

# FOR SALE

## Former Philip Morris Operations Center Site

2001 Walmsley Blvd | Richmond, Virginia 23234



+/- 98 ACRES

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INDUSTRIAL LAND  
DEVELOPMENT  
OPPORTUNITY



CUSHMAN &  
WAKEFIELD

THALHIMER

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | [www.thalhimer.com](http://www.thalhimer.com)



# 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







FOR ADDITIONAL INFORMATION,  
PLEASE CONTACT

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FOR STATE AND LOCAL  
INFORMATION, CONTACT

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

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

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



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