



**FOR LEASE** | **277,418 SF**  
**900 MAIN ST** | **KENBRIDGE, VA**

**PATRICK DEDERING | DIRECTOR, ACQUISITION & LEASING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM**

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**PHOENIX**  
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*Opportunity. Execution. Value Creation.*



# PROPERTY HIGHLIGHTS



**FULLY FENCED WITH  
GATED ACCESS**



**20 MILES FROM I-85**



**EASILY DEMISABLE**



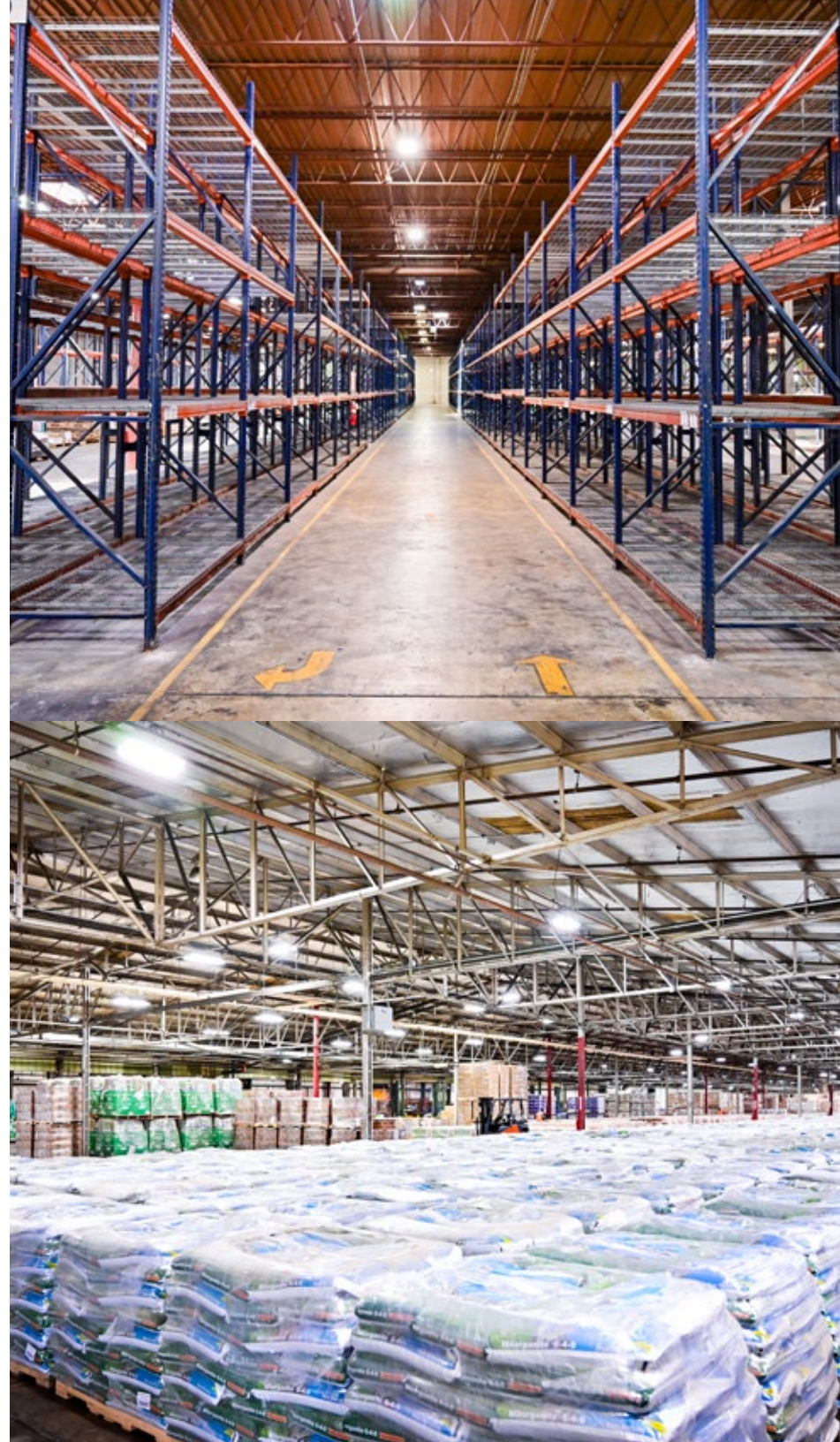
**EXTERIOR STORAGE  
AVAILABLE**



# PROPERTY DETAILS

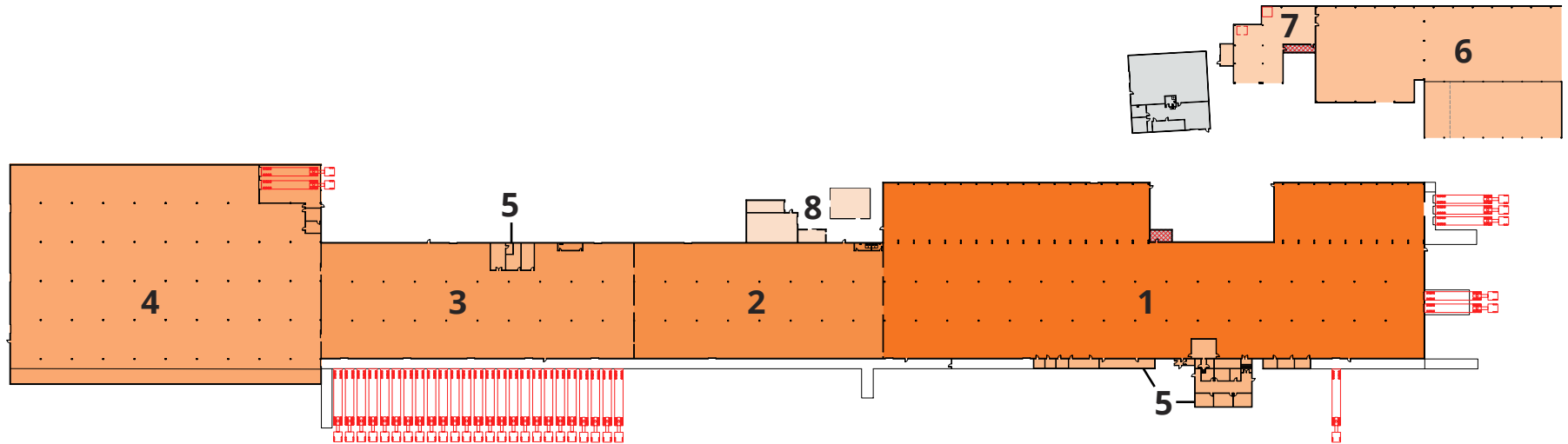
## 900 MAIN ST | KENBRIDGE, VA

AVAILABLE SPACE	277,418 SF
MINIMUM DIVISIBLE	30,000 SF
WAREHOUSE SPACE	231,783 SF
OFFICE SPACE	6,701 SF
EXTERIOR STORAGE	38,934 SF
DOCK DOORS	33
CLEAR HEIGHT	12' - 21'
COLUMN WIDTH/DEPTH	30' x 40'
ROOF	TPO, EPDM Membrane, Metal Panel
WALLS	CMU with Steel Columns
FLOORS	Reinforced Concrete
YEAR BUILT	1960, 1970
FIRE SUPPRESSION	Wet
POWER	3,000 Amp, 3-Phase, 4 Wire, 277/480V Main
PARKING	40 Auto
LAND AREA	53.15 Acres
ZONING	M2: General Industrial
PARCEL ID	11282



# FLOOR PLAN

900 MAIN ST | KENBRIDGE, VA



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE ONE	30' x 40'	14' - 19'	6	92,251 SF
2	WAREHOUSE TWO	30' x 40'	14' - 19'	0	30,502 SF
3	WAREHOUSE THREE	30' x 40'	14' - 19'	25	37,018 SF
4	WAREHOUSE FOUR	30' x 40'	14' - 19'	2	72,012 SF
5	OFFICES	N/A	DROP CEILING	N/A	6,701 SF
6	EXTERIOR STORAGE ONE	VARIES	16' 4" - 21'	0	29,982 SF
7	EXTERIOR STORAGE TWO	VARIES	18'	0	5,136 SF
8	EXTERIOR STORAGE THREE	N/A	12'	0	3,816 SF
<b>TOTAL</b>					<b>277,418 SF</b>



# LOCATION MAP

900 MAIN ST | KENBRIDGE, VA

I-85	20 MILES
RICHMOND, VA	74 MILES
RALEIGH, NC	97 MILES
NORFOLK, VA	123 MILES
GREENSBORO, NC	144 MILES

