

AVAILABLE

2035 Factory Lane, Petersburg, VA 23803

Proximate To Fort Lee: East Of I-95 @ Exit 52

**INTRO RATE
AVAILABLE**



Exclusive Agent:

Richard W. Porter, CCIM, SIOR
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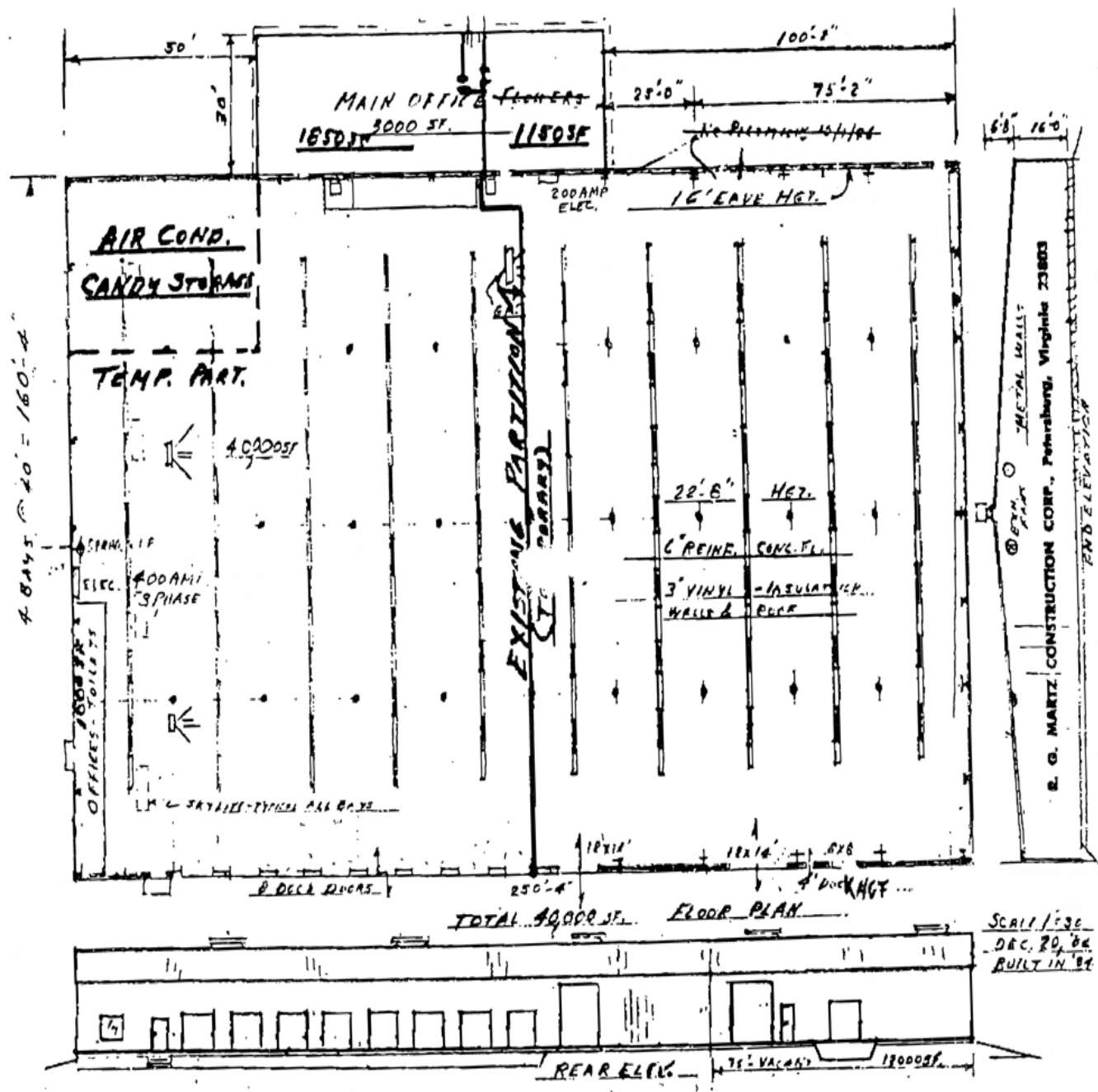
CCIM

~43,000 SF Industrial Facility Available

- Owner Will Subdivide to 21,500 SF
- Includes ~3,000 SF Office Total
- 3.1 Acres Total Zoned M-2
- 8 Dock Doors + 1 Step-Van Height Door
- 1 Drive-In Door
- Up to 20' Ceilings + Dry Pipe Sprinkler
- 400 Amp 120/208 + 277/480 Volt 3 Phase Electrical Service
- For Sale: \$1,290,000
- For Lease: \$3.25/SF Gross
- Introductory Lease Rate: \$2.50/SF Gross

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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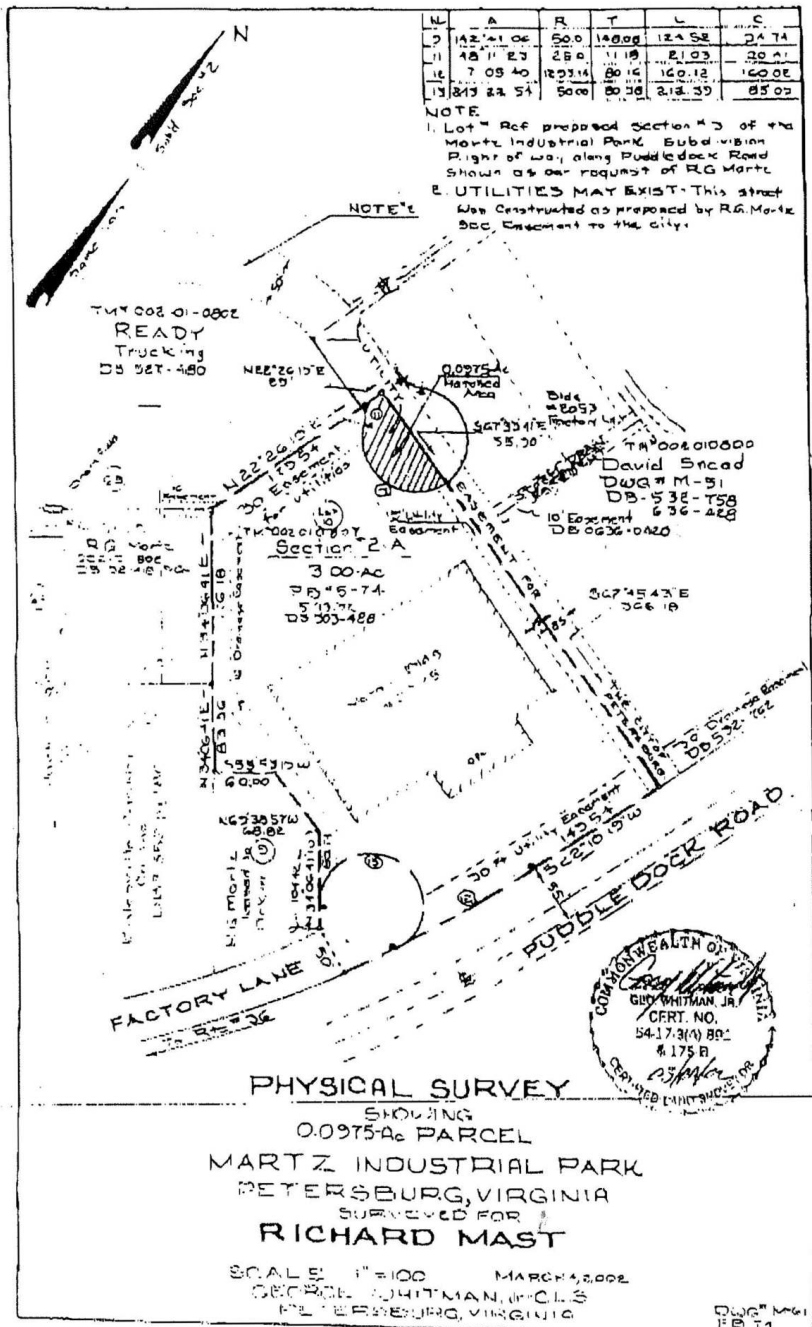


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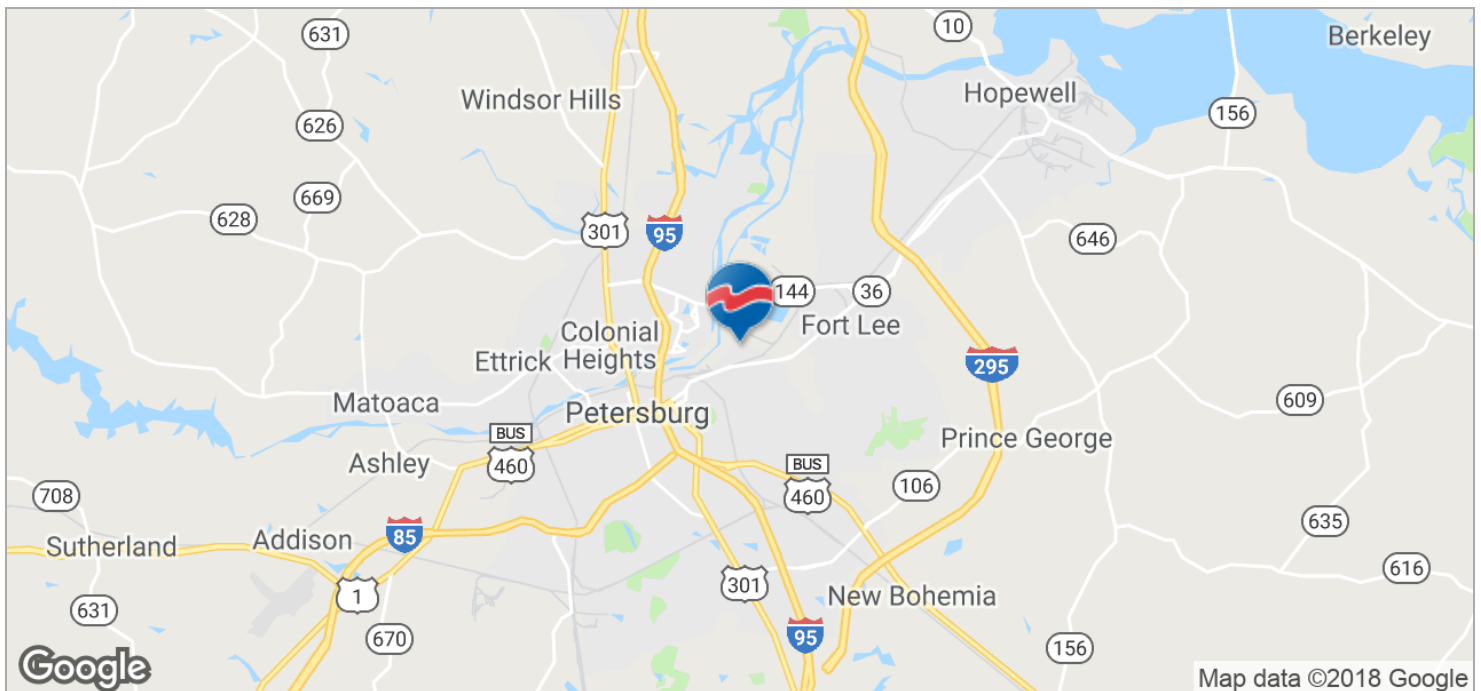
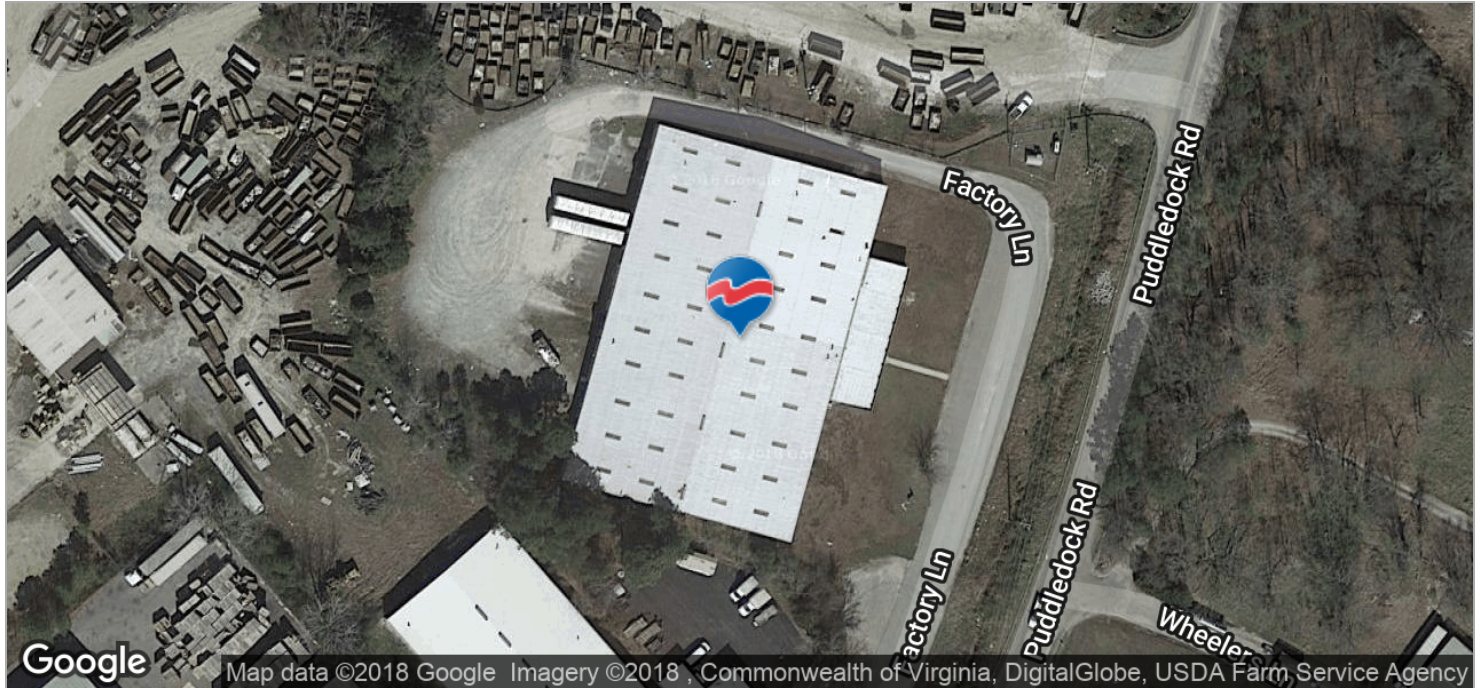


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