

INDUSTRIAL FOR LEASE

2400 Elliham Avenue

Richmond, Virginia 23237



± 70,000 SF AVAILABLE

Warehouse Space with Office

ISAAC DEREGIBUS, SIOR
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INTERSTATE 95
FRONTAGE



CUSHMAN &
WAKEFIELD

THALHIMER

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | www.thalhimer.com

PROPERTY HIGHLIGHTS



CUSHMAN &
WAKEFIELD

THALHIMER

Property Features

- ± 70,000 SF AVAILABLE
- Available Early 1Q 2025
- Lots of power and additional parking
- Includes Office and bathroom space
- Easy access to I-95
- Zoned M-2
- Asking Rate - \$6.25 PSF, NNN
(plus \$1.30 PSF for taxes, insurance & CAM)

SPECIFICATIONS

Clear Height	26'
Docks	6
Drive-In	2 Drive-in doors 1 - 15 x 12 2 - 20 x 15
Sprinkler	Wet sprinkler system
Lighting	LED





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