

**SALE/  
LEASE**

ZONED EC

# Office/Warehouse

8010 Whitebark Terrace | Chesterfield, VA 23237



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 17,206± SF Office/Warehouse available in Chesterfield Air Park
- › Zoned EC with 1± acre fenced yard
- › 2,250± shed and 1,200± SF of canopy
- › 230 Volt 3-phase power
- › 5 dock doors with one ramp to allow drive-in
- › Sale Price: \$2,500,000  
For Lease: \$14/SF, NNN

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	30,739	107,435	408,159
AVERAGE HH INCOME	\$93,968	\$90,107	\$93,583
DAYTIME EMPLOYEES	13,779	27,368	161,624

### FOR MORE INFORMATION:

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



**CANOPY**

1,200± SF with 1± acre fenced yard





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## MARKET OVERVIEW

# CHESTERFIELD OVERVIEW

11,500+  
COMPANIES

394,825  
POPULATION

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.

### 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.

### Some of the biggest brands...



### 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.

### 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.

