

AVAILABLE FOR LEASE 22,353 SF ON 3.75 ACRES

Newly Renovated - 58 Door Truck Terminal



JLL INDUSTRIAL

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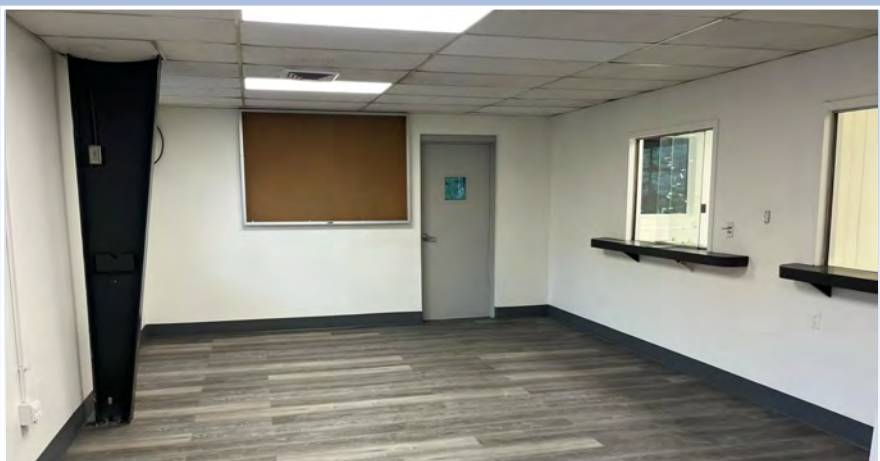
9600 Express Lane
Richmond, VA 23237



PROPERTY HIGHLIGHTS

- 22,353 SF Industrial Service Facility
- 3.75 usable acres that are fenced, paved and lit
- I-2 Zoning in Chesterfield County, to accommodate outside storage for materials, parking, etc
- +/-2,200 SF of office
- +/- 4,500 SF truck maintenance shop with grade level doors and two (2) drive-through bays
- 58 dock positions on warehouse
- Less than a mile from Willis Road interchange on I-95 (exit 64) via Burge Avenue
- Motor operated and secured gate accessible from both Burge Avenue and Express Lane





THE PORT OF VIRGINIA
15 Miles ▲

85 460
Interchange
17 Miles ▼

Quarles

United Rentals

ABILENE
MOTOR EXPRESS

PEPSICO



Oldcastle
Materials

Productiv

Herc

SUNBELT
MATERIALS



WÜRTH

PITT OHIO
SUPPLY CHAIN • GROUND • LTL • TL

AVERITT

Jefferson Davis Hwy

Express Lane

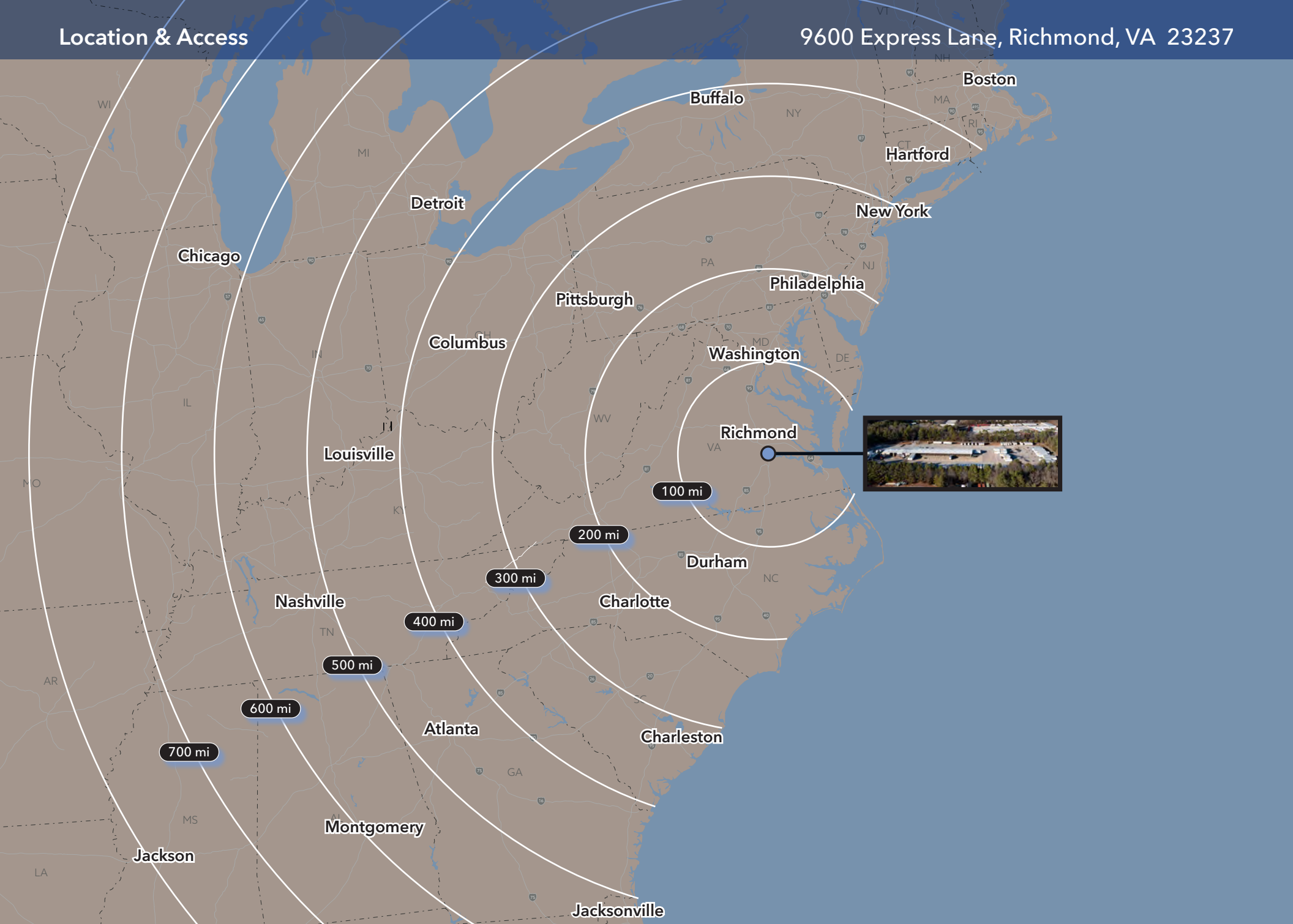
Coach Road

ACI
ATLANTIC CONSTRUCTORS

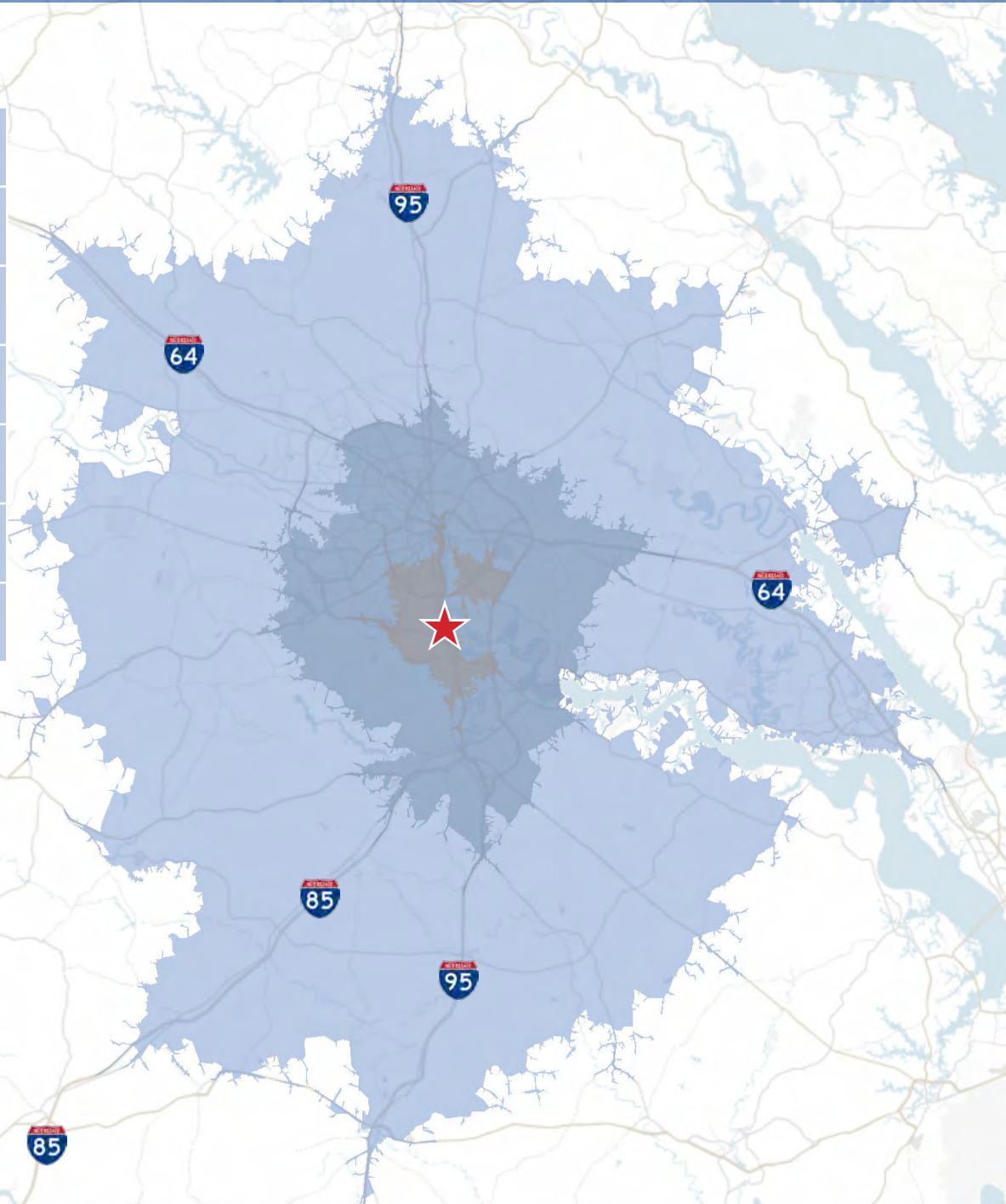
Reymet Road

Aleris

Hilphoenix



	15 mins	30 mins	60 mins
2023 Total Population	162,105	1,027,706	1,505,542
2023-2028 Growth Rate Index (US Avg = 100)	217	173	173
2023 Total Households	63,454	415,042	595,364
2023 Occupation: Production	3,602	20,815	29,680
2023 Occupation: Transportation/Material Moving	8,572	40,285	54,491
2023 Total (SIC01-99) Businesses	5,016	34,492	46,791





For more leasing information, please contact:

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