



Property Features

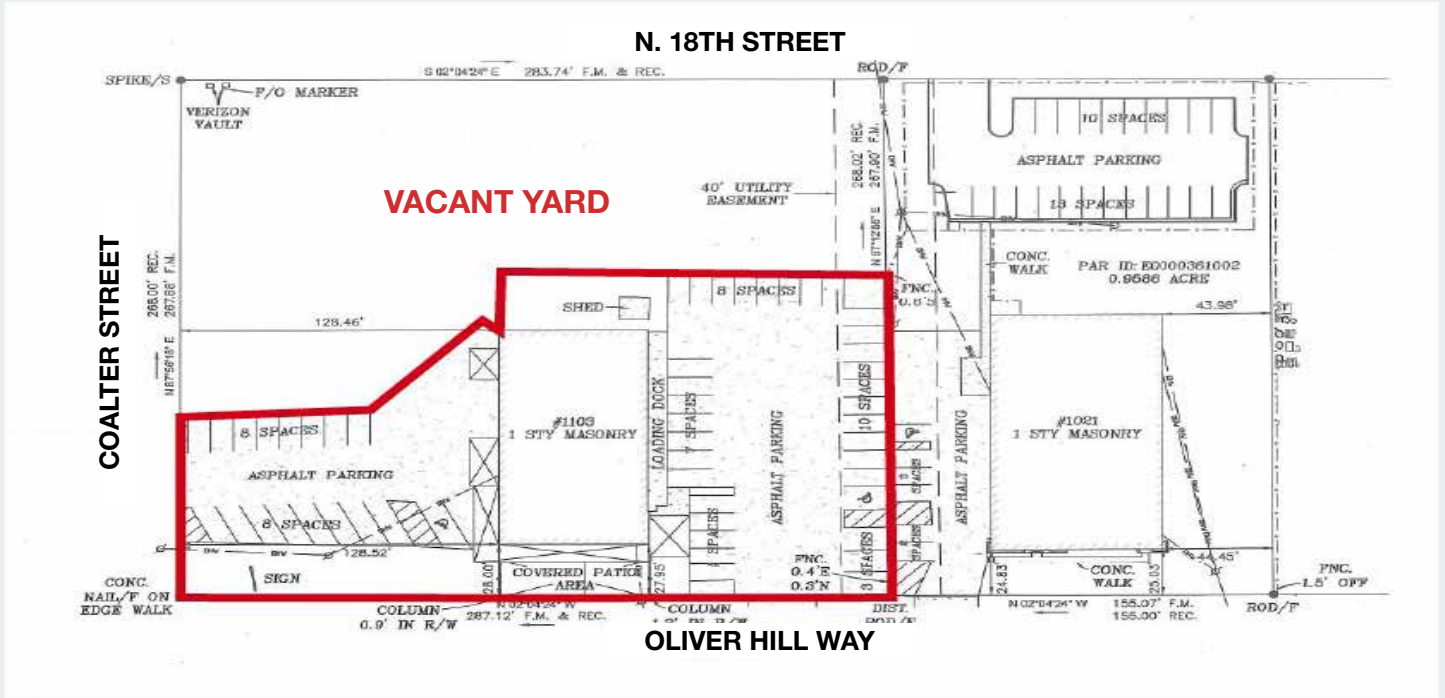
- 6,700 SF Total
 - 4,920 SF Warehouse
 - 1,740 Office (includes commercial kitchen)
- 1 Dock Door (8' x 10') (covered loading)
- 1 Drive-in Door (8' x 10')
- 50 parking spaces (33 within secured, gated storage yard)
- Kitchen includes:
 - Gas range
 - Exhaust hood with fire suppression
 - Commercial dishwasher
 - Oversized commercial refrigerator
 - Stainless steel prep tables
- 2 - 10' x 13' walk-in refrigerator/freezers (removable)
- Excellent road frontage with multiple points of access and pole sign (powered)
- Close proximity to the VCU/MCV health center and city/state government offices
- Conveniently located in the heart of downtown Richmond, with easy access to I-95



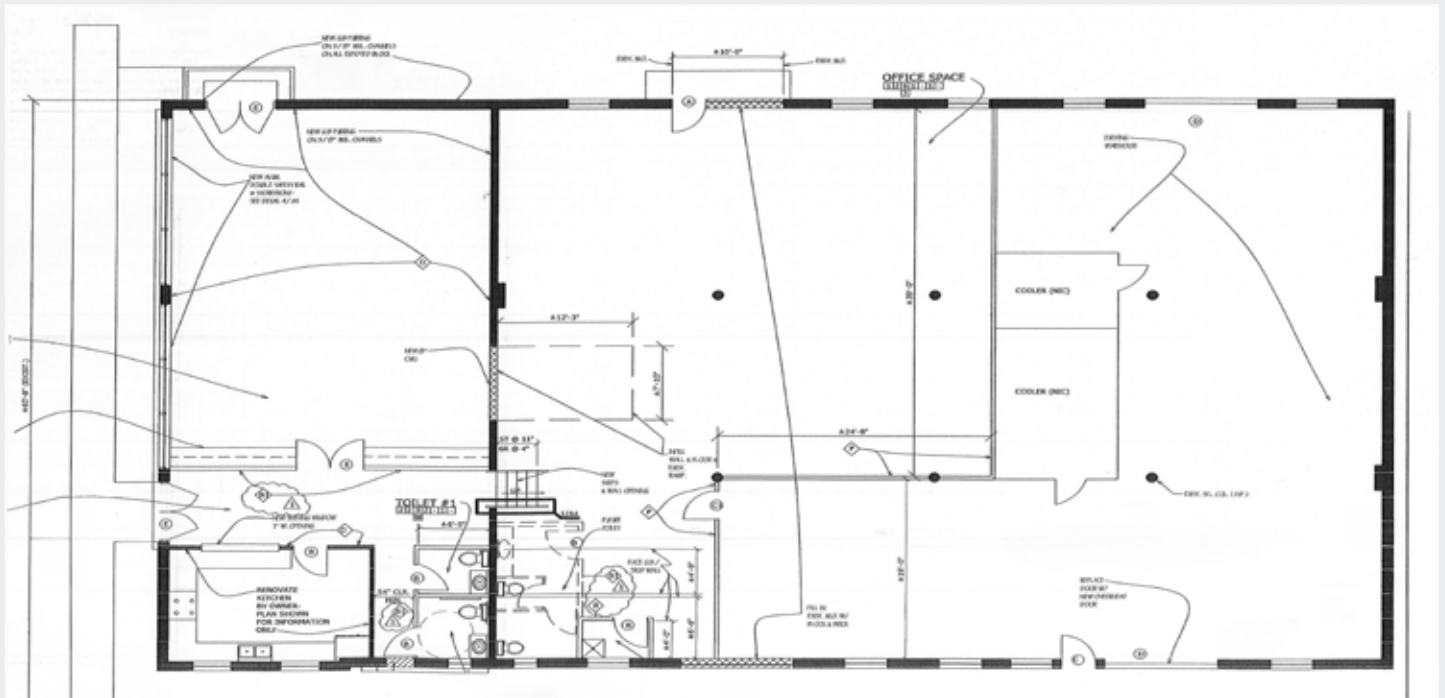
1103 Oliver Hill Way

Available for Lease - 6,703 SF Flex Space

SITE PLAN



FLOOR PLAN



Chris Hopper

+1 804 997 9392

chrishopper@naidominion.com

7110 Forest Avenue, Suite 103

Richmond, VA 23226

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