

**FOR
SALE**

CHESTERFIELD

Industrial Space

8131 W. Virginia Pine Court | Chesterfield, VA 23237



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 21,000 SF warehouse with office available for sale
- › Proximity to Chesterfield Airpark with convenient access to VA 288
- › 20' ceiling height
- › 2 drive in and one dock door
- › 3 phase, 500 volt, 800 amps electrical
- › Gas heat in warehouse; A/C in office
- › Investment | 1031 Opportunity
- › Sale Price: \$3,650,000

FOR MORE INFORMATION:

CHIP LOUTHAN, SIOR

Senior Vice President

804-324-7206

clouthan@commonwealthcommercial.com

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

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.

