455 Old Wagner Road

Petersburg, VA

Sub-Lease

- Approximately 14,171 square feet
- Approximately 3.45 acres
- Zoned R-1
- Built in 1995
- Parking—approximately 62 spaces
- Indoor basketball gym
- Ideal uses are: mental health services, day-care, school, etc.
- Building has sprinkler system
- **Lease price—$8,489.66 per month NNN**

All information furnished to Specter Properties, Inc. is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness. This applies to all pages within this document.

Specter
Properties, Inc.

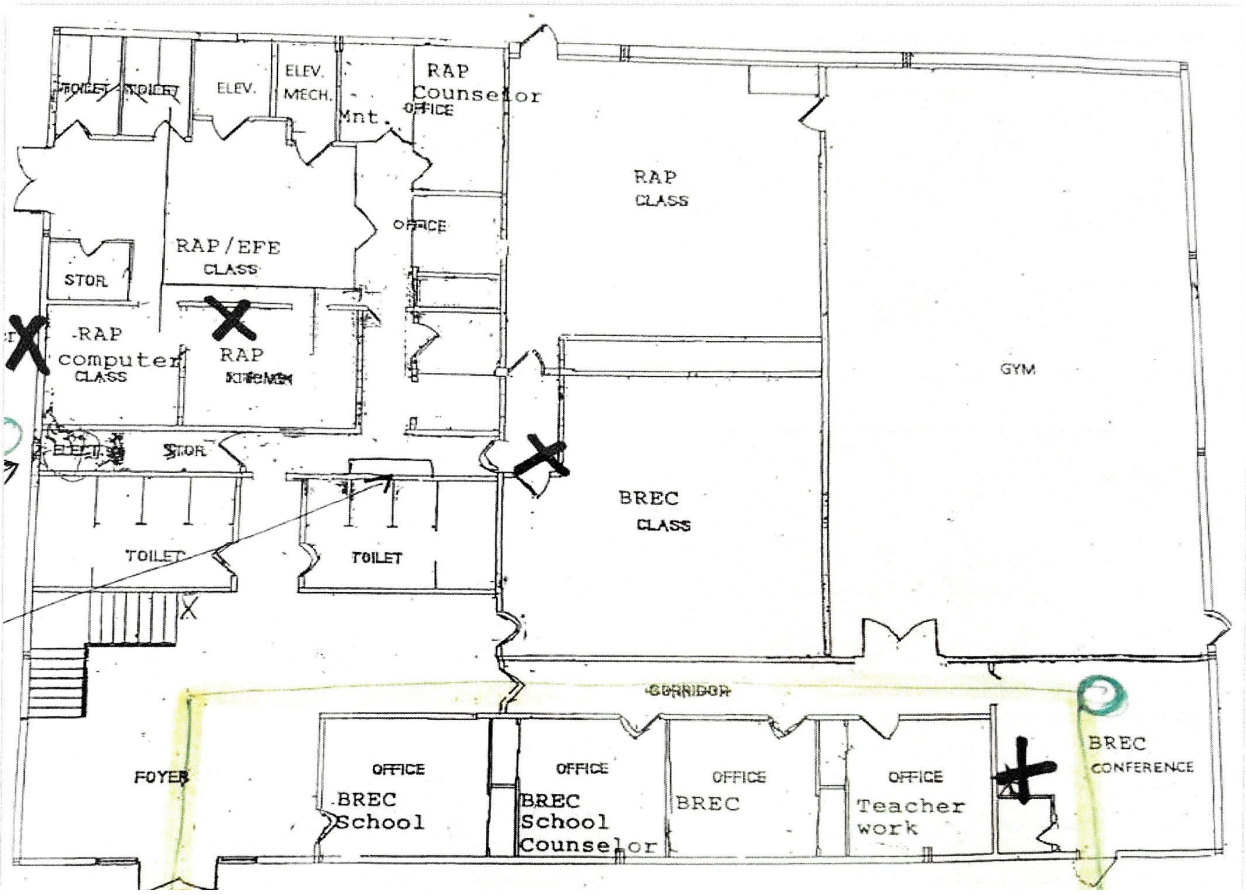
P.O. Box 2455
Chesterfield, VA 23832
(804) 777-7070

Principal Broker
Mark B. Specter
mspecter@specterproperties.com

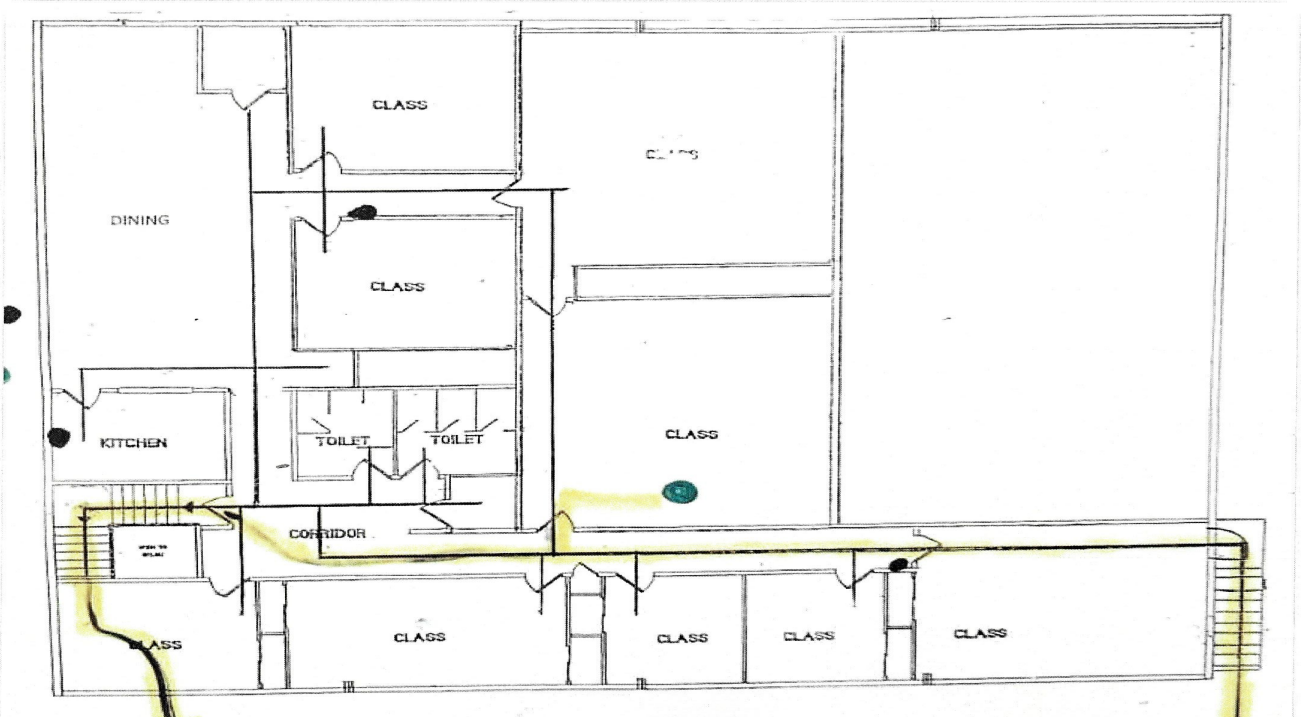
Associate Broker
Kevin Y. Specter
kspecter@specterproperties.com

All information furnished to Specter Properties, Inc. is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness. This applies to all pages within this document.

SUBJECT FLOOR PLAN – FIRST FLOOR



SUBJECT FLOOR PLAN – SECOND FLOOR



All information furnished to Specter Properties, Inc. is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness. This applies to all pages within this document.