



## PROPERTY HIGHLIGHTS

- Join BAPS Auto Paint, A1 Recycling and JJ Kane
- Near I-95 Exit (125,000 VPD)
- Offers 5,000 SF of Fully Conditioned Warehouse/Storage Space with Office and Bathroom
- Modern Design and Amenities
- High Ceilings at 22 ft for Maximum Storage
- Large Loading Area for Easy Access with 5-Bay Doors with a 14 ft Clearance
- 3-Phase Electrical Power
- Well-Lit Interior and Flexible Layout for varied usage

## PROPERTY DESCRIPTION

**GREAT LOCATION! NEWLY CONSTRUCTED INDUSTRIAL BUILDINGS OFF OF I-95**

**2 BUILDINGS CURRENTLY AVAILABLE FOR LEASE IN CHESTER, VA**

## LOCATION DESCRIPTION

Located in the thriving industrial hub of Chester, VA. Nestled in the heart of Battery Dantzler Industrial Park, this prime location offers easy access to major transport routes such as I-95 and I-295, making it an ideal base for industrial, warehouse, and distribution operations. Nearby, businesses benefit from the proximity to major logistics centers, including Amazon Fulfillment Center, FedEx Ground Distribution Center, and the Port of Richmond.

## OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$16.25 SF/yr (NNN) |
| Number of Units: | 2                   |
| Building Sizes:  | 5,000 SF each       |

| SPACES                   | LEASE RATE    | SPACE SIZE |
|--------------------------|---------------|------------|
| 1906 Battery Dantzler Ct | \$16.25 SF/yr | 5,000 SF   |
| 1918 Battery Dantzler Ct | \$16.25 SF/yr | 5,000 SF   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------|----------|-----------|-----------|
| Total Households  | 436      | 10,491    | 25,838    |
| Total Population  | 1,062    | 27,918    | 71,283    |
| Average HH Income | \$97,061 | \$107,673 | \$107,535 |

For more information:

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INDUSTRIAL BUILDINGS FOR LEASE

## BATTERY DANTZLER INDUSTRIAL PARK

1906 & 1918 BATTERY DANTZLER CT | CHESTER, VA 23836

**Taylor Long**  
**PROPERTIES**  
Commercial Real Estate



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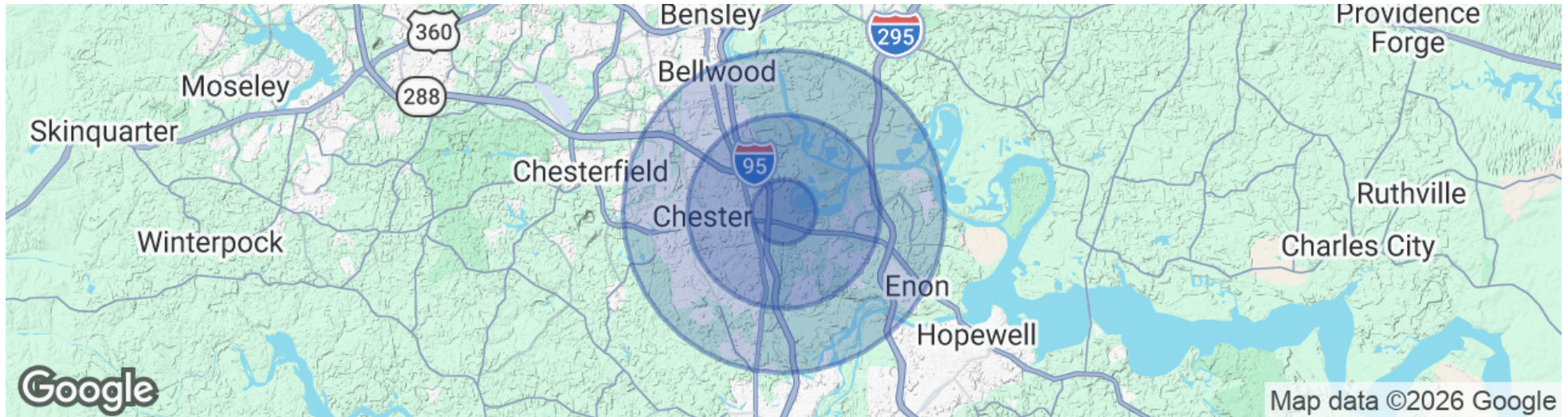


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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,062     | 27,918    | 71,283    |
| Average Age          | 36.7      | 39.9      | 39.7      |
| Average Age (Male)   | 39.8      | 39.8      | 38.8      |
| Average Age (Female) | 35.6      | 41.3      | 41.1      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 436       | 10,491    | 25,838    |
| # of Persons per HH  | 2.4       | 2.7       | 2.8       |
| Average HH Income    | \$97,061  | \$107,673 | \$107,535 |
| Average House Value  | \$255,182 | \$307,274 | \$311,288 |

2023 American Community Survey (ACS)

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