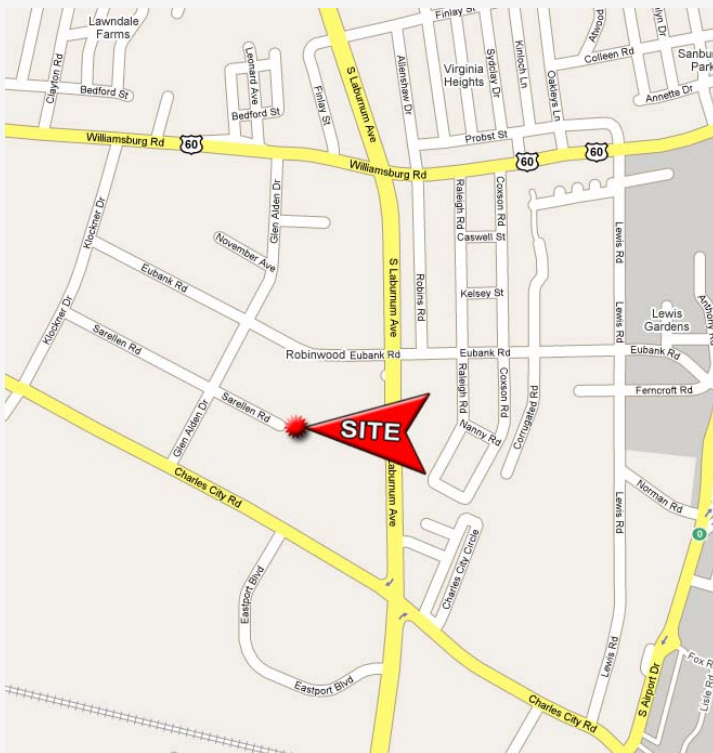


For Sale INDUSTRIAL

4500 Sarellen Road

Richmond, Virginia

PRICE
REDUCED



- 130,000+/- sf with 6,600 sf office
- 7.2 acres, zoned M-1, Industrial
- 2 - 3000 Amp 480 Volt electric services
- 7 dock-high & 3 drive-in doors
- 20'-24' ceiling heights
- Potential rail spur
- Approx. 8" thick production floor
- Located near Richmond International Airport
- Convenient to I-64, I-295 and the Pocahontas Parkway
- **Asking Price - \$4,495,000**

For more information please contact:

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gregg.beck@thalhimer.com

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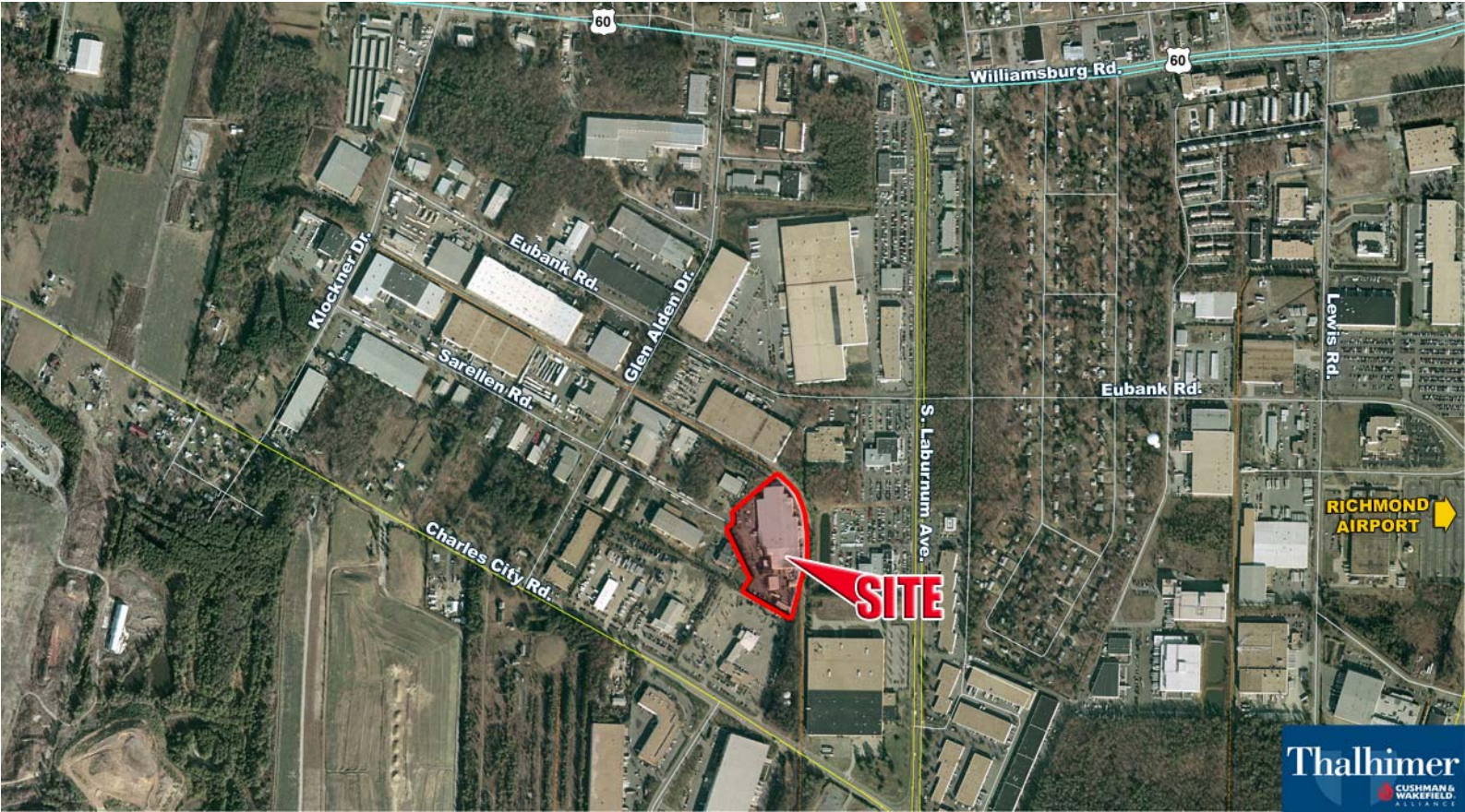
Exchange Place, 1313 East Main Street,
Suite 400, Richmond, VA 23219



Richmond . Virginia Beach . Newport News
Fredericksburg . Roanoke . Lynchburg

4500 Sarellen Road

Richmond, Virginia



Efficient office design



Well-lit production area