

FOR LEASE

1750 Ruffin Mill Road
Colonial Heights, VA



Property Features

- » ±43,536 SF Available (±2,041 SF office)
- » Cross Dock
- » 32' clear height
- » 12 loading docks
(3 with mechanical pit levelers)
- » 1 drive-in door
- » 400 Amp 227/480 Volt, 3 Phase, 4 Wire Electrical
- » ESFR sprinkler system
- » 1 mile from I-95/Ruffin Mill Rd interchange



Owned By
mapletree

Leasing By
CUSHMAN & WAKEFIELD | **THALHIMER**

Evan Magrill
Executive Vice President
804 697 3435
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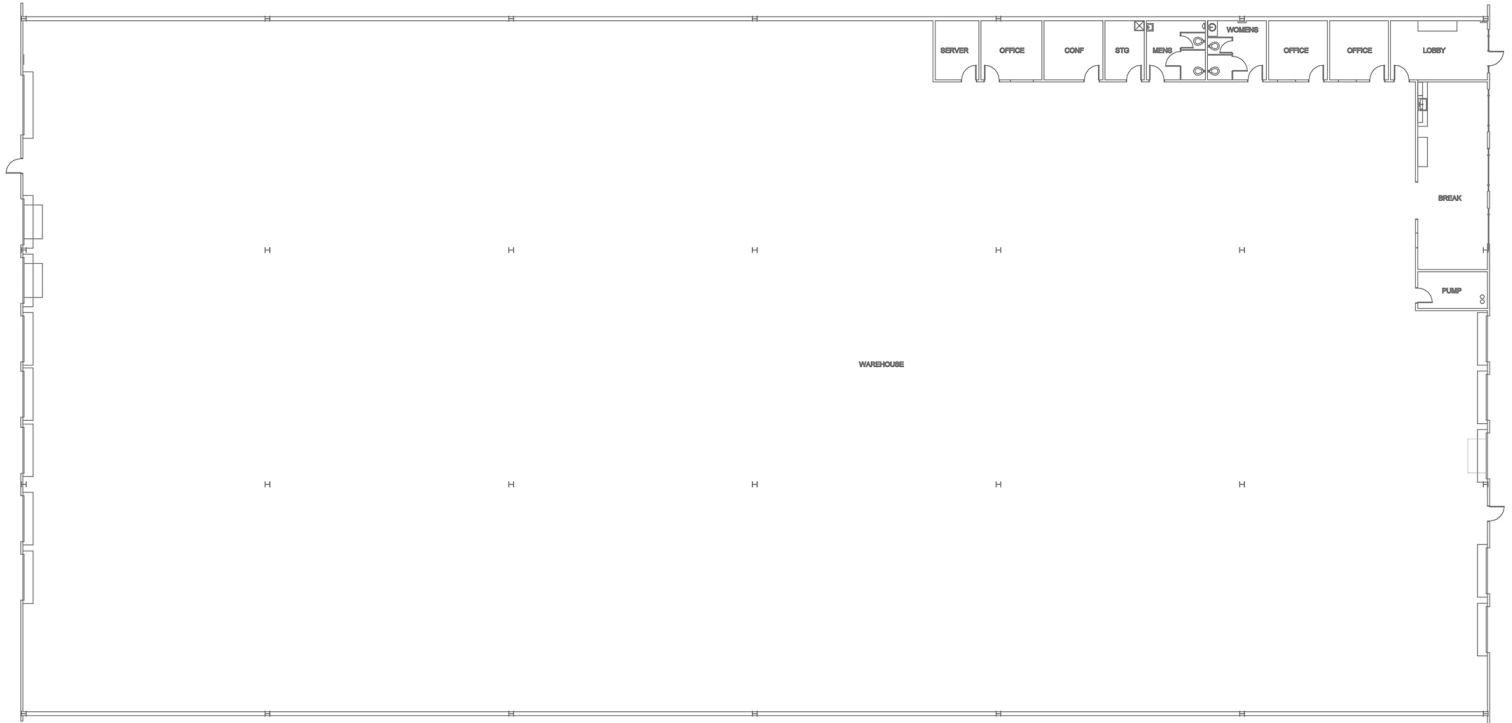
Graham Stoneburner, SIOR
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FOR LEASE

1700 Ruffin Mill Road
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±43,536 SF space

±2,041 SF office



1 FIRST FLOOR PLAN
SCALE: 3/64" = 1'-0"

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About Us

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

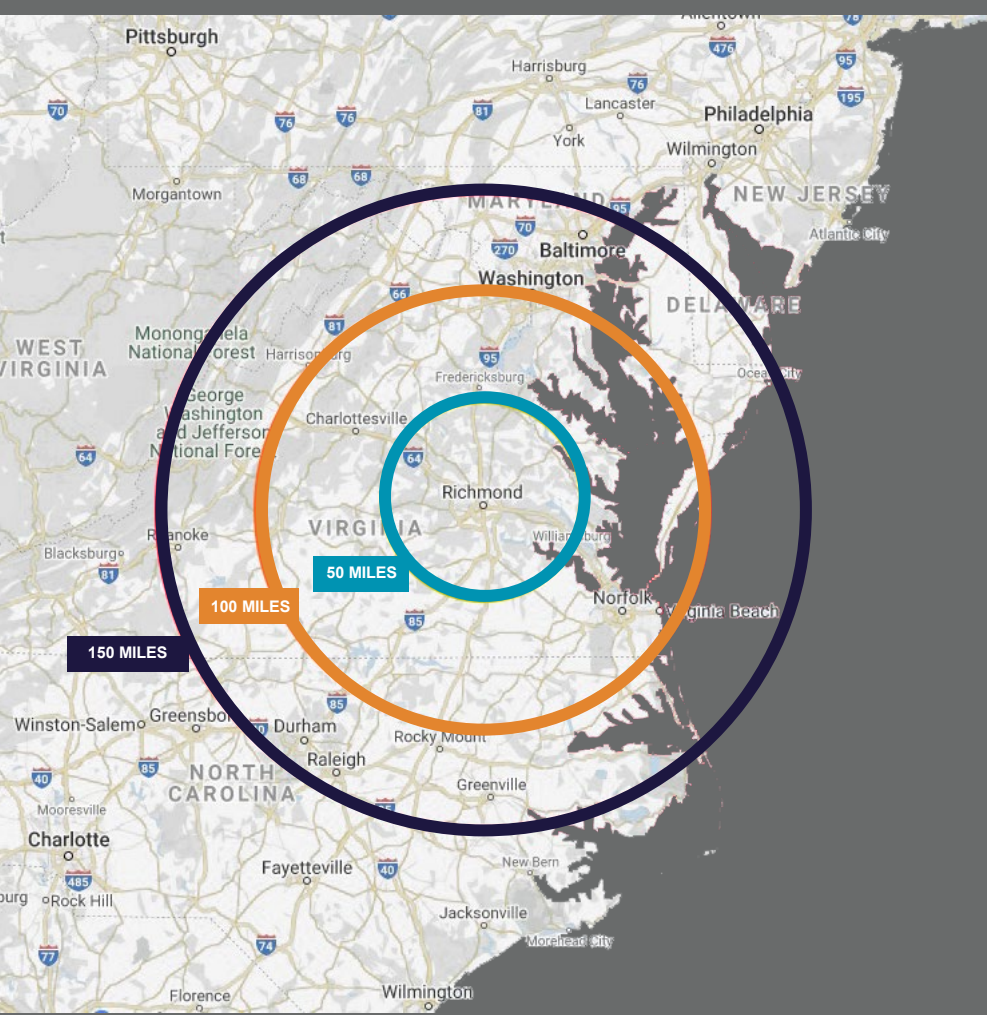
www.mapletree.com.sg





LOCATION & DEMOGRAPHICS

(20 MILE RADIUS)



POPULATION (2023)

891,562



AVERAGE HOUSEHOLD INCOME

\$96,846



TOTAL BUSINESSES

25,093+



LABOR FORCE POPULATION

440,206



UNEMPLOYMENT RATE

3.1%



EDUCATION ATTAINMENT

HIGH SCHOOL	23.0%
ASSOC. DEGREE	8.2%
BACH. DEGREE	23.0%
GRAD. DEGREE	13.8%

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