



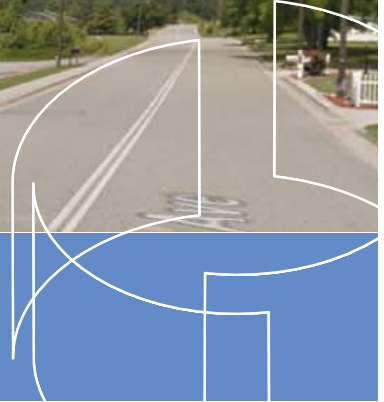
COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

2202 Parker Avenue | South Boston, VA 24592



Carl F. Blackwell, CCIM

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James H. McVey

T 804-433-1824

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Features

- > 35,350± gross SF
 - 30,150± SF full conditioned space
 - 5,200± SF unconditioned space
 - 1,716± SF office, full conditioned
- > 3.99± acres
- > Zoned M-1
- > 18' eave height
- > Very clean with epoxy floor coating in great condition, perfect for clean operations
- > Dock Doors:
 - 3 dock height doors
 - 2 grade level doors
- > Ample yard
- > ~~Price: \$1,500,000~~ **New Price: \$975,000 (\$27.58 per sq. ft.)**



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Population | 9,430 | 13,696 | 22,630 |
| Average HH Income | \$59,035 | \$58,867 | \$56,923 |

MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



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