

# AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

122 Edgecomb Rd, Troy, VA 22974

Up to 52,500 SF Available on a 1-3 Year Term



Rare Outdoor Storage Opportunity

Call 312-212-0933 Now for More Information



**CAMERON WHEELER**

Director of Midwest Operations

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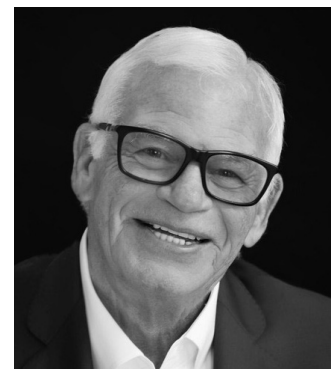


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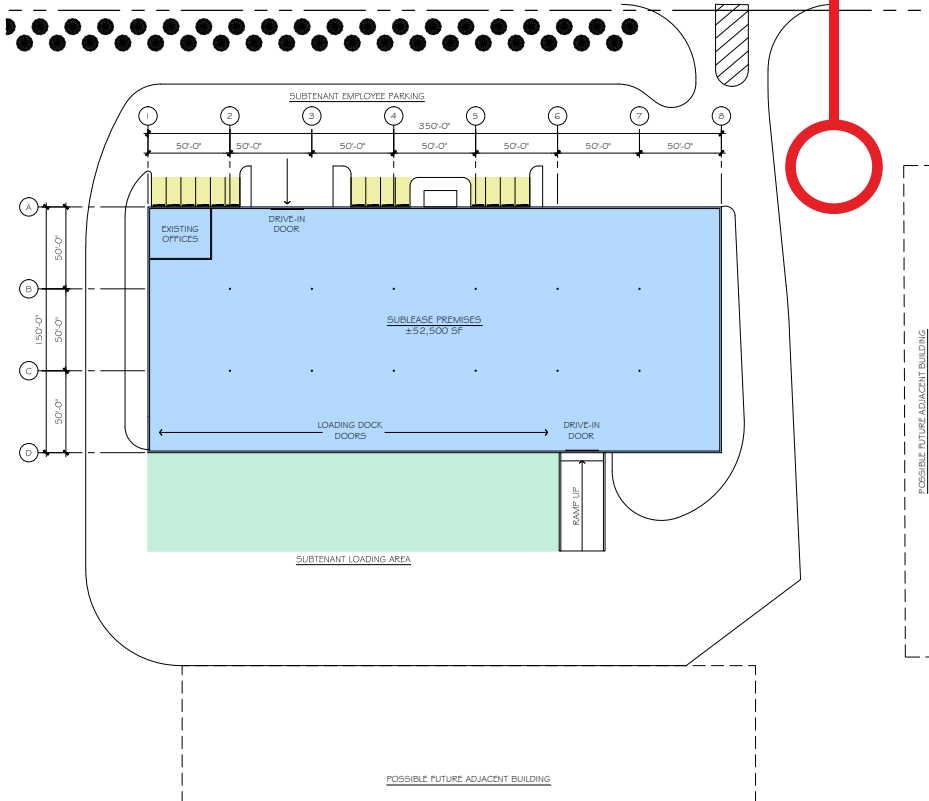
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Up to 52,500 SF Available on a 1-3 Year Term

- Asking Rate of \$8.50 PSF NNN
- Operating Expenses (TICAM) of \$2.94 PSF
- Up to 52,500 SF Available
- 50' x 50' Column Spacing
- Advanced ESFR Sprinkler Heads
- Oversized (20' x 20') Drive-in doors
- Heavy Power
- Class "A" building with Concrete Tilt-Wall construction and TPO Roof
- Rare Outdoor Storage Opportunity

## BUILDING SPECIFICATIONS

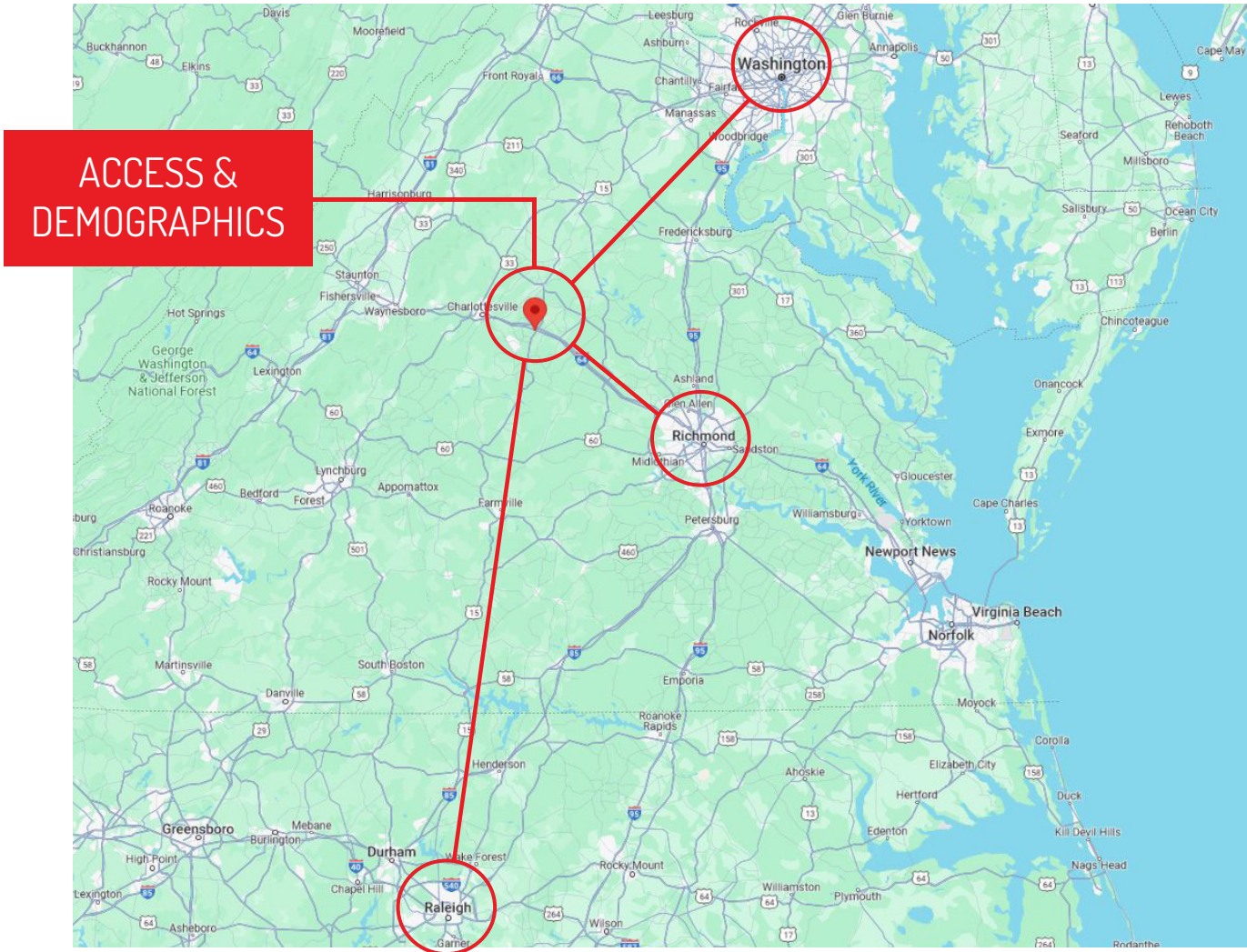




# AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

122 Edgecomb Rd, Troy, VA 22974

Up to 52,500 SF Available on a 1-3 Year Term



- 63 Miles to Richmond International Airport
- Less than 1 hour from Downtown Richmond
- Excellent access to I-64 and State Highway 15
- 2 hours, 15 minutes from Washington D.C.
- Average Household Income of \$119,226 within a 10-mile radius
- 3 hours from Raleigh Durham, NC