



**THALHIMER**

**WAREHOUSE FOR SALE**  
**501 Oliver Hill Way**  
Richmond, Virginia

**39,796 SF AVAILABLE FOR SALE**



## **Prime Shockoe Bottom Opportunity**

For more information, contact:

**ISAAC DEREGIBUS, SIOR**  
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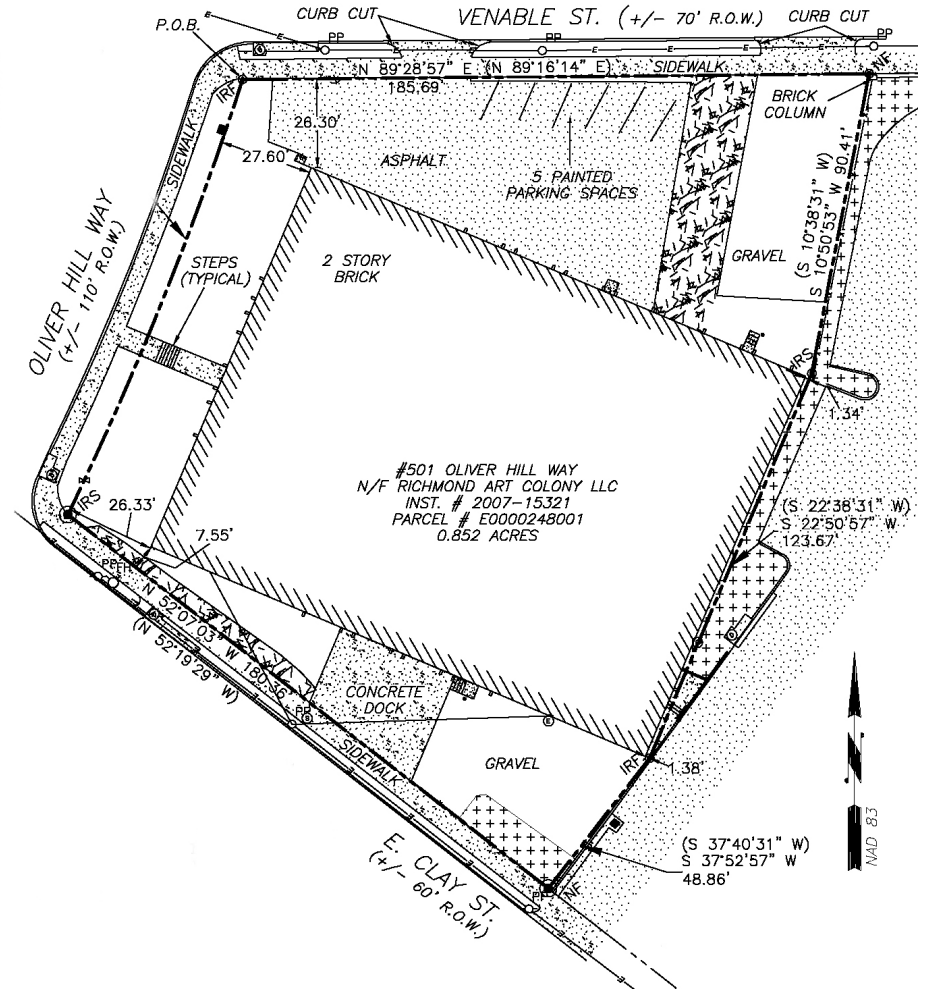
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**Property Features**

- Existing 38,796 SF brick/concrete structure
- New roof installed in May 2022!
- 0.852 acres
- Two stories existing
- Dock and drive-in loading
- Off-street parking
- Zoned B-5 A Special Use Permit (SUP) allowing warehouse, brewery and food and beverage manufacturing uses
- Immediate I-95 access; I-95 visibility
- Under new roof: Covered land play opportunity
- 100% leased until June 30, 2025
- Sale Price: \$2,400,000
- **OPPORTUNITY ZONE**



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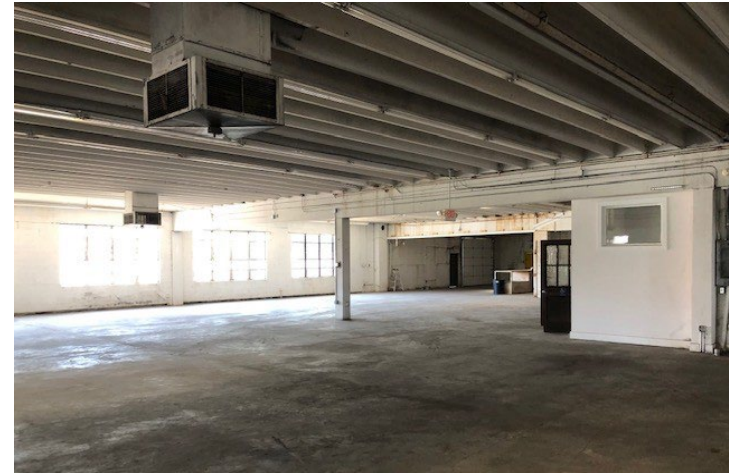
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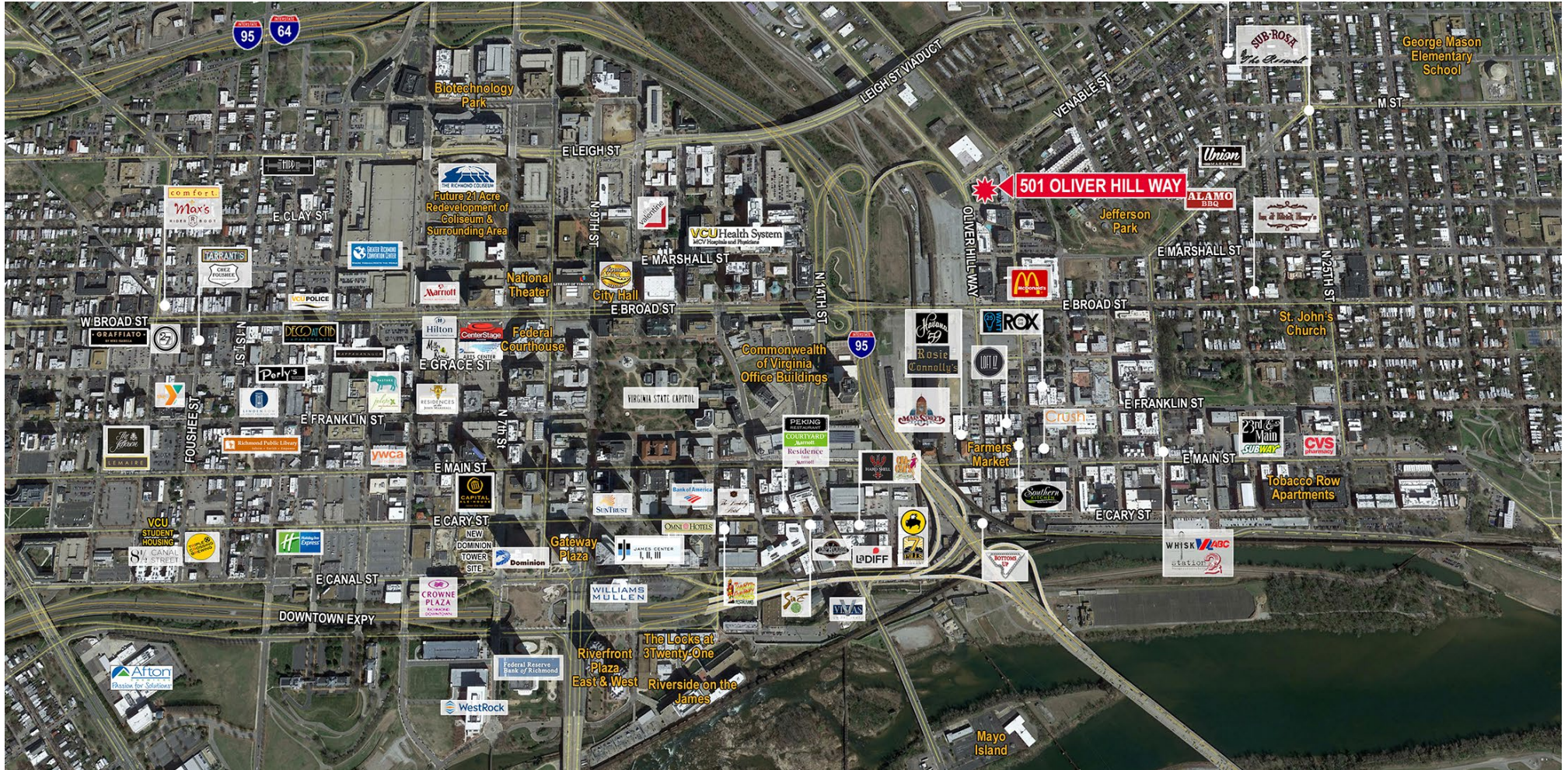
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