

HENRICO

LOCATION

Address:	5401 Lewis Road
City:	Sandston
State:	VA
Zip Code:	23150
Locality:	Henrico
Virginia Enterprise Zone:	No
Technology Zone:	No
Foreign Trade Zone:	No
Hub Zone:	No
Property ID:	237008

SALE/LEASE INFORMATION

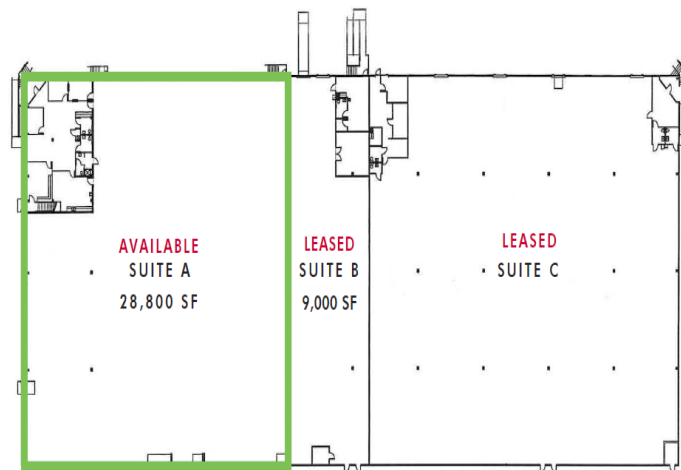
Sale:	No
Lease:	Yes
Lease Price:	\$4.50 To \$4.50
Sublease:	No
Lease Rate:	4.5 to 4.5
Publicly Owned:	No
Lease Type:	Industrial Gross

PROPERTY INFORMATION

Year Built:	1998
Total Space:	72,000 sq ft / 6,689.02 sq m
Available:	28,800 sq ft / 2,675.61 sq m
Contiguous:	28,800 sq ft / 2,675.61 sq m
Mfg/Warehouse:	26,400.00 sq ft / 2,453.00 sq m
Office:	2,400.00 sq ft / 222.97 sq m

Construction

Floor :	Concrete
Walls:	Masonry
Roof:	Built-Up
Columns:	45 x 40
Ceiling Height (eaves):	24 ft 7.44 m
Ceiling Height (center):	24 ft 7.44 m
Dock Height Doors:	10
Column Spacing:	45 x 40
LEED Certified:	No
Outside Storage:	No
Recent Use:	Flex Space
Site Size:	5.84 ac / 2.36 hec
Zoning:	M-1, Light Industrial



UTILITIES

Electric Power:	Dominion Energy
Redundant:	No
Natural Gas:	City of Richmond
Uninterruptible Power Supply:	No
Backup Generator:	No
Water:	Henrico County
Sewer:	Henrico County
Telecommunication:	Windstream Communications
Fiber:	Yes
Redundant Routes:	No
Sonet Ring:	No
Wireless Broadband:	No

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Former Use: Flex Space

TRANSPORTATION

Closest Interstate: I-64, (1 mi /1.6 km)
Closest 4-Lane Highway : US Route 60 (1 mi /1.6 km)
Rail Provider: (mi /0 km)
Closest Commercial Airport: Richmond International Airport (1 mi /1.6 km)
Closest General Aviation Airport: Richmond International Airport (30 mi /48 km)
Closest Port: Port of Virginia (Richmond Marine Terminal)/ 11.23 mi / 17.968 km

COMMENTS

Former chemical storage/distribution facility. Building has been renovated with newly finished floors in an open warehouse. Warehouse is fully conditioned. Two story office area.

Fully conditioned space. Excellent access to all interstates and Richmond International Airport.

CONTACT

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