

FOR LEASE

**3008 Falling Creek Avenue
Chesterfield, VA 23234**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Industrial/Flex

- 18,750± SF situated on 3.56± acres
- 1.75± acres fenced/gravel yard
- 3,200± SF office building with 15,000± SF metal pole barn shop
- Pole barn could be enclosed on three sides for more traditional shop space
- Located in Chesterfield County directly off Route 1 and 5 minutes to I-95
- Small residential home included in property but not in listed square footage
- Rental Rate: Call agent for pricing

For More Information:

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Senior Vice President | Partner

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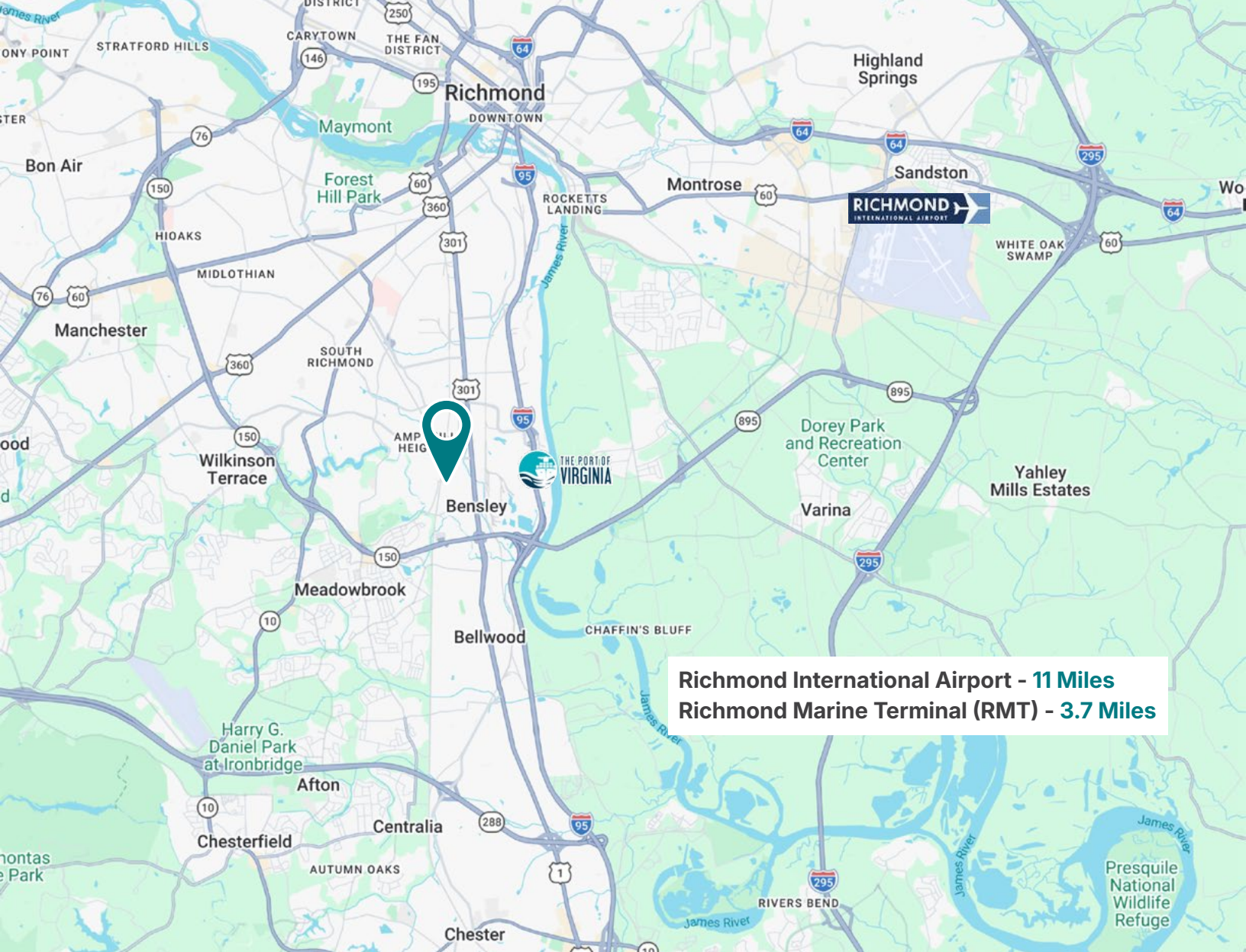


Office
3,200± SF

Metal Pole Barn Shop
15,000± SF







Chesterfield County: Connected. Growing. Thriving.

Home to more than 401,000 residents across 1,000+ neighborhoods, Chesterfield County combines a dynamic economy with an exceptional quality of life. Residents and visitors enjoy nearly 60 parks, 4,000 acres of green space, premier athletic complexes, and abundant recreational opportunities.

Strategically positioned in the heart of the Mid-Atlantic, Chesterfield offers unmatched connectivity with direct access to Interstates 64, 85, 95, and 295—placing businesses within a one-day drive of nearly half the U.S. population. Backed by a strong workforce, top-rated schools, and a rich history of growth and innovation, Chesterfield County is an ideal place to live, work, and succeed.

10,400+ Businesses

204,245 Labor Force

401,000+ Residents

\$22.4B Local Economy



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