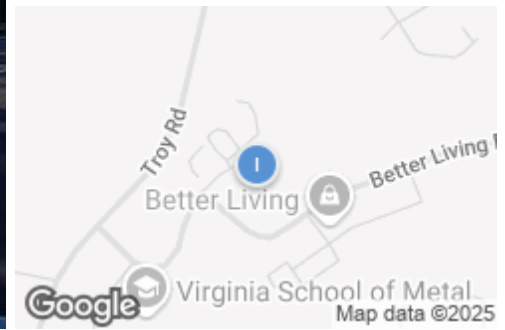


Light Industrial/Warehouse/Office at Z...

Industrial: Warehouse/Office For Lease

Lot 5 Industrial Way, Troy, VA, 22974

Prepared on November 06, 2025



Listing Details | Industrial For Lease

Suite	-	Rent Esc. Type	Annual Percentage
Secondary Uses	Office, Flex/R&D	Rent Esc. Desc.	3.5%
Sublease	-	Vacant	Yes
Total Available Space	12,593 SF	Available Date	11/01/2025
Min Div/Max Contig	3750/12,593 SF	Days On Market	22 days
Asking Rate		Date Listed	10/15/2025
Industrial/Office Rent		Last Modified	10/21/2025
Lease Type	NNN	Listing ID	42433497
Expenses	\$3.00 (Tax & CAMs)	Yard	Yes
Possession	Completion	Heavy Electric	Yes
Signage	On Building & Free-Sta...	Clear Height	21 ft
Show Instructions	Call broker	Ceiling Height	21 - 28 ft


Description

9,375sf warehouse/light industrial use along with 3,218sf office/showroom/retail mezzanine level space AVAILABLE for lease November 2025. Lease office with warehouse or separate from warehouse. Warehouse subdividable by 3,750sf bays. Gate-able yard space adjacent to each warehouse bay. Less than a mile to Exit 136 on I-64. Just off Richmond Road/250. Tenant pays rent, Common Area Maintenance (CAM), and own utilities. Lease rate negotiable. Tenant can help select office finishes if they sign lease soon!

Property Details

Property Type	Industrial	Land Size	3.19 Acres / 138,809 SF
Sub Type	Warehouse/Office	Number of Buildings	1
Zoning	I-1	Floors	2
Building Status	Under Construction	Year Built/Renovated	-
Building Size	20,000 SF	Primary Construction	-

Contact

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CATON PROPERTIES