

FOR LEASE

# 2300 Richmond Highway

RICHMOND, VA 23234



CUSHMAN &  
WAKEFIELD

**THALHIMER**

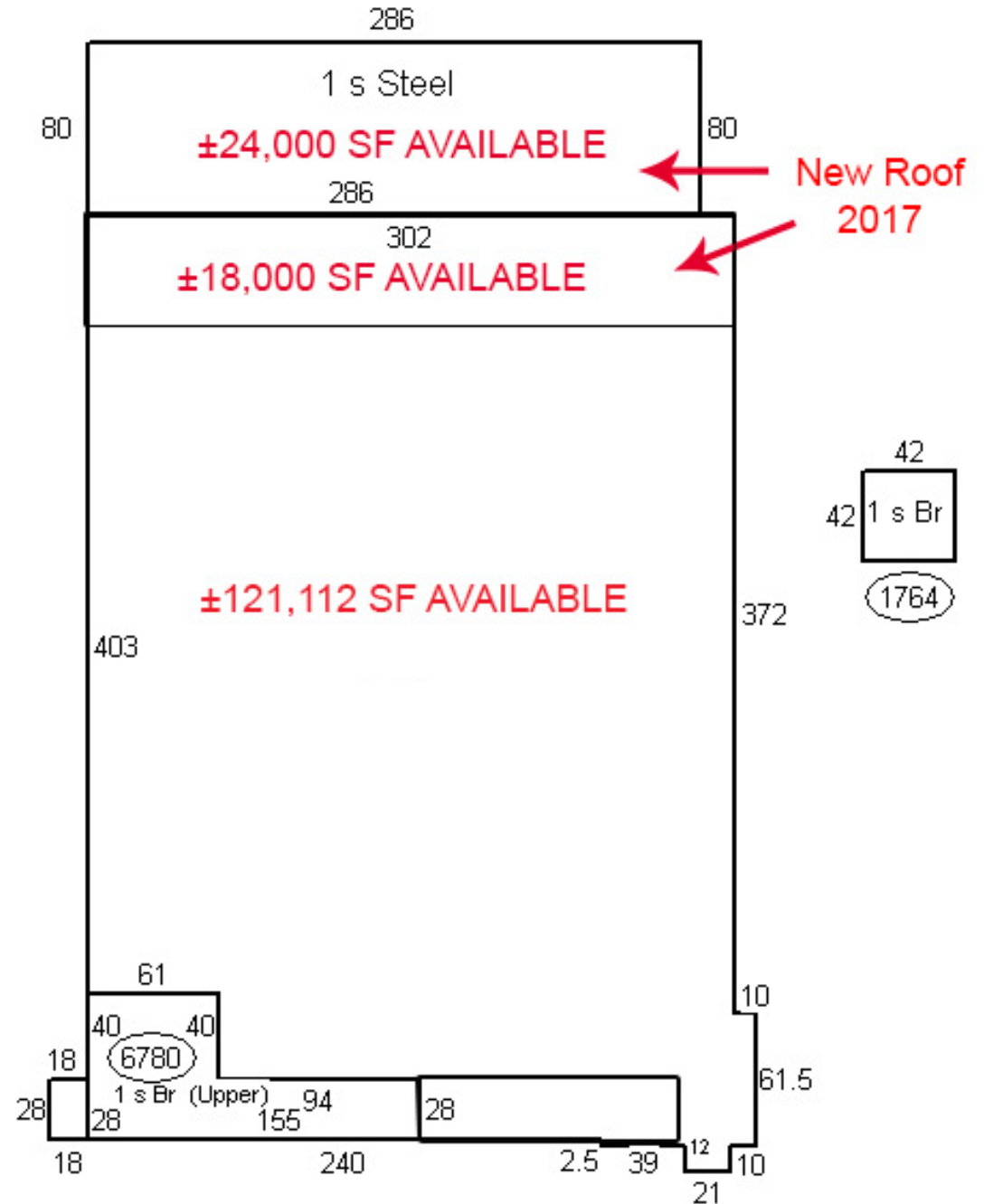
**±18,000 – 163,112 SF AVAILABLE**

**FENCED & GATED  
YARD AREA**

# PROPERTY HIGHLIGHTS

- $\pm 18,000 - 163,112$  SF available for lease
- Perfect for bulk storage use
- Temporary tenant in place
- 12 loading docks, 1 drive-in
- 22'-32' clear ceilings
- New LED motion sensor lights
- 60 free surface parking spaces
- Ample trailer parking and outside storage space
- Newly installed roof on back section
- Zoned M-1 (light industrial)
- Lease rate: \$6.75/SF, NNN (OpEx ~\$1.30/SF)

**Additional 1.8 acre fenced & gated drop lot for lease**





# PROPERTY HIGHLIGHTS

2300 RICHMOND HWY.

RICHMOND HWY

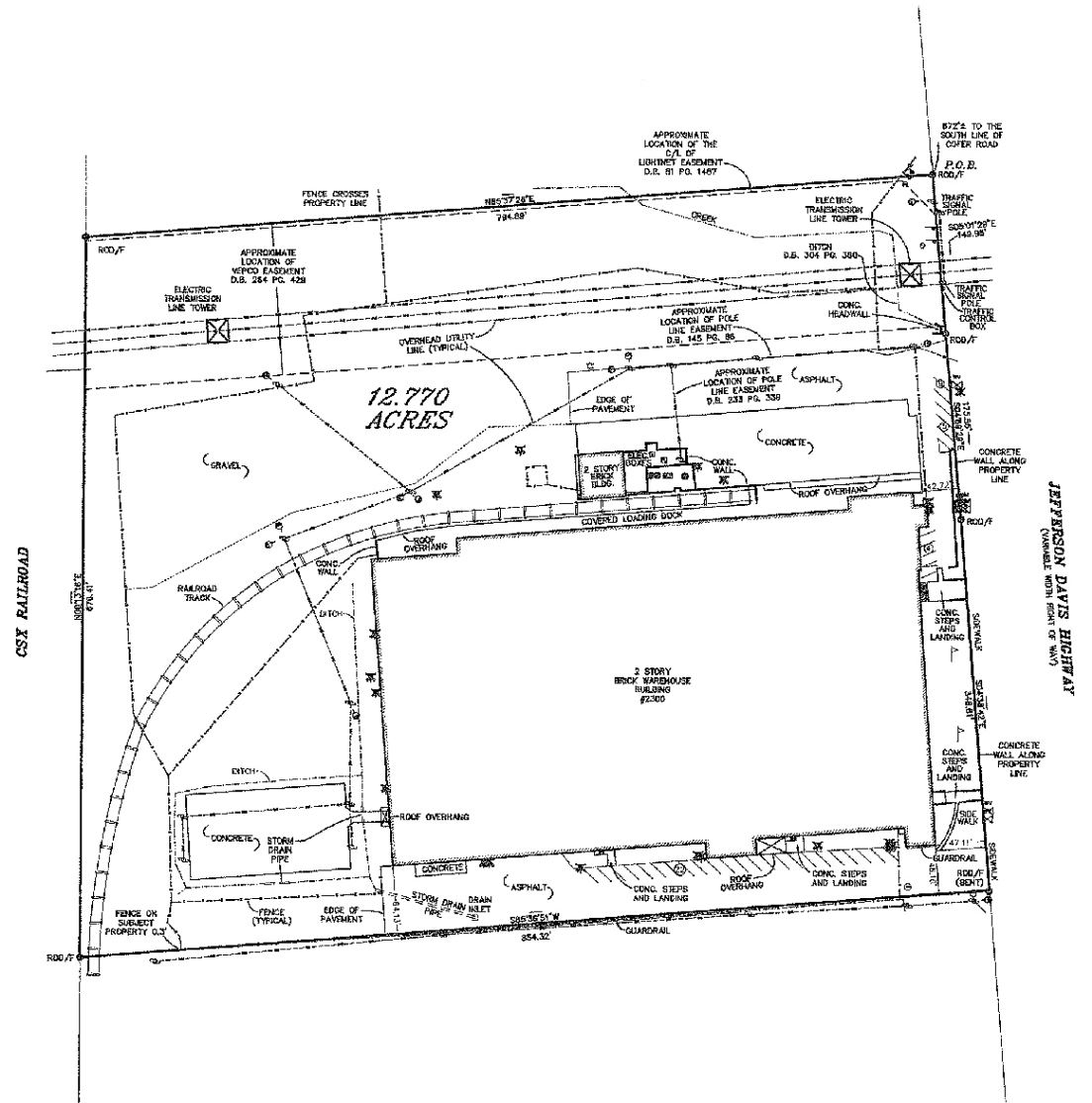
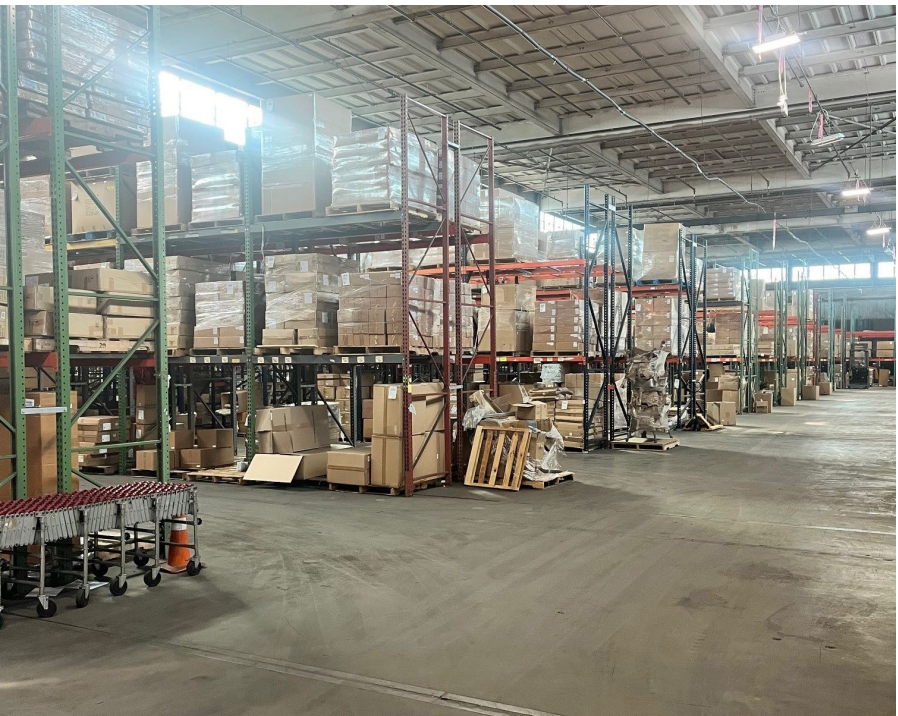


BELLEMEADE RD





## A wide-angle photograph of a large, empty industrial warehouse. The space is filled with rows of tall, blue metal shelving units (pallet racks) that stretch into the distance. Each rack has multiple levels connected by red horizontal beams. The floor is a smooth, grey concrete surface with yellow painted lines marking the aisles. The ceiling is high and made of concrete, with several bright industrial lights hanging from it, creating a well-lit environment. The walls are also made of concrete, and the overall atmosphere is one of a clean, organized industrial space.







Isaac DeRegibus  
Senior Vice President  
804 697 3426  
isaac.deregibus@thalhimer.com

Craig Douglas  
Senior Associate  
804 344 7153  
craig.douglas@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.