

FOR SALE/LEASE

8010 Whitebark Terrace
Chesterfield, VA 23237



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Office/Warehouse

- 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
2026 Population	30,739	107,435	408,159
Avg HH Income	\$93,968	\$90,107	\$93,583
Daytime Employees	13,779	27,368	161,624

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For More Information:

Brent Altaffer

Vice President

o: 804-793-0055

baltaffer@commonwealthcommercial.com

Ryan Fanelli

Senior Vice President, Partner

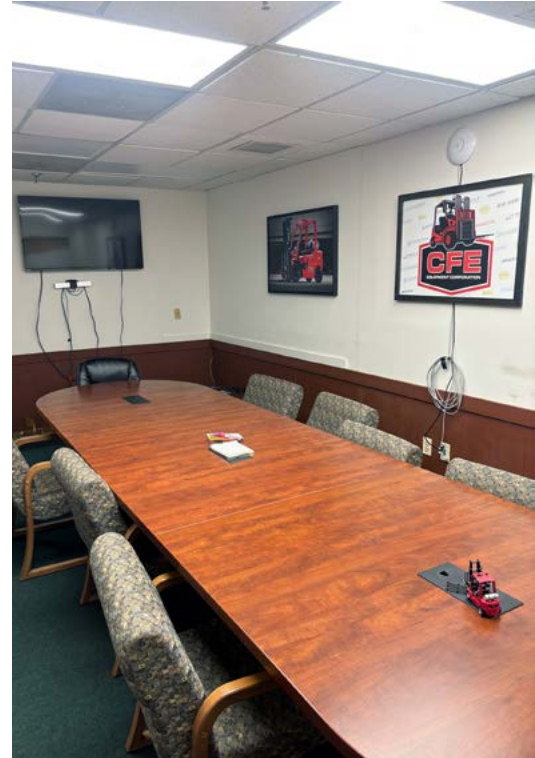
o: 804-400-6163

rfanelli@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com



CANOPY

1,200± SF with 1± acre fenced yard





Market Overview

Chesterfield, VA

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.

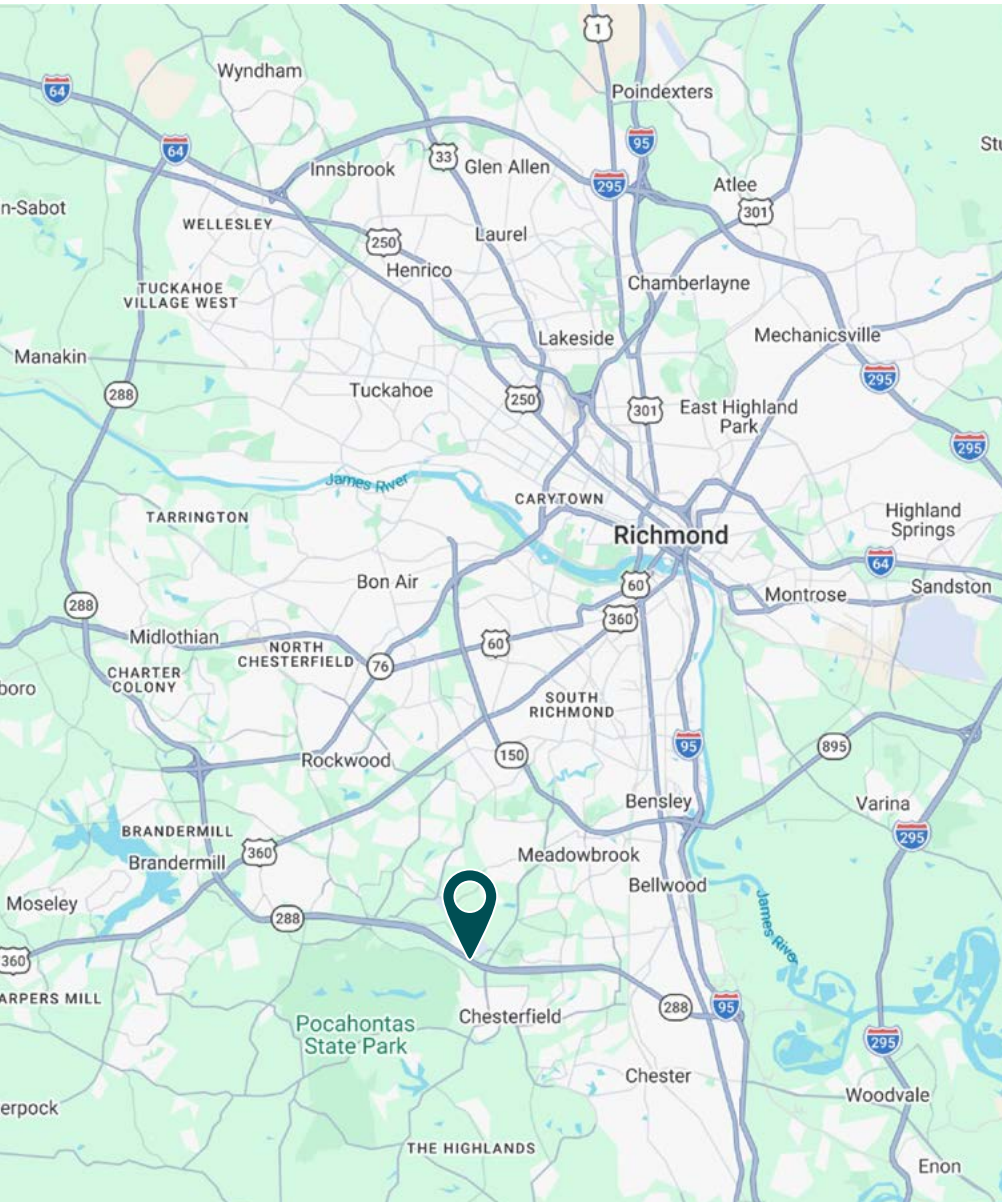
11,500+

COMPANIES

394,825

POPULATION

Some of the biggest brands...



WHY CHESTERFIELD?

Prime Location for Growth

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.

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.

Distribution Made Easy

- UPS's 350,000-square-foot regional hub operates around the clock, with extended pickup times not found elsewhere in the state.
- Local businesses can efficiently ship both domestically and internationally, taking full advantage of Chesterfield's connectivity.

Designed for Growth

- Chesterfield makes it easy to do business, with a supportive local government and resources designed to help companies grow.
- The county continues to invest in its infrastructure, ensuring businesses have everything they need today and room to expand tomorrow.



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