

FOR LEASE

**8310 Shell Road
Richmond, VA 23237**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Highlights

- 40,000± SF for lease
- Zoned General Employment
- Visibility from I-95 located in Chesterfield County
- Good access to I-95 via Willis Road (1.5 miles) and Chippenham Parkway (3.6 miles)
- Two 12' x 12' dock doors with covered loading platform with 4 dock positions; one oversized 16' x 16' drive in door
- 30 parking with 0.6± acres fence/paved yard
- Wet fire suppression system
- 28'± ceiling height
- Three overhead cranes (30 ton, 10 ton, 1½ ton)
- Heavy power (480v); ideal for production/warehouse
- Lease rate: \$9.00 PSF, NNN

For More Information:

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4198 Cox Road, Suite 200
Glen Allen, VA 23060

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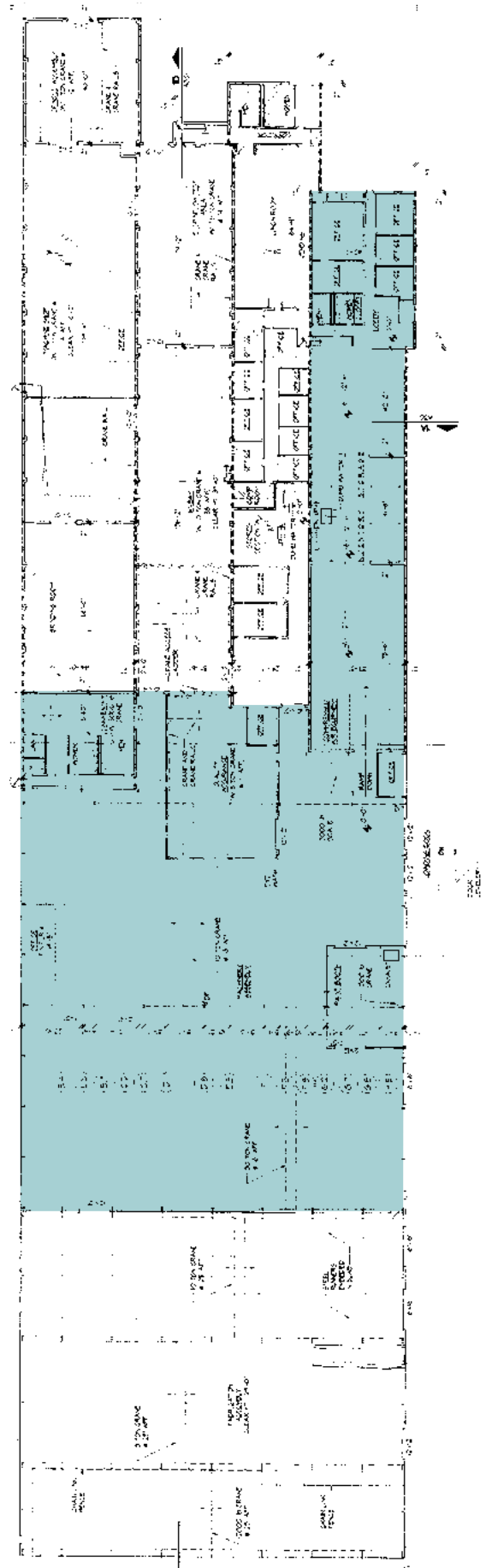
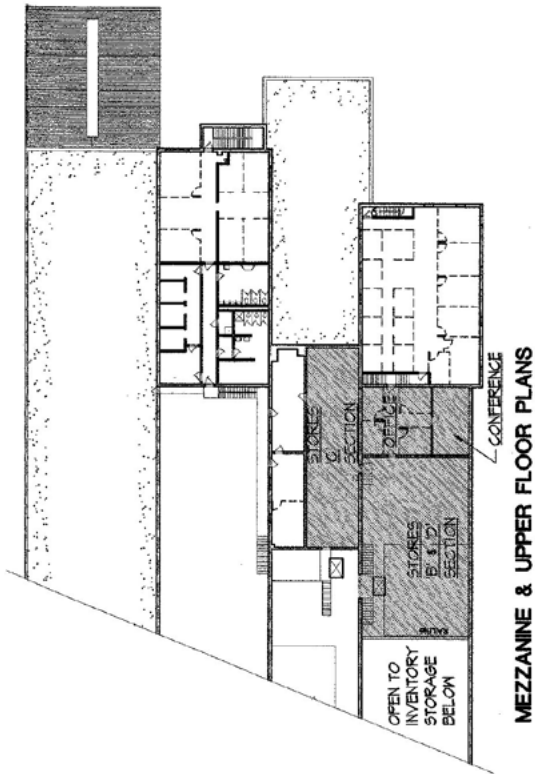
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Floor Plan

- **Floor:** ±6" concrete
- **Column spacing:** 30' x 29' varies
- **Office:** Two story 6,210± SF
Mens BR - 2 water closets, 2 urinals
Ladies BR - 3 water closets
- **Warehouse:** 37,000± SF
Mens BR - 2 water closets, 1 urinals
Ladies BR - 3 water closets, one unisex BR
- **Compressed Air:** possible use of lines and compressor



➔ Representative, not to scale

