

FOR LEASE

ZONING M-1

Warehouse Facility

7400 Impala Drive | Richmond, VA 23228



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 142,800± SF available for lease
121,800± SF of warehouse
- › 6 existing and 3 potential dock loading and 1 drive-in door (ramp)
- › 32' - 34' clear ceiling height
- › Up to 102 parking spaces
- › Additional office potential
- › 47' x 50' column spacing
- › Fire suppression: ESFR throughout
- › Electrical service supply is (3) 480v 3 phase transformers rated at 2500 kva each. Warehouse service at 480/277/120v metered.
- › LED lighting (18-30 footcandles)
- › Zoning M-1
- › Rail - dock level interior rail
- › Water - Dual 2" water meters
- › Sewer - Two 6" lines
- › Gas - 4" gas line, suspended heaters
- › Lease Rate: \$5.95/SF NNN, depending on TI and terms of lease

FOR MORE INFORMATION:

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COLLINS BURLEE

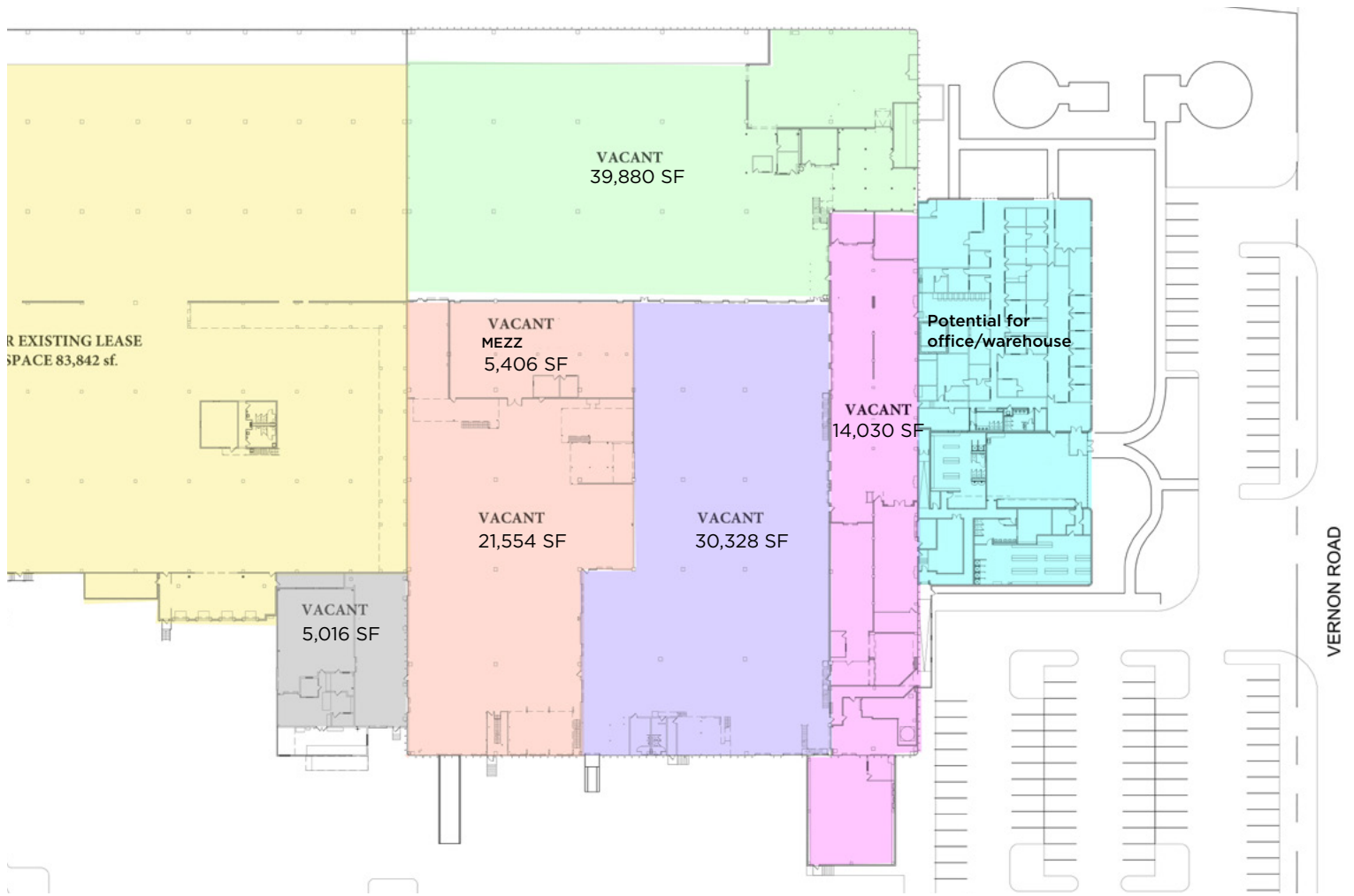
Sales & Leasing Associate

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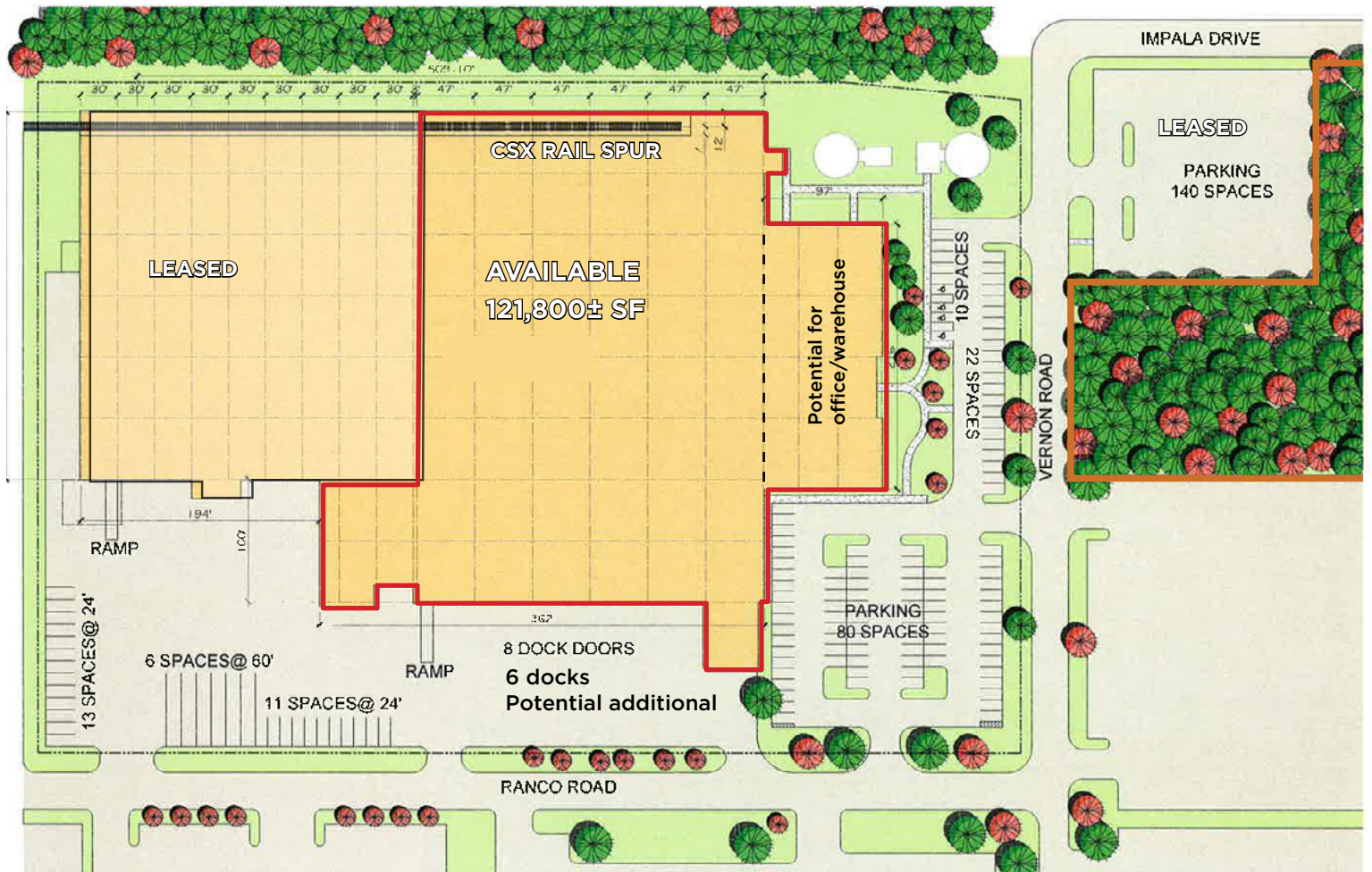
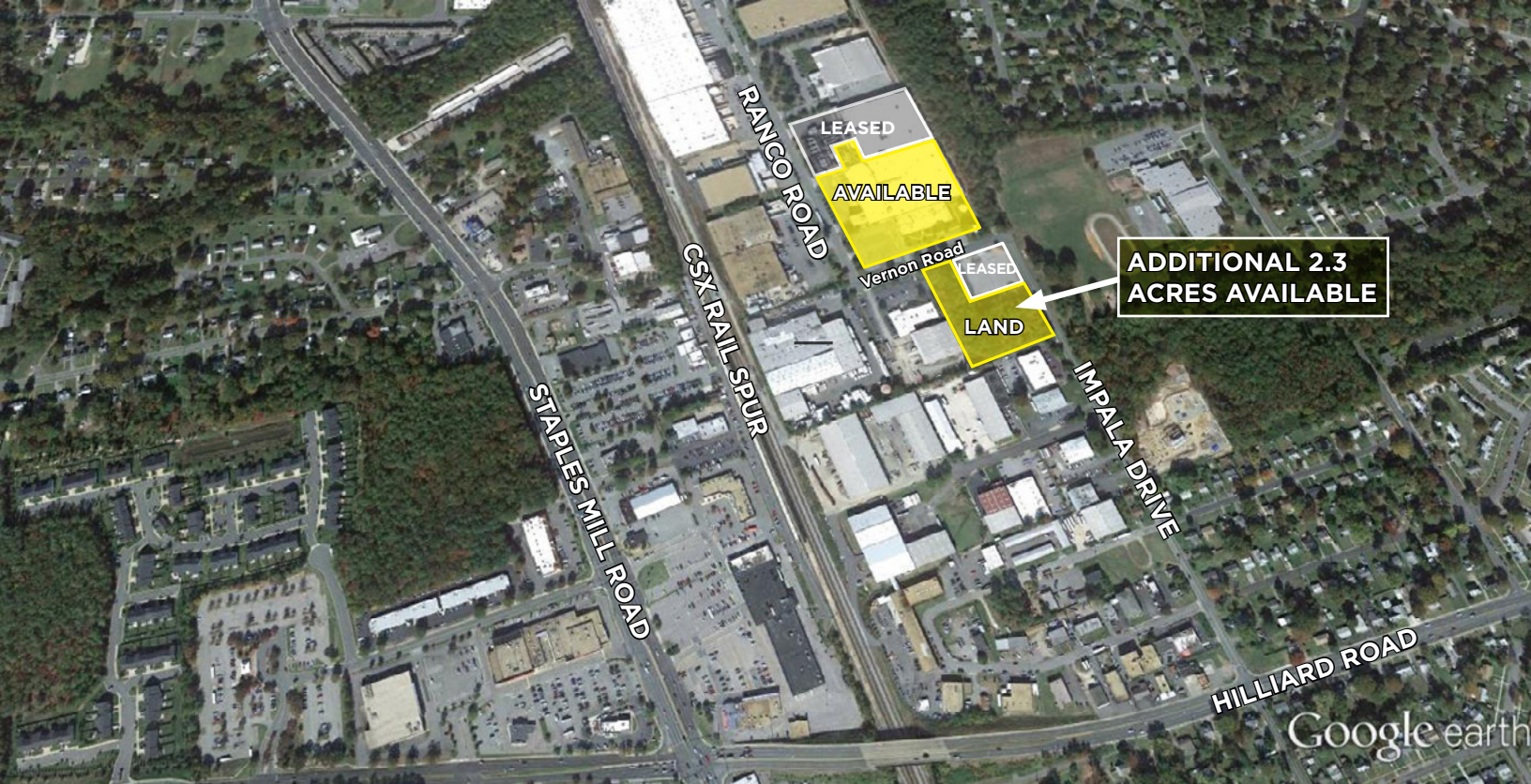
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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

SITE PLAN & ESTIMATED SF



FOR LEASE | 7400 IMPALA DRIVE | RICHMOND, VA 23228



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PROXIMITY FROM 309 QUARLES ROAD

Washington DC - **104 Miles**

Baltimore - **146 Miles**

Raleigh - **162 Miles**

Richmond International Airport - **16 Miles**

Richmond Marine Terminal - **15 Miles**

Norfolk Marine Terminal - **94 Miles**

Virginia International Gateway - **99 Miles**

