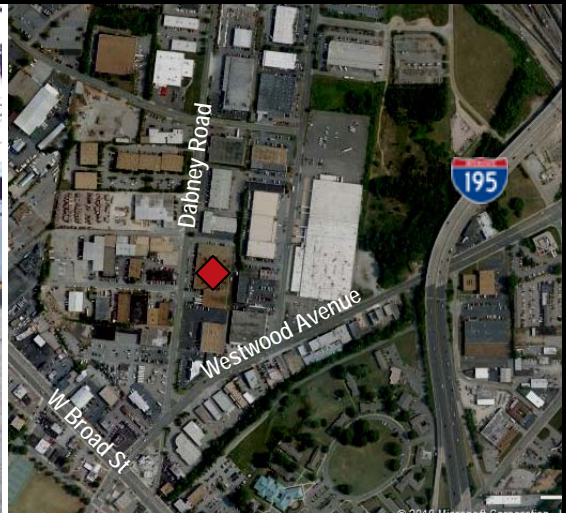


# For sale or lease

## 2001 Dabney Road

Richmond, Virginia 23230



### Features

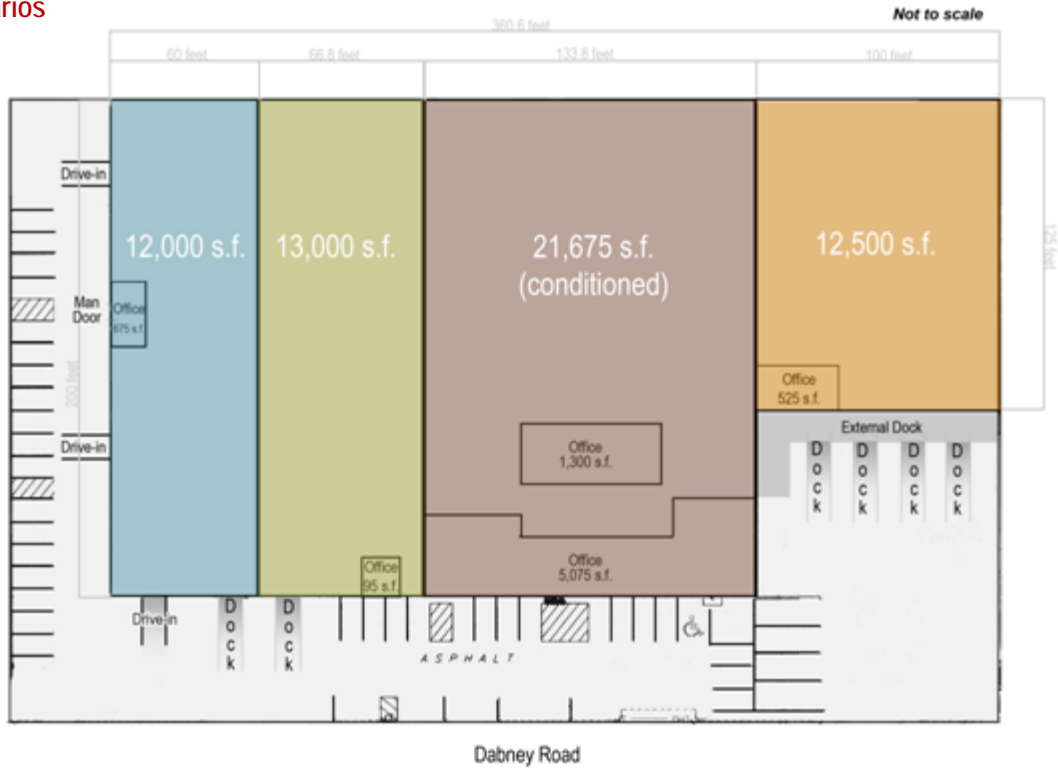
- 64,440 s.f.
- For lease: \$3.00 p.s.f. (40,000 s.f. minimum)
- Purchase offers welcome
- Dabney area

### For more information please contact:

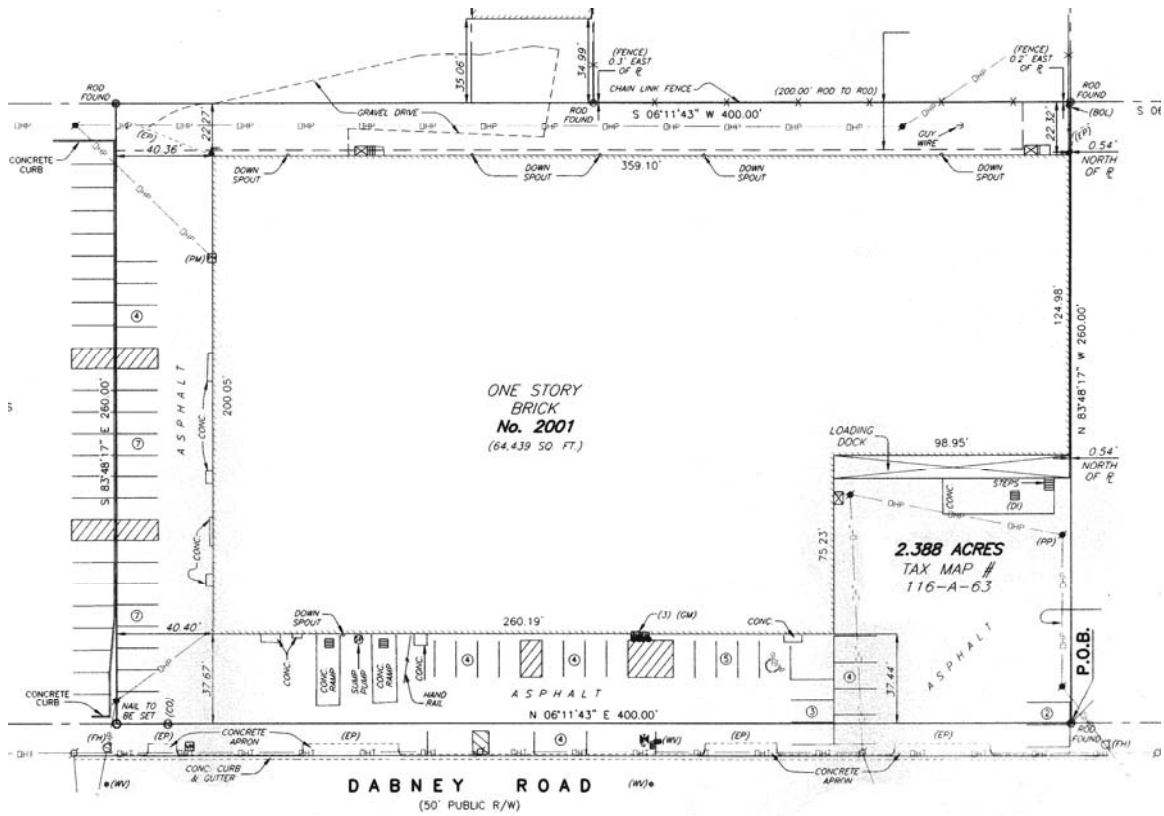
**Scott Keeton**  
+1 804 200 6460  
[Scott.Keeton@am.jll.com](mailto:Scott.Keeton@am.jll.com)

**Charles M. Polk, III, SIOR**  
+1 804 200 6419  
[Charlie.Polk@am.jll.com](mailto:Charlie.Polk@am.jll.com)

# Leasing Scenarios



# Building plan



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to accuracy thereof.

## Features

- Built: 1957
- Buildout: Approximately 7,000 s.f. of office space: large executive offices, bull pen area, larger conference room, 6 bathrooms, large employee break room
- Floors: 6" concrete slab
- Walls: Block exterior
- Roof: Built-up, vaulted
- Column spacing: 35' x 24' (majority)
- Ceiling height:
  - Warehouse One: 16' 2"
  - Warehouse Two: 12'
  - Production Area: 12'
  - Warehouse Three: 11' 7"
- Lighting: Fluorescent
- Sprinkler: Wet system in office area. Dry system in warehouse areas
- Heating: Gas
- Air conditioning: Gas-fired
- Power: 4 services
  - 60 amp single phase
  - 100 amp 208 three phase
  - 100 amp 240 three phase
  - 800 amp 240 three phase (100 amps have been converted to 208)
- Docks (loading): 6 docks and 3 drive-ins
- Parking spaces: 66



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