



## 3.4 Acres- Fenced Yard-\$8500 per month NNN

21330 Blue Star Hwy, Jarratt, VA 23867



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## 3.4 Acres- Fenced Yard- \$8500 per month NNN

\$24.00 /SF/YR

2 Industrial Parcels for lease, Fully Fenced, 2 entrances:

Parcel 1: 3.4 acres fully fenced with entrance, 3.0 acres Outside storage yard area with a 7400 sq ft Warehouse and Office. \$8500.00 monthly rent NNN

Parcel 2: LEASED AS OF 3/16/26: 1.35 acres fully fenced with entrance, 1+ acre of outside storage yard, 14,400 sq ft warehouse building with drive in bays. \$5,500.00 monthly rent NNN...

- Large Warehouses with Drive-In Bays
- Great Locations
- Fully Fences Heavy Industrial Storage Yard with Commercial Entrance



Rental Rate: \$24.00 /SF/YR

Property Type: Industrial

Property Subtype: Distribution

Rentable Building Area: 21,400 SF

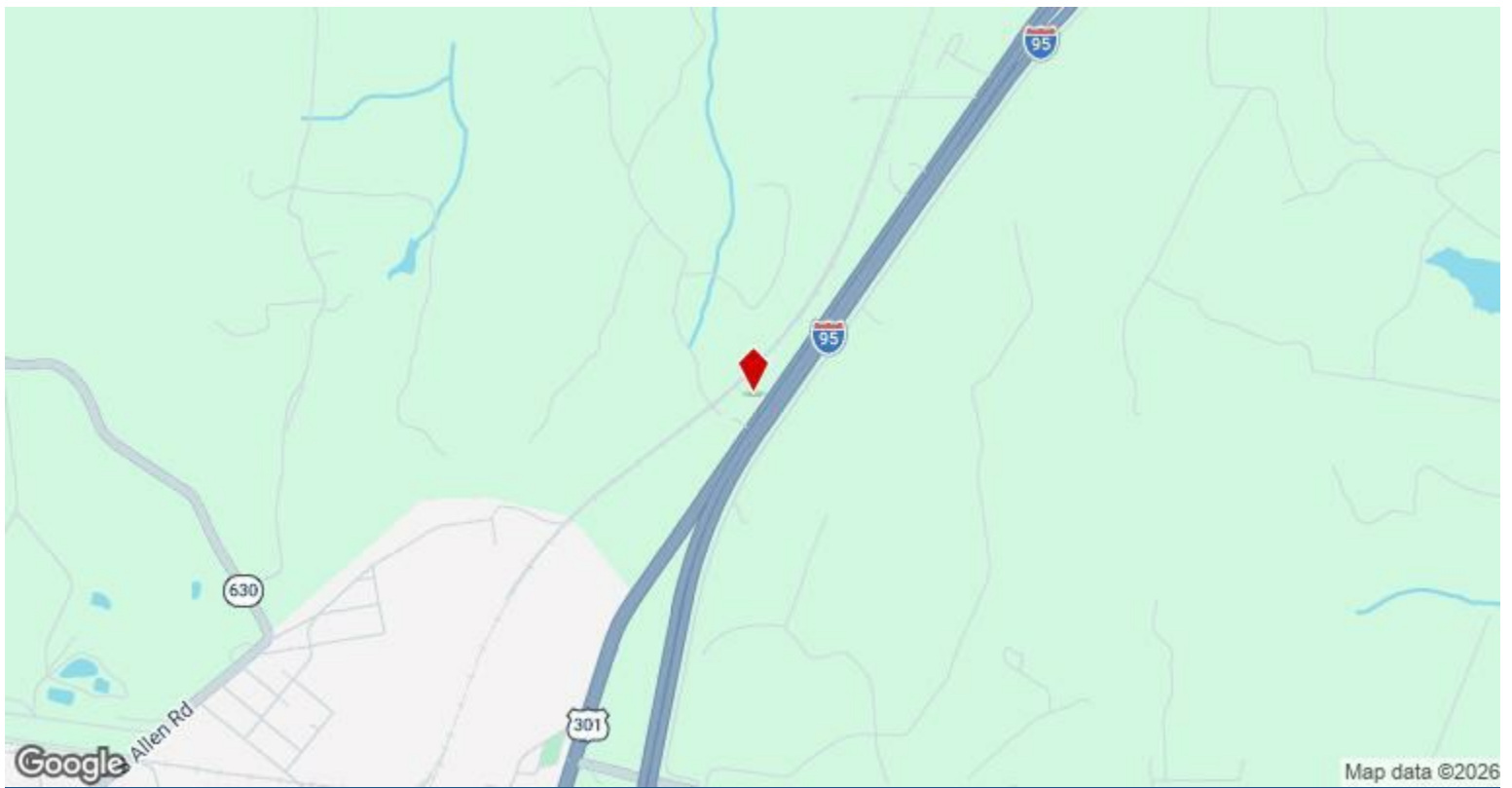
Year Built: 1995

Rental Rate Mo: \$2.00 /SF/MO

## 1st Floor

Space Available	7,420 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	7,400 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Parcel 1-\$8500.00 monthly Rent NNN--Are you a Contractor needing a warehouse and yard for your business equipment? This is the Industrial site for you. Ready to lease 3.4 acres of Industrial zoned parcel in Jarratt VA, just off I-95, close to the NC line and centrally located close to Emporia, Petersburg, and Richmond includes a 7,338 sq ft office/shop with Drive-in Doors 18', Office space, Storage areas, outside yard space, plenty of parking for trucks and cars, Endless possibilities for Industrial and Mixed-uses. Great location. \$85000.00 per month rent NNN



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# Property Photos



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Building Photo



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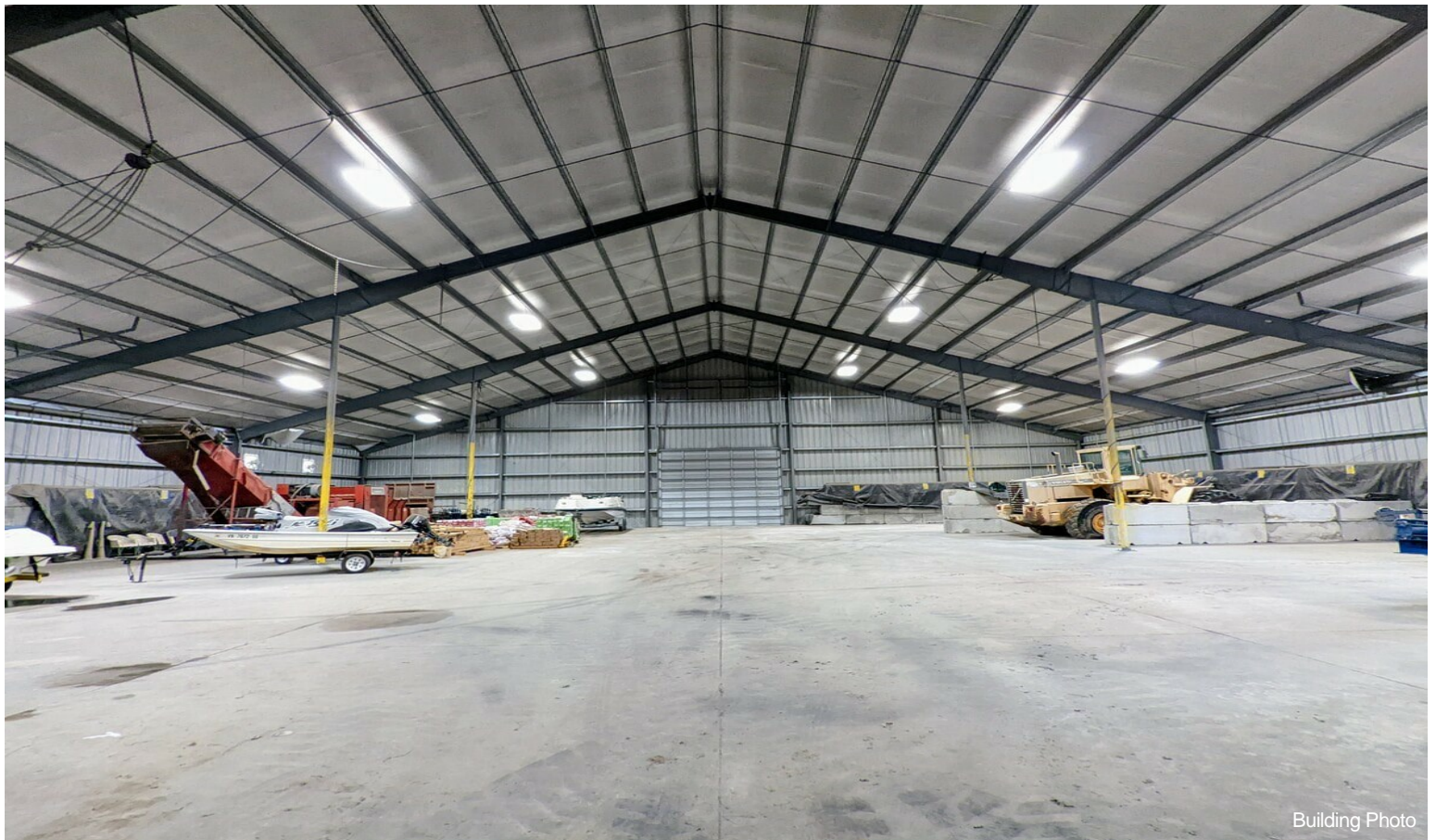


Aerial

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Building Photo



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