

EXCLUSIVE LISTING

# New Construction Flex Industrial Space on Dabney

9,817 Square Feet with Two Dock Doors and M-2 Zoning

# FOR LEASE

Delivery Late  
2026



20 08  
**ONE SOUTH**  
COMMERCIAL

## 2283 DABNEY ROAD: BUILDING XII – SUITE 102

RICHMOND, VA 23230



**\$16/SF Industrial Gross**

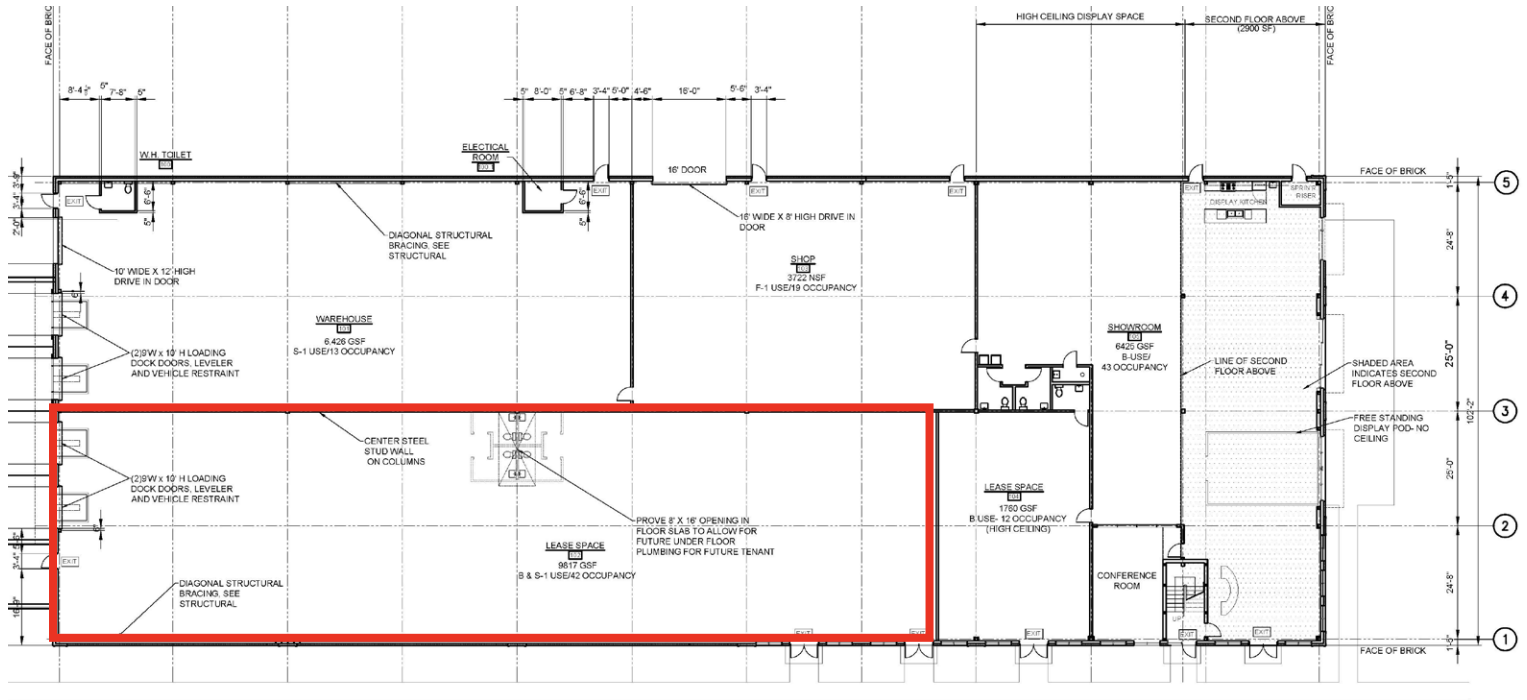
### PROPERTY HIGHLIGHTS

- ✓ TWO DOCK HIGH LOADING DOORS
- ✓ 26' CEILING HEIGHT
- ✓ NO INTERIOR COLUMNS
- ✓ ABUNDANT PARKING
- ✓ 3-PHASE POWER

CHRIS CORRADA | 804.833.7909

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## PROPERTY SUMMARY



## One South Commercial is pleased to offer for lease 2283 Dabney Road: Building XII - Suite 102, a 9,817 SF new construction flex industrial space.

Join Marvin Windows in this one-of-a-kind new infill flex development located in business-friendly Henrico County in the heart of Richmond on Dabney Road. The building features high-end masonry construction with storefront entry. There are no interior columns giving the tenant ultimate flexibility.

The property is located just minutes from the intersection of I-95 and I-64 giving convenient access to all of Central Virginia and just minutes to Richmond's highest end neighborhoods. The Port of Virginia is less than 100 miles away.

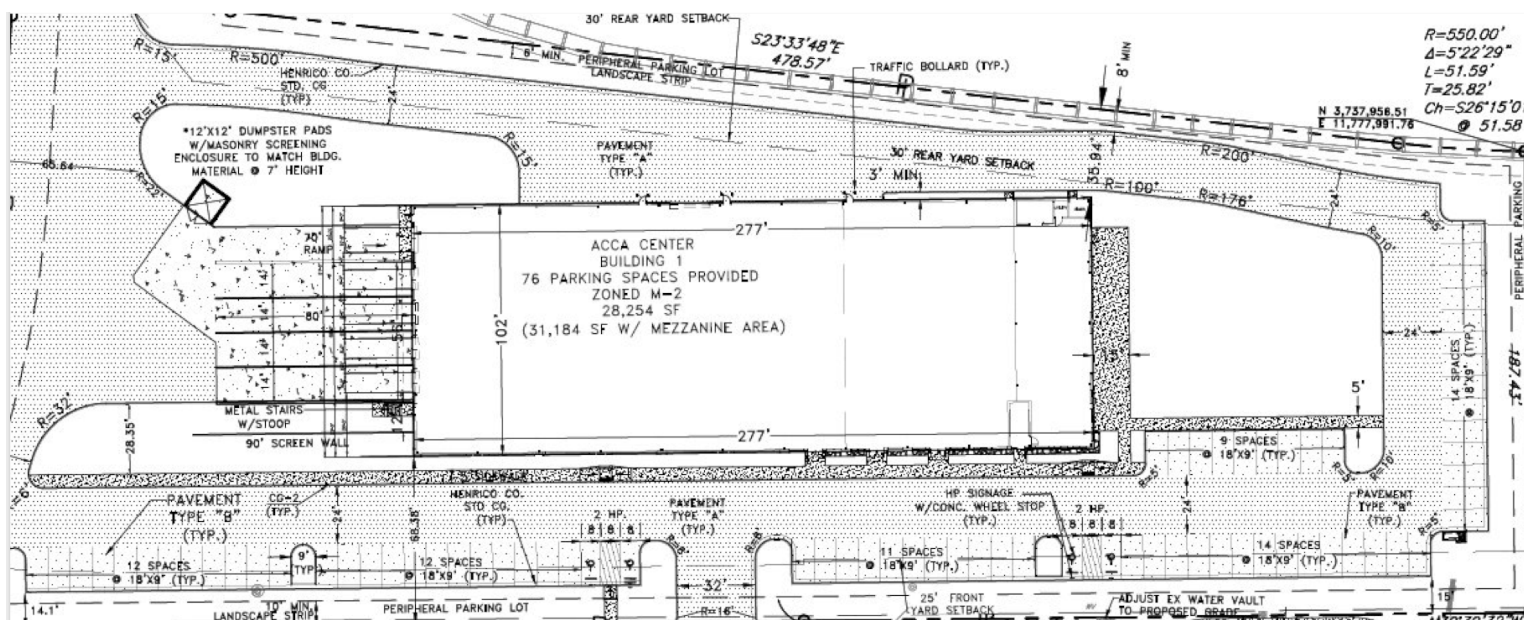
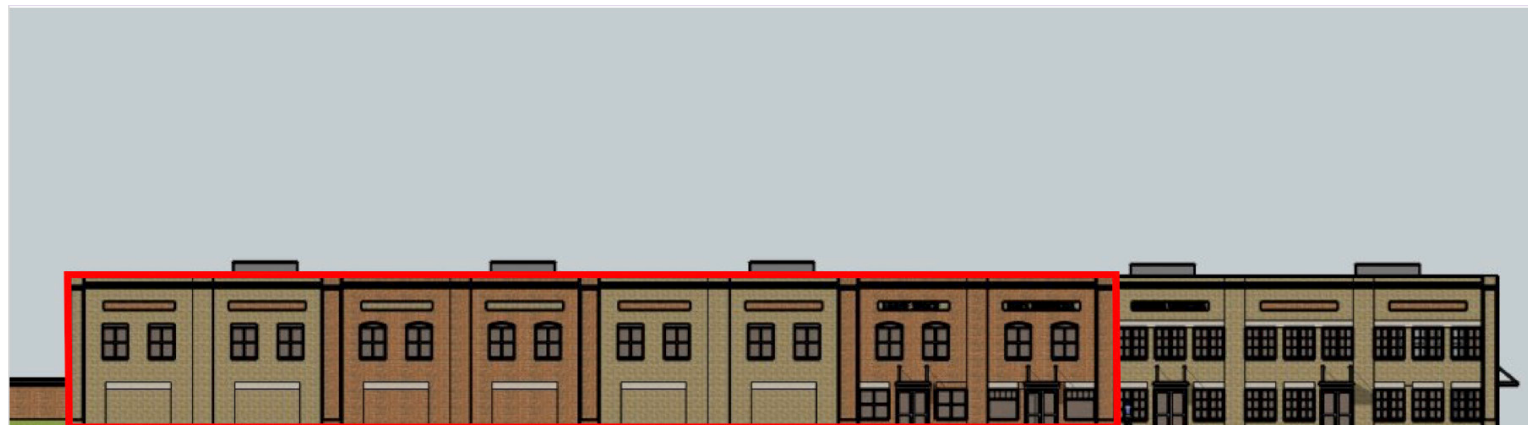
### QUICK FACTS

2283 Dabney Road:  
**ADDRESS** | Building XII – Suite 102,  
Richmond, VA 23230

**PID** | 777-739-8812

**ZONING** | M2

**GLA** | 9,817 SF





## HENRICO COUNTY

Henrico County, Virginia boasts a diverse economic landscape driven by several key corporations and employment drivers. One of the prominent sectors is the healthcare industry. Henrico is home to the renowned Henrico Doctors' Hospital and the Virginia Commonwealth University (VCU) Health System, both of which are major employers in the region. These healthcare institutions not only provide top-notch medical services but also create a significant number of jobs, ranging from healthcare professionals to administrative staff.

The county also benefits from a thriving technology and data center industry. Tech giants like Facebook, Amazon Web Services, and QTS Data Centers have established a strong presence in Henrico County, attracted by its reliable power infrastructure and connectivity options. These companies not only contribute to the local economy through job creation but also bolster the region's reputation as a hub for tech innovation.

Moreover, Henrico County's central location in the Richmond metropolitan area positions it as a logistical hub. Several distribution centers and logistics companies, such as FedEx and UPS, have operations in the county, taking advantage of its proximity to major highways and ports. These logistics companies provide employment opportunities across a spectrum of roles, from warehouse workers to logistics coordinators.

In addition to these sectors, Henrico County is also fostering small businesses and entrepreneurship through initiatives like the Henrico Entrepreneurial Ecosystem. This initiative supports local startups and encourages innovation, contributing to the diversity and resilience of the county's economy. Overall, Henrico County's economic success is driven by a combination of healthcare, technology, logistics, and a supportive environment for small businesses, making it an attractive destination for both established corporations and emerging enterprises.

SITE DEMOGRAPHICS



**67.6%**  
Education: Bachelor's and  
Above (1-Mile Radius)



**\$98,134**  
Household Income  
(1-Mile Radius)



**37**  
Median Age  
(1-Mile Radius)



**296,556**  
Daytime Population  
with 12-Min Drive Time



**456,844**  
Daytime Population  
with 15-Min Drive Time



**6,334**  
Households  
(1-Mile Radius)

RADIUS

|                                    | 1 Mile   | 3 Miles   | 5 Miles   |
|------------------------------------|----------|-----------|-----------|
| 2024 Total Population              | 10,350   | 126,197   | 265,168   |
| 2024 Households                    | 6,334    | 59,097    | 122,015   |
| 2024 Education Bachelors and Above | 67.6%    | 56.8%     | 49.5%     |
| 2024 Average Household Income      | \$98,134 | \$110,610 | \$104,176 |
| 2024 Median Household Income       | \$85,109 | \$81,116  | \$79,356  |
| 2024 Total Daytime Population      | 21,378   | 162,521   | 354,770   |
| 2024 Median Age                    | 37       | 33        | 34        |

DRIVE TIME

|                                    | 7 Minute | 12 Minute | 15 Minute |
|------------------------------------|----------|-----------|-----------|
| 2024 Total Population              | 31,820   | 202,132   | 340,881   |
| 2024 Households                    | 17,152   | 95,599    | 154,795   |
| 2024 Education Bachelors and Above | 66.5%    | 51.9%     | 48.3%     |
| 2024 Average Household Income      | \$116,42 | \$102,353 | \$102,986 |
| 2024 Median Household Income       | \$92,857 | \$78,084  | \$80,885  |
| 2024 Total Daytime Population      | 45,108   | 296,556   | 456,844   |
| 2024 Median Age                    | 36       | 34        | 35        |



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENT



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