

8,000 SF Warehouse With Fenced Storage Lot Along I-64

RICHMOND, VA



LEASE BROCHURE

KW COMMERCIAL VIRGINIA REGION

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INDUSTRIAL FOR LEASE

8,000 SF WAREHOUSE WITH FENCED STORAGE LOT ALONG I-64

1003 Masonic Lane, Richmond, VA 23223



OFFERING SUMMARY

LEASE RATE:	Negotiable
LEASE TYPE:	NNN
AVAILABLE SF:	
BUILDING SIZE:	22,000
YEAR BUILT:	1974
LOT SIZE:	1.56 AC
ZONING:	M-2
MARKET:	Richmond, VA
SUBMARKET:	Laburnum/Route 360 Industrial

PROPERTY OVERVIEW

The rear space available at 1003 Masonic Lane provides tenants with an excellent opportunity to lease up to 8,000 ± sf of raw industrial space just east of downtown Richmond along I-64 with a fenced storage yard and three drive-in bay doors. This building was previously leased by Virginia Collision & Auto Repair and features 16' to 18' ceilings and offers tenants ample space for another business and/or warehouse storage space. The building sits on a 1.56 AC fenced lot, less than 2 ± miles from Exit 195 (Laburnum Ave) on I-64 (property is viable from I-64).

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,034	25,799	57,904
TOTAL POPULATION	7,476	64,982	147,421
AVERAGE HH INCOME	\$46,573	\$47,176	\$47,778

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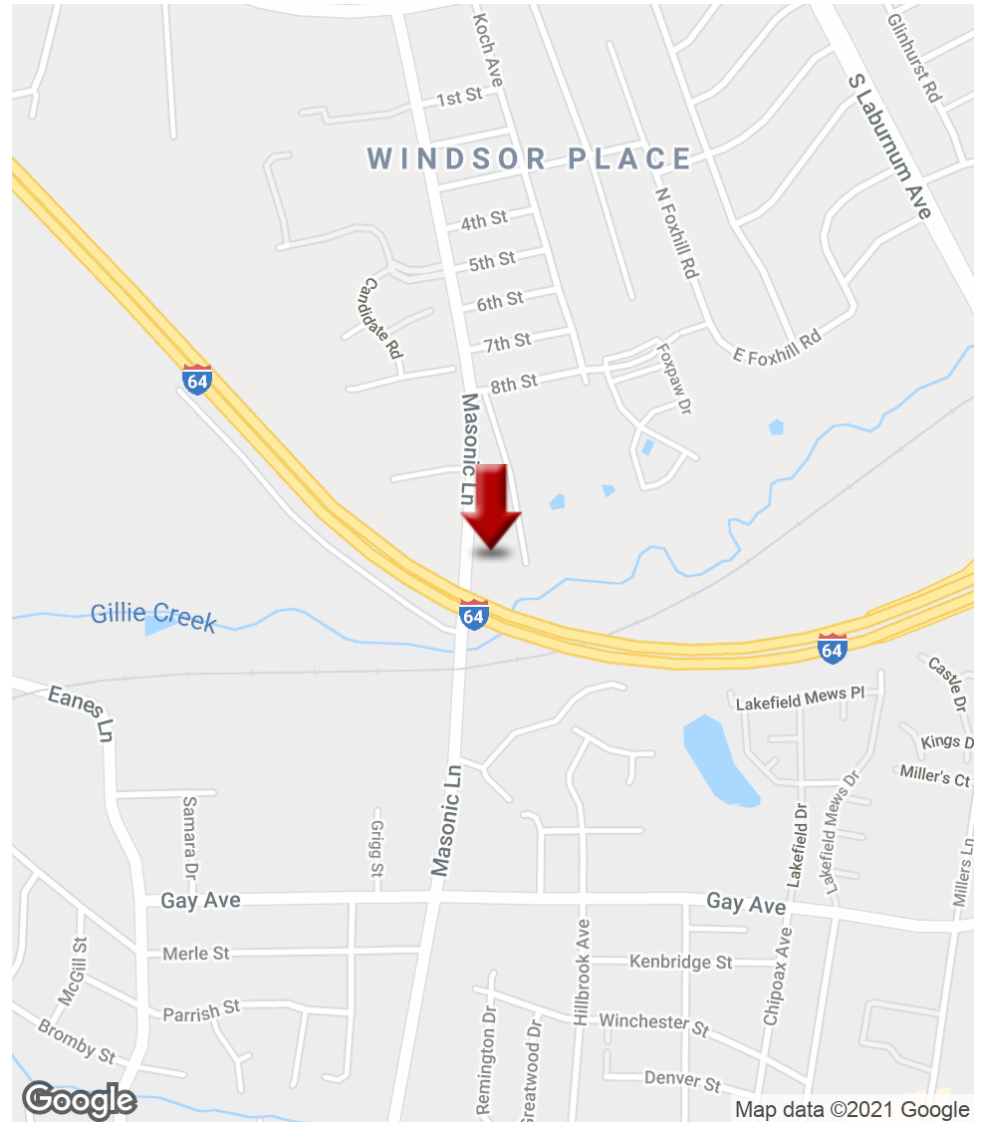
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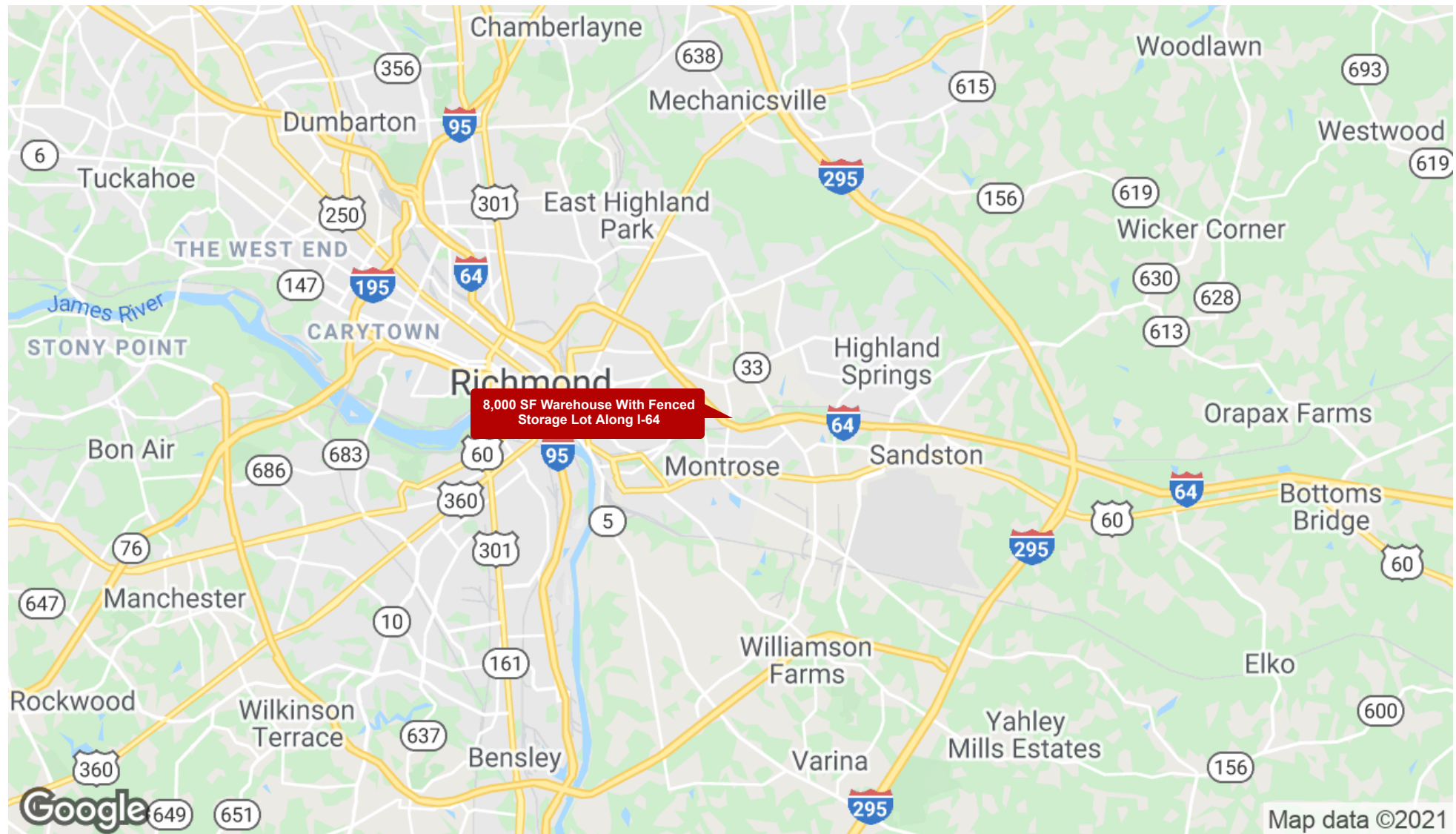
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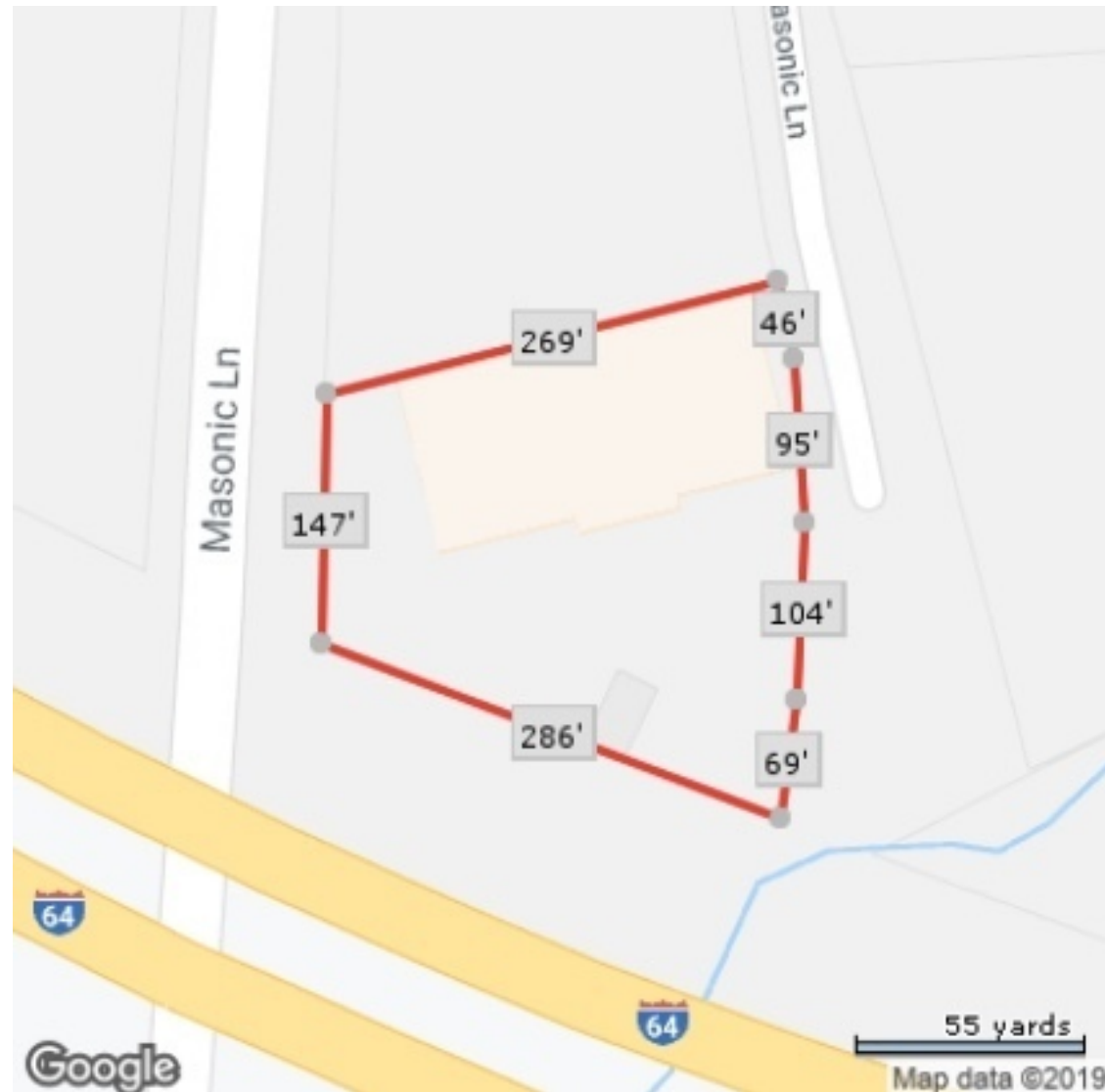
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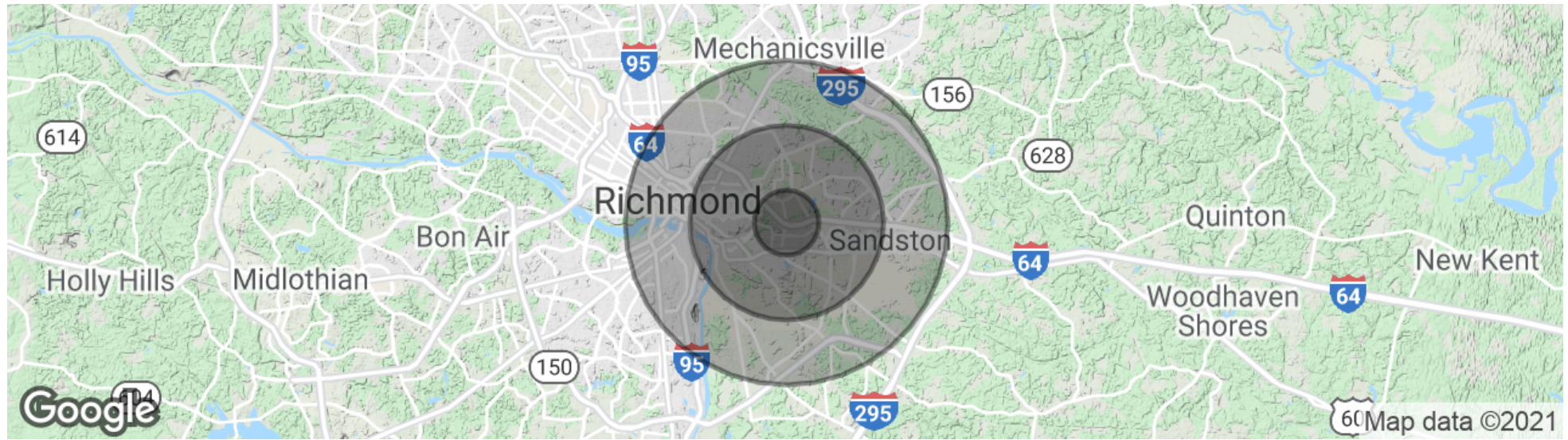
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,476	64,982	147,421
Median age	33.3	33.7	33.4
Median age (Male)	29.7	30.8	31.5
Median age (Female)	35.3	35.9	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,034	25,799	57,904
# of persons per HH	2.5	2.5	2.5
Average HH income	\$46,573	\$47,176	\$47,778
Average house value		\$171,062	\$183,985

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Tim Dudley, an Associate Broker at KW Commercial, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley has received the SVN Partners Circle Award from 2013-2018. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

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PROFESSIONAL BACKGROUND

Richard Bryan serves as a Senior Advisor for KW Commercial, focusing on commercial real estate dispositions throughout the Commonwealth of Virginia. Mr. Bryan has worked extensively with owners, investors and buyers to sell and to acquire a variety of different assets, including commercial land and development sites, multi-family, retail and mixed-use properties, as well as office and industrial buildings.

Prior to joining KW Commercial, Mr. Bryan served as Director of Real Estate Operations and as an Advisor for SVN | Motleys, as an Associate at Marcus & Millichap in Richmond, VA, as well as a Real Estate Analyst for AvalonBay Communities in Arlington, VA. He also previously worked as a Research Associate at CoStar Group in Washington, DC.

Hamilton College, B.A., 2008

Virginia Polytechnic Institute and State University, M.B.A., 2016

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RICHMOND, VA

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