

# For Sale

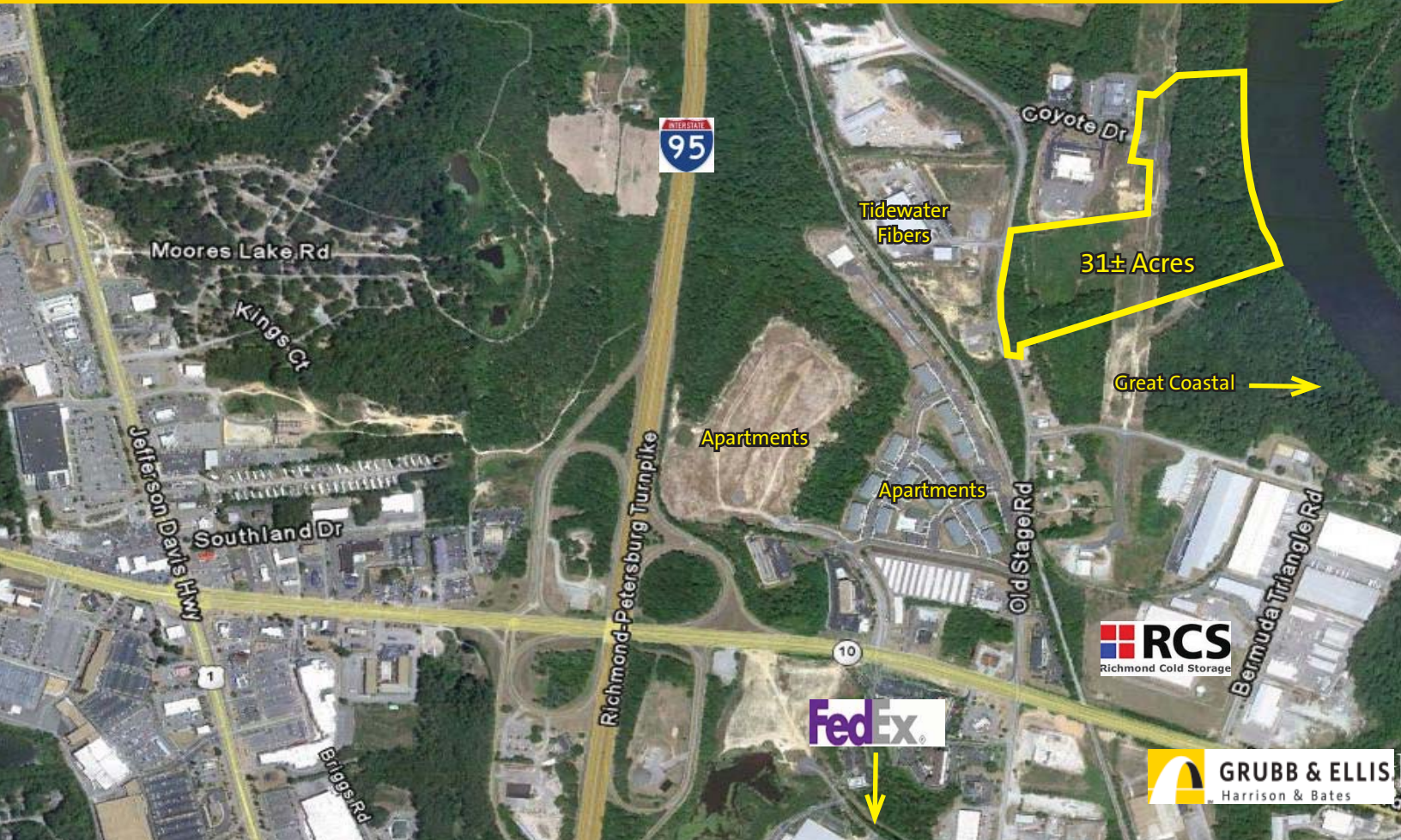
## 31± Acres - Development Opportunity

Chester, Virginia 23836



GRUBB & ELLIS  
Harrison & Bates

Chesterfield County



**31± Acres**

**Price: \$1,709,950 or \$55,000/acre**

### Features

- 31.09± Acres, **SUBDIVIDABLE**
- Zoned I-3
- Build-to-suit available
- Located at I-95 and Old Stage Industrial Park
- Utilities on site
- Owner financing available
- Price: \$1,709,950 or \$55,000/acre

To learn more, please contact:

Grubb & Ellis|Harrison & Bates  
6606 W Broad Street  
Suite 400  
Richmond, VA 23230  
804.788.1000 main  
804.782.1145 fax  
[www.harrison-bates.com](http://www.harrison-bates.com)

**Yasmine Hamad**  
Senior Associate  
804.591.2419 direct  
[yasmine.hamad@harrison-bates.com](mailto:yasmine.hamad@harrison-bates.com)

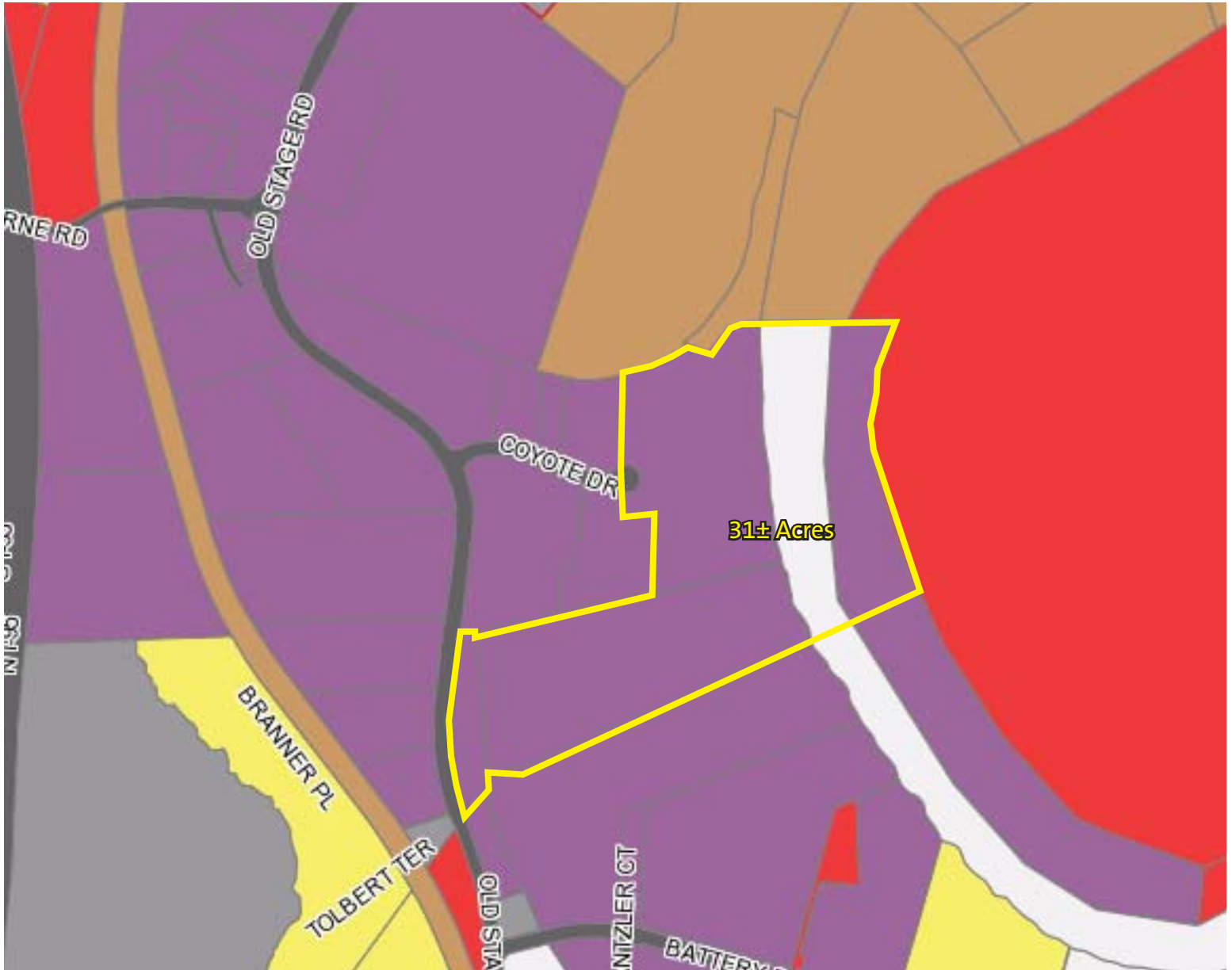
# For Sale

## 31± Acres - Development Opportunity

Chester, Virginia 23836



Parcel Map



Harrison & Bates Incorporated 6606 West Broad St., Suite 400, Richmond, VA 23230-1027 804.788.1000 804.782.1145 fax www.harrison-bates.com Independently Owned and Operated  
File Name: 31±Acres\_oldStageRd&CoyoteDr\_Sale.iind All listings are found on our website through Loopnet®

The information contained herein was obtained from sources, believed reliable, however, Grubb & Ellis|Harrison & Bates makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.