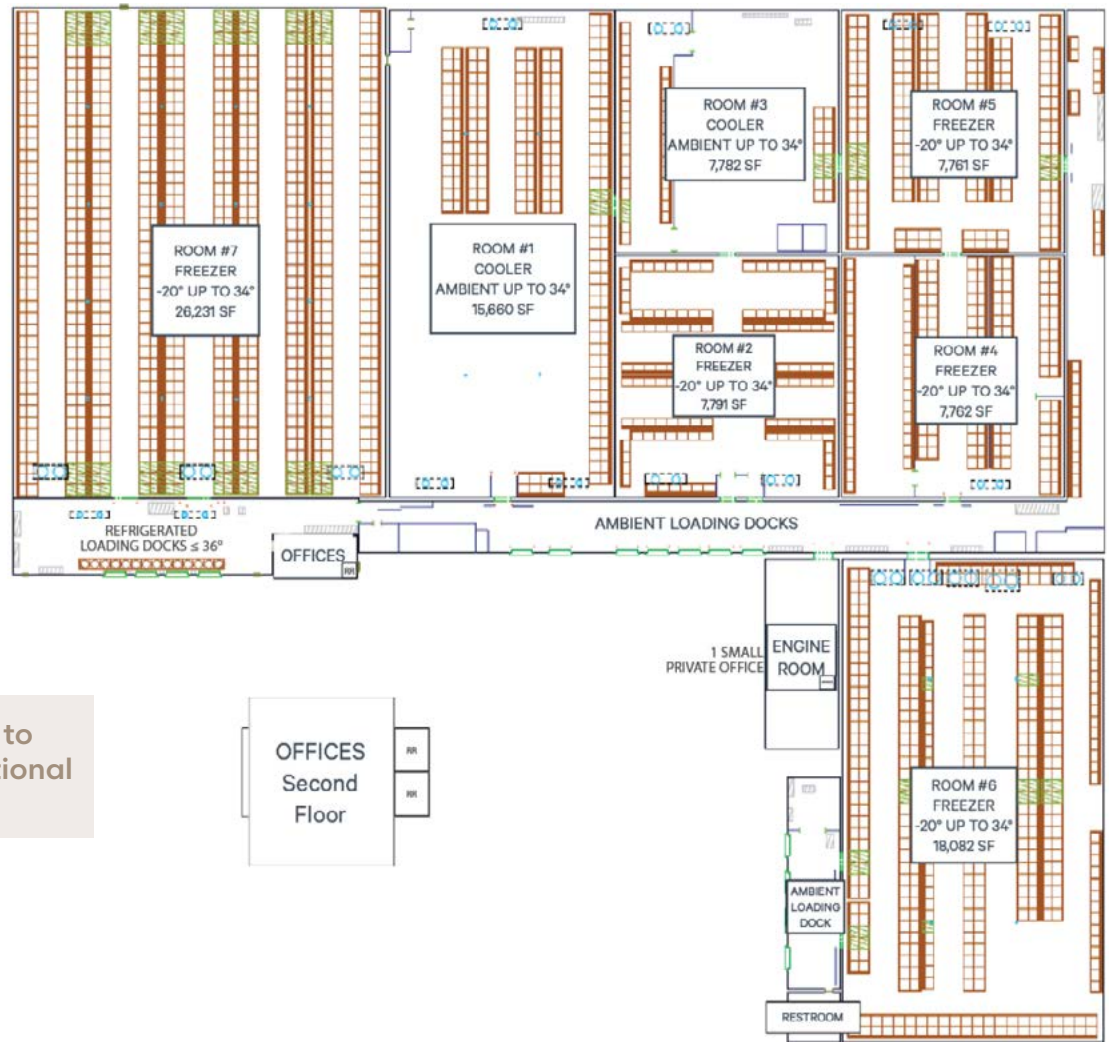


**67,627 SF**
Freezer



**18’ - 36’**
Clear Height

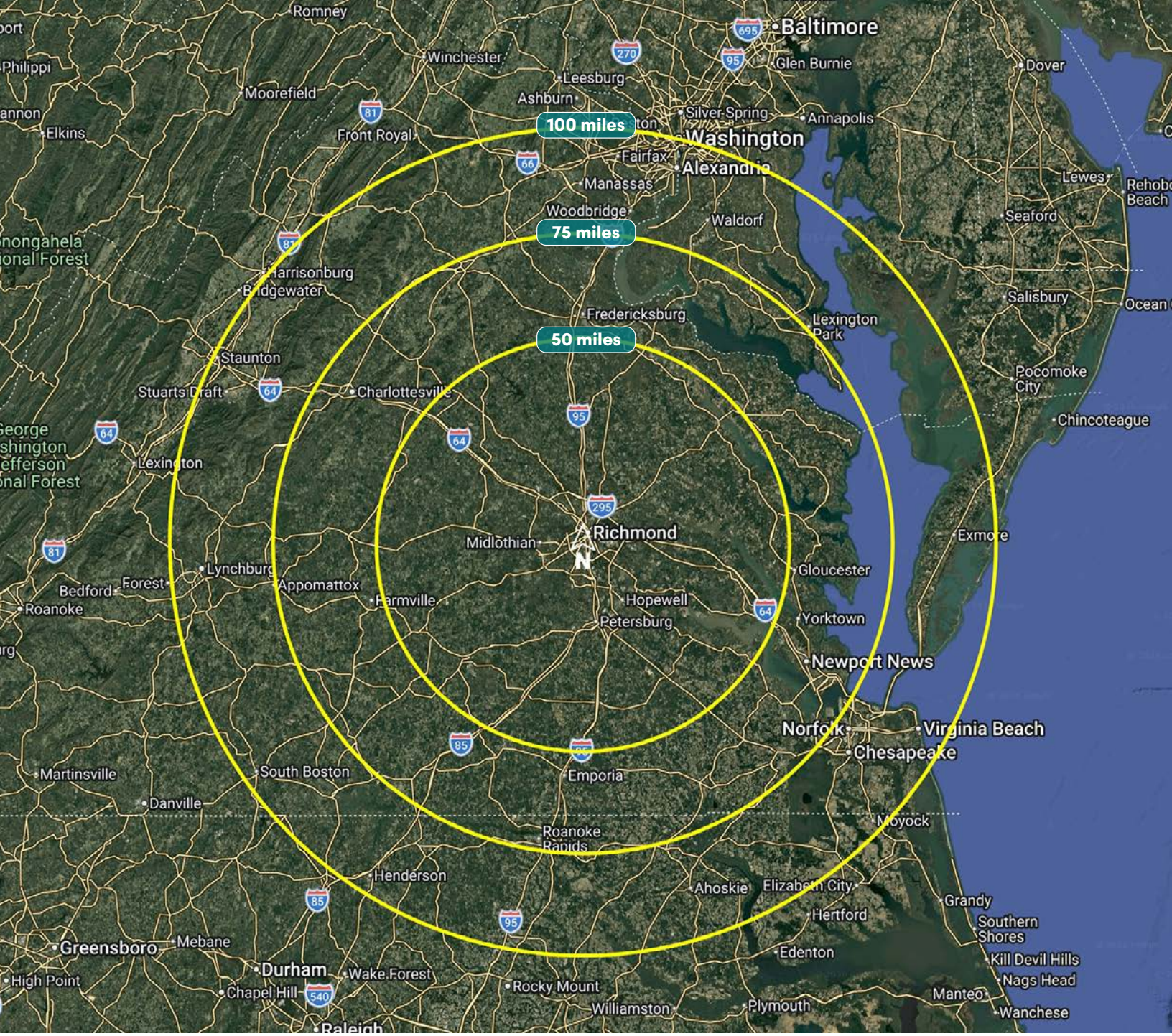
# Rack System




Landlord willing to convert to traditional warehouse






| Ports/Airports | |
|---|---|
| Virginia International Gateway (Portsmouth) | 100 Miles |
| Norfolk International Terminals (Norfolk) | 95 Miles |
| Richmond Marine Terminal | 4 Miles |
| Richmond Airport | 13 Miles |
| Dulles Airport | 125 Miles |
| Norfolk International Airport | 100 Miles |

| Cities | |
|---|---|
| NewPort News, VA | 72 Miles |
| Washington, D.C. | 112 Miles |
| Roanoke, VA | 193 Miles |
| Baltimore, MD | 153 Miles |
| Greensboro, NC | 199 Miles |
| Raleigh, NC | 166 Miles |




# RICHMOND SNAPSHOT

## A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

## Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

| Notable Fortune 500–Headquartered Companies | |
|---|---|
| Performance Food Group | Food wholesaler |
| CarMax | Automotive retailer |
| Altria Group | Tobacco and wine products |
| Dominion Energy | Electric and gas utility |

**The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.**

## Market Highlights

**#11**

Hottest Job Market in the U.S.

"Wall Street Journal"

**2nd-highest**

Labor force growth among major U.S. metro areas

"Greater Richmond Partnership"

**725,000+**

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

"U.S. Bureau of Labor Statistics (BLS)"

## Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.