

+/- 98 ACRES

JEFF COOKE, SIOR Senior Vice President 804 301 3971 jeff.cooke@thalhimer.com DEVELOPMENT
OPPORTUNITY



EXECUTIVE **SUMMARY**

Cushman & Wakefield | Thalhimer is pleased to offer a premier site for industrial development on the I-95 industrial corridor five miles south of the Richmond CBD and adjacent to the Richmond Marine Terminal. Formerly the site of the Philip Morris USA Operations Center, the property is just off the I-95 Bells Road Interchange (Exit 69). Situated near the center of the Richmond metro area, the property has easy access to major interstate highway systems including I-95, I-64 and I-85. The nearby expressway I-895 offers a direct 15-minute access to Richmond International Airport.

In addition to industrially zoned land, the property is improved by a 1982 office and laboratory building containing +/- 463,786 square feet. The building has three levels above grade and one level below grade. The building structure is steel frame with tilt-up wall panels and metal and glass store front systems.

Purchasers may consider demolishing the building, returning it to active use, or redeveloping the site for adaptive use. Detailed information regarding the building and site are available upon request.



IN THE HEART OF THE I-95 INDUSTRIAL CORRIDOR



+/- 45 USABLE ACRES



CITY OF RICHMOND ENTERPRISE ZONE



QUICK ACCESS TO THE PORT OF VIRGINIA RICHMOND MARINE TERMINAL



DIRECT ACCESS TO I-95 BELLS ROAD INTERCHANGE / EXIT 69



M-2 ZONING ALL PUBLIC UTILITIES AVAILABLE

TRANSACTION **GUIDELINES**

Cushman & Wakefield | Thalhimer is marketing for sale the Philip Morris USA Operations Center, land and building, to a select group of qualified investors, developers and/or end users of the property. The prospective purchaser will be selected by the owner in consultation with Cushman & Wakefield | Thalhimer on the basis of, among other things, (i) price, (ii) certainty of closing, (iii) financial strength and (iv) the buyers intended use of the property.

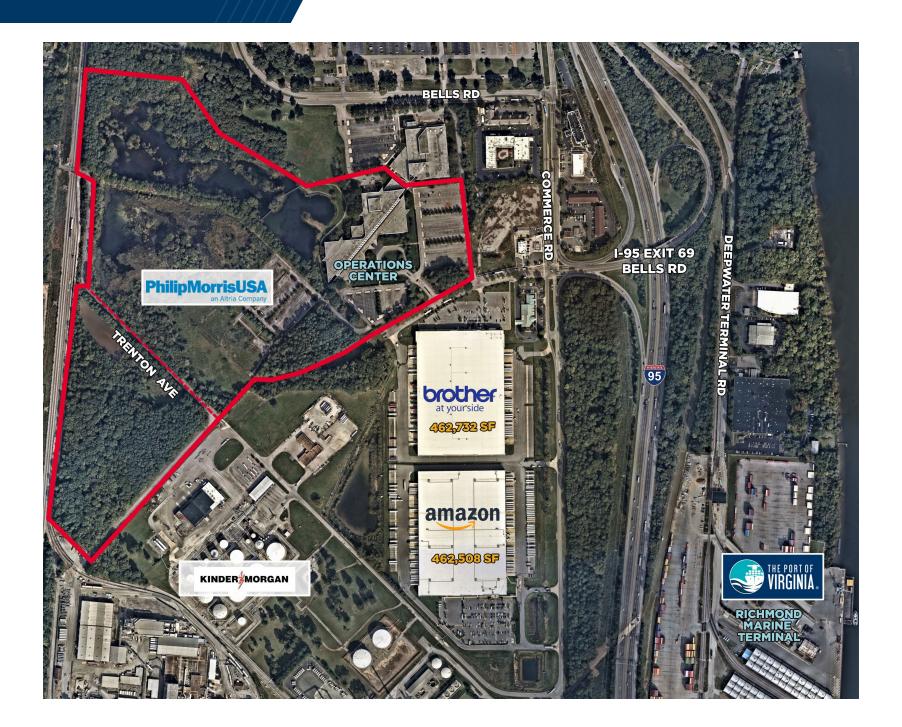
The owner specifically reserves the right to reject any offer, accept any offer made prior to this offering, or to modify the terms of then offering at the Owner's sole discretion.

Upon receipt of the attached confidentiality agreement, the prospect will be forwarded a due diligence file including the following items:

- Site and building information
- Building structural plans
- Wetlands map and usable land study



OVERHEAD **AERIAL**



SOUTHERN VIEW AERIAL





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

Virginia Economic Development Partnership https://www.vedp.org/

Richmond Economic Development https://www.richmondeda.com/

Greater Richmond Partnership https://www.grpva.com/



THALHIMER

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