



## FEATURES

- › 4,826± SF office warehouse for sale or lease
- › Heated and cooled warehouse space
- › Two loading docks
- › 16' ceilings
- › B-3 zoning, General Business
- › Lease price: \$7.50/SF, NNN
- › Sale price: \$337,500

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,482	79,663	236,491
AVERAGE HH INCOME	\$62,197	\$69,611	\$84,360
DAYTIME EMPLOYEES	2,727	25,985	158,861

For More Information Regarding This Property, Please Contact:

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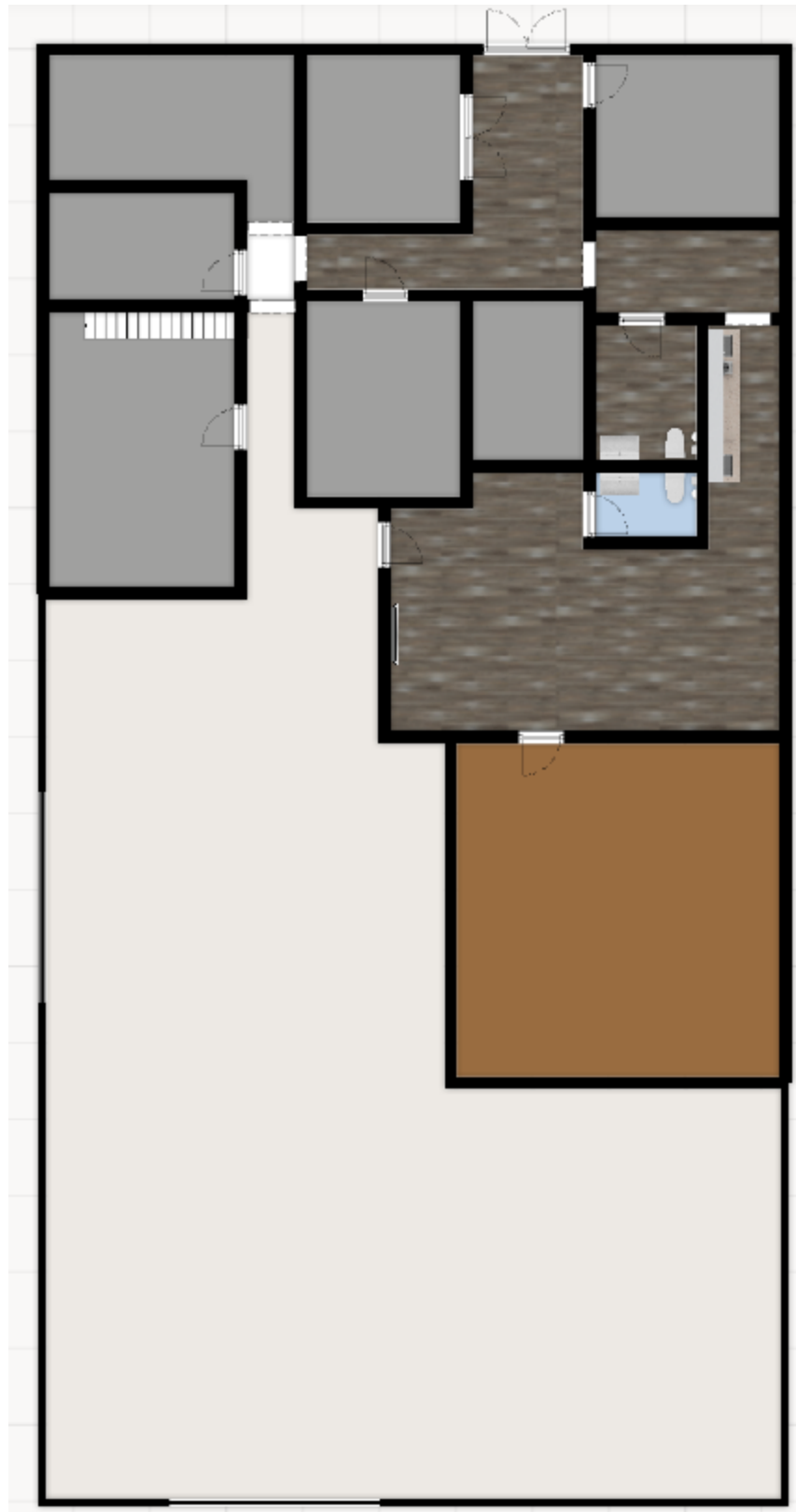
T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM



**FOR SALE/LEASE**

5420 Distributor Drive | Richmond, VA 23225

**FLOOR PLAN**





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