

Industrial Building for Lease

1045 Hensley Street, Richmond



±19,481 Square Feet with Yard Available

As exclusive agents, we are pleased to offer the following space:

SIZE:

±19,481 SF on ±1.16 Acre Lot

RENTAL RATE:

\$0.65/MONTH IG + \$0.04 CAM

COMMENTS:

- ◆ Concrete Tilt Up Construction
- ◆ Located off Richmond Parkway
- ◆ M-2 Light Industrial Zoning
- ◆ ±15 Parking Spaces in Front
- ◆ Fully Sprinklered Warehouse
- ◆ Perfect Space for Contractor Needing Showroom, Warehouse, and Fenced Yard

OFFICE: ±3,500 SF

- ◆ 4 Private Offices
- ◆ Large Showroom
- ◆ 2 Restrooms
- ◆ Kitchenette / Lunchroom
- ◆ Partial HVAC / Operable Windows

WAREHOUSE: ±15,981 SF

- ◆ 3 Dock High Doors - 1 Ramped
- ◆ ±14' - 16' Clear Height
- ◆ 20' x 40' Column Spacing
- ◆ 400 Amps - Tenant to Verify
- ◆ Floor Drains - Tenant to Verify
- ◆ ±20,000 SF Fenced Yard in Rear of Building

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**Newmark
Cornish & Carey**

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.