

INTRODUCED: October 7, 2024

AN ORDINANCE No. 2024-264

To declare a public necessity for and to authorize (i) the acquisition of the real property known as 4700 Trenton Avenue and a portion of 2001 Walmsley Boulevard and (ii) the grant and acceptance of certain easements relating to the acquisition of such real property, for the purpose of creating a City park, constructing a right-of-way for the extension of Walmsley Boulevard from Commerce Road to Richmond Highway, and developing an economic development site for commercial and civic growth with a workforce development component.

\_\_\_\_\_  
Patron – Mayor Stoney  
\_\_\_\_\_

Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: NOV 12 2024 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for (i) the acquisition of the real property known as 4700 Trenton Avenue and a portion of 2001 Walmsley Boulevard to be consolidated with 4700 Trenton Avenue pursuant to a proposed boundary line adjustment, identified as Tax Parcel Nos. S009-0387/001 and S009-0310/019, respectively, in the 2024 records of the City Assessor, shown together approximately as depicted as “Parcel B Consolidated Parcel,” containing a total of approximately 95.93 acres, more or less, on the plat entitled “Operations Center Combined Parcel Exhibit, 2001 Walmsley Boulevard –

AYES: 8 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: NOV 12 2024 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

October 1, 2024,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, and (ii) the grant and acceptance of certain easements relating to the acquisition of such real property, including, without limitation, those depicted in the approximate locations on the plat entitled “Semi-Works Parcel Strategies,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, for the purpose of creating a City park, constructing a right-of-way for the extension of Walmsley Boulevard from Commerce Road to Richmond Highway, and developing an economic development site for commercial and civic growth with a workforce development component; and

WHEREAS, for the avoidance of doubt, pursuant to the proposed boundary line adjustment, Philip Morris USA Inc., formerly known as Philip Morris Incorporated, shall retain that certain portion of 2100 Walmsley Boulevard, identified as Tax Parcel No. S009-0310/019 in the 2024 records of the City Assessor, approximately identified as “Parcel A Proposed Parcel” on the plat entitled “Operations Center Combined Parcel Exhibit, 2001 Walmsley Boulevard – October 1, 2024,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, containing approximately 11.04 acres, more or less;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for (i) the acquisition of the real property known as 4700 Trenton Avenue and a portion of 2001 Walmsley Boulevard to be consolidated with 4700 Trenton Avenue pursuant to a proposed boundary line adjustment, identified as Tax Parcel Nos. S009-0387/001 and S009-0310/019, respectively, in the 2024 records of the City Assessor, which real property is shown together approximately as depicted as “Parcel B Consolidated Parcel,” containing a total of approximately 95.93 acres, more or less, on the plat entitled “Operations

Center Combined Parcel Exhibit, 2001 Walmsley Boulevard – October 1, 2024,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, and (ii) the grant and acceptance of certain easements relating to the acquisition of such real property, including, without limitation, those depicted in the approximate locations on the plat entitled “Semi-Works Parcel Strategies,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, for the purpose of creating a City park, constructing a right-of-way for the extension of Walmsley Boulevard from Commerce Road to Richmond Highway, and developing an economic development site for commercial and civic growth with a workforce development component.

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized (i) to acquire the real property described in section 1 of this ordinance from Philip Morris USA Inc., formerly known as Philip Morris Incorporated, (ii) to grant and accept certain easements relating to the acquisition of such real property and (iii) to execute the deeds and such other documents necessary to complete the acquisition and acceptance of such real property and the grant and acceptance of such easements relating to such real property in such locations as the Chief Administrative Officer may approve, together with all appurtenances belonging thereto, and subject to all valid encumbrances thereof, provided that all such deeds and other documents have first been approved as to form by the City Attorney.

§ 3. That, for the avoidance of doubt, pursuant to the proposed boundary line adjustment, Philip Morris USA, Inc., formerly known as Philip Morris Inc., shall retain that certain portion of 2100 Walmsley Boulevard, identified as Tax Parcel No. S009-0310/019 in the 2024 records of the City Assessor, approximately identified as “Parcel A Proposed Parcel” on the plat entitled “Operations Center Combined Parcel Exhibit, 2001 Walmsley Boulevard – October 1,

2024,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, containing approximately 11.04 acres, more or less.

§ 4. This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

*Jiniday L. Chen*  
CITY ATTORNEY'S OFFICE

A TRUE COPY:  
TESTE:

*Amelia D. Reed*  
City Clerk



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2024-1282**

**File ID:** Admin-2024-1282

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:** Economic Development

**Cost:**

**File Created:** 10/03/2024

**Subject:** 2001 Walmsley and 4700 Trenton

**Final Action:**

**Title:**

### Internal Notes:

### Code Sections:

**Agenda Date:** 10/07/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Altria Acquisition

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** christopher.nizamis@rva.gov

**Effective Date:**

### Related Files:

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/3/2024	christopher nizami - FYI	Notified - FYI	
1	2	10/3/2024	Meghan Brown	Approve	10/7/2024
1	3	10/3/2024	Sheila White	Approve	10/7/2024
1	4	10/4/2024	Sabrina Joy-Hogg	Approve	10/7/2024
1	5	10/4/2024	Sharon Ebert	Approve	10/8/2024
1	6	10/4/2024	Jeff Gray	Approve	10/8/2024
1	7	10/4/2024	Lincoln Saunders	Approve	10/8/2024
1	8	10/4/2024	Mayor Stoney	Approve	10/8/2024

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Admin-2024-1282

# City of Richmond

## Intracity Correspondence

**O&R Transmittal**

**DATE:** October 3, 2024 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon Ebert, DCAO Planning & Economic Development Portfolio

**THROUGH:** Sabrina Joy-Hogg, DCAO Finance and Administration

**THROUGH:** Sheila White, Director of Finance

**THROUGH:** Meghan Brown, Director of Budget & Strategic Planning

**FROM:** Chris Nizamis, Real Estate Manager - Real Estate Strategies/DED-DGS  
Matt Welch, Acting Director, Economic Development and EDA

**RE:** Acquisition of properties located at 2001 Walmsley Boulevard identified as Tax Parcel  
No. S0090310019 and 4700 Trenton Avenue, identified as Tax Parcel No.  
S0090387001

**ORD. OR RES. No.**

**PURPOSE:** To declare a public necessity for and to authorize (i) the acquisition of the real property known as 4700 Trenton Avenue and a portion of 2001 Walmsley Boulevard and (ii) the grant and acceptance of certain easements relating to the acquisition of such real property, for the purpose of creating a City park, constructing a right-of-way for the extension of Walmsley Boulevard from Commerce Road to Richmond Highway, and developing an economic development site for commercial and civic growth with a workforce development component.

**BACKGROUND:** The Philip Morris site is located at 2001 Walmsley Boulevard and 4700 Trenton Avenue on the I-95 corridor five miles south of the City of Richmond's central business district with easy access to major interstate highway systems including I-64 and I-85 and is located in one of the City of Richmond's Enterprise Zones. The two properties are industrially zoned (M-2 Heavy

Industrial) and the Walmsley Boulevard property is improved by a vacant office/laboratory building containing 463,786± square feet. The building has four levels, two above grade and two below grade. The property is within Council District #8.

The acquisition land parcel area at 2001 Walmsley Boulevard is 37.758± acres /Parcel ID# S0090310019 (total parcel is 48.798± acres, however, the offering excludes the Semi-Works property @ 11.04± acres after subdivision, which still in use by Altria) and the 4700 Trenton Avenue is 58.172± acre parcel/Parcel ID# S0090387001. The two parcels combined are approximately 95.93± acres, however due to wetlands there is approximately 45± acres that are not suitable for development.

This O&R Request supports a component of the overall Richmond 300: A Guide for Growth strategy to meet the economic development needs of the southside of the city, as well as the need for additional park and green space for residents living in Southside. A significant benefit to this acquisition is also acquiring the land needed to extend Walmsley Boulevard from Commerce Road westward toward Richmond Highway, thus improving traffic connectivity for

Ownership of this site is an investment for the City. The building is currently vacant and the City intends to demolish the vacant operations building and create a viable economic development site to attract new private investment to this part of the city that will bring activity and good paying jobs.

**COMMUNITY ENGAGEMENT:** This request is a continuation of on-going community outreach and engagement during the Richmond 300 master plan efforts, as well as meetings and conversations during the planning for the resort casino that would have been developed on this same tract of land.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300: A Guide for Growth - Objective 17.1 Increase the percentage of Richmonders within a 10-minute walk to quality open space to 100 percent; and the Strategic Plan for Equitable Economic Development - Initiative 1.5 Real Estate Development Position Richmond for quality redevelopment citywide and aggressively pursue new commercial, industrial and mixed-use development in Priority Growth Nodes and in corridors that have not attracted transformational redevelopment.

**FISCAL IMPACT:** \$5,500,000. Note: the allocated funding has already been appropriated and is within the 2025-26 Capital Improvement Plan and supports continued economic development projects for the Southside areas of the City.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** October 7, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** October 15, 2024

**REQUESTED AGENDA:** Consent Agenda

**RECOMMENDED COUNCIL COMMITTEE:** Finance & Economic Development

**AFFECTED AGENCIES:** Economic Development, Planning and Development Review, Public Works, Public Utilities, Office of Sustainability, Parks, Recreation and Community Facilities

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:**

2001 Walmsley Boulevard and 4700 Trenton Avenue Property Profile

**STAFF:**

Gail Johnson, Deputy Director - DPW & Acting Director - DGS

Chris Nizamis, Real Estate Manager - Real Estate Strategies/DED-DGS





**CITY OF RICHMOND**  

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**Chief Administrative Office**

**Exhibit A**  
**Boundary Line Adjustment Plat**

*See Attached.*

**EXHIBIT A**  
**Boundary Line**  
**Adjustment Plat**



**OPERATIONS CENTER COMBINED PARCEL EXHIBIT**

2001 Walmsley Boulevard - October 1, 2024





**CITY OF RICHMOND**  
**Chief Administrative Office**

**Exhibit B**  
**Utility Plat**

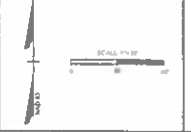
*See Attached.*





PROPOSED  
GRADE  
ON THE  
SITE  
AND  
ADJACENT  
AREAS  
SHOWN  
FOR  
LANDSCAPE  
DESIGN  
AND  
LIGHTING  
PLANS  
SHOWN  
FOR  
LANDSCAPE  
DESIGN  
AND  
LIGHTING  
PLANS

- SITE LAYOUT NOTES:**
1. ALL ELEVATIONS OF THE PROPOSED BUILDING & WALLS ARE INDICATED BY DIMENSIONS IN DIMENSIONS.
  2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPE LIGHTING BY AREA LIGHTING.
  3. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
  4. THE RADIUS ON THE FACE OF CURB IS 2' UNLESS NOTED OTHERWISE.
  5. WHEN SIDEWALK IS ADJACENT TO CURB, THE DIMENSION OF THE SIDEWALK WIDTH IS INDICATED ON THE CURB.
- PAVEMENT MARKING NOTES:**
1. ALL PAVEMENT MARKINGS SHALL BE TYPE B CLASS UNLESS OTHERWISE SPECIFIED BY VOTER TRAFFIC ENGINEERING.
  2. ALL PROJECT MARKINGS MUST HAVE A MINIMUM OF 1/2" PAINT THICKNESS. MARKING LINE SPACING SHALL BE 12" UNLESS OTHERWISE SPECIFIED. ALL MARKINGS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED. ALL MARKINGS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED. ALL MARKINGS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.



PROJECT NO.	CD.02
DATE	
SCALE	
REVISIONS	
DATE	
BY	
CHECKED	
DATE	
APPROVED	
DATE	

NOT FOR CONSTRUCTION

SEWER WORKS UTILITY PLAT  
E-#####  
A

DATE PLOTTED: 11/14/2023 10:58:11 AM



# FOR SALE

## Former Philip Morris Operations Center Site

2001 Walmsley Blvd | Richmond, Virginia 23234



+/- 98 ACRES

JEFF COOKE, SIOR  
Senior Vice President  
804 301 3971  
jeff.cooke@thalhimer.com

INDUSTRIAL LAND  
DEVELOPMENT  
OPPORTUNITY



CUSHMAN &  
WAKEFIELD

THALHIMER

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | [www.thalhimer.com](http://www.thalhimer.com)

# EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer is pleased to offer a premier site for industrial development on the I-95 industrial corridor five miles south of the Richmond CBD and adjacent to the Richmond Marine Terminal. Formerly the site of the Philip Morris USA Operations Center, the property is just off the I-95 Bells Road Interchange (Exit 69). Situated near the center of the Richmond metro area, the property has easy access to major interstate highway systems including I-95, I-64 and I-85. The nearby expressway I-895 offers a direct 15-minute access to Richmond International Airport.

In addition to industrially zoned land, the property is improved by a 1982 office and laboratory building containing +/- 463,786 square feet. The building has three levels above grade and one level below grade. The building structure is steel frame with tilt-up wall panels and metal and glass store front systems.

Purchasers may consider demolishing the building, returning it to active use, or redeveloping the site for adaptive use. Detailed information regarding the building and site are available upon request.



**IN THE HEART OF THE I-95 INDUSTRIAL CORRIDOR**



**+/- 45 USABLE ACRES**



**CITY OF RICHMOND ENTERPRISE ZONE**



**QUICK ACCESS TO THE PORT OF VIRGINIA RICHMOND MARINE TERMINAL**



**DIRECT ACCESS TO I-95 BELLS ROAD INTERCHANGE / EXIT 69**



**M-2 ZONING  
ALL PUBLIC UTILITIES AVAILABLE**



# TRANSACTION GUIDELINES

Cushman & Wakefield | Thalhimer is marketing for sale the Philip Morris USA Operations Center, land and building, to a select group of qualified investors, developers and/or end users of the property. The prospective purchaser will be selected by the owner in consultation with Cushman & Wakefield | Thalhimer on the basis of, among other things, (i) price, (ii) certainty of closing, (iii) financial strength and (iv) the buyers intended use of the property.

The owner specifically reserves the right to reject any offer, accept any offer made prior to this offering, or to modify the terms of then offering at the Owner's sole discretion.

Upon receipt of the attached confidentiality agreement, the prospect will be forwarded a due diligence file including the following items:

- Site and building information
- Building structural plans
- Wetlands map and usable land study





# OVERHEAD AERIAL

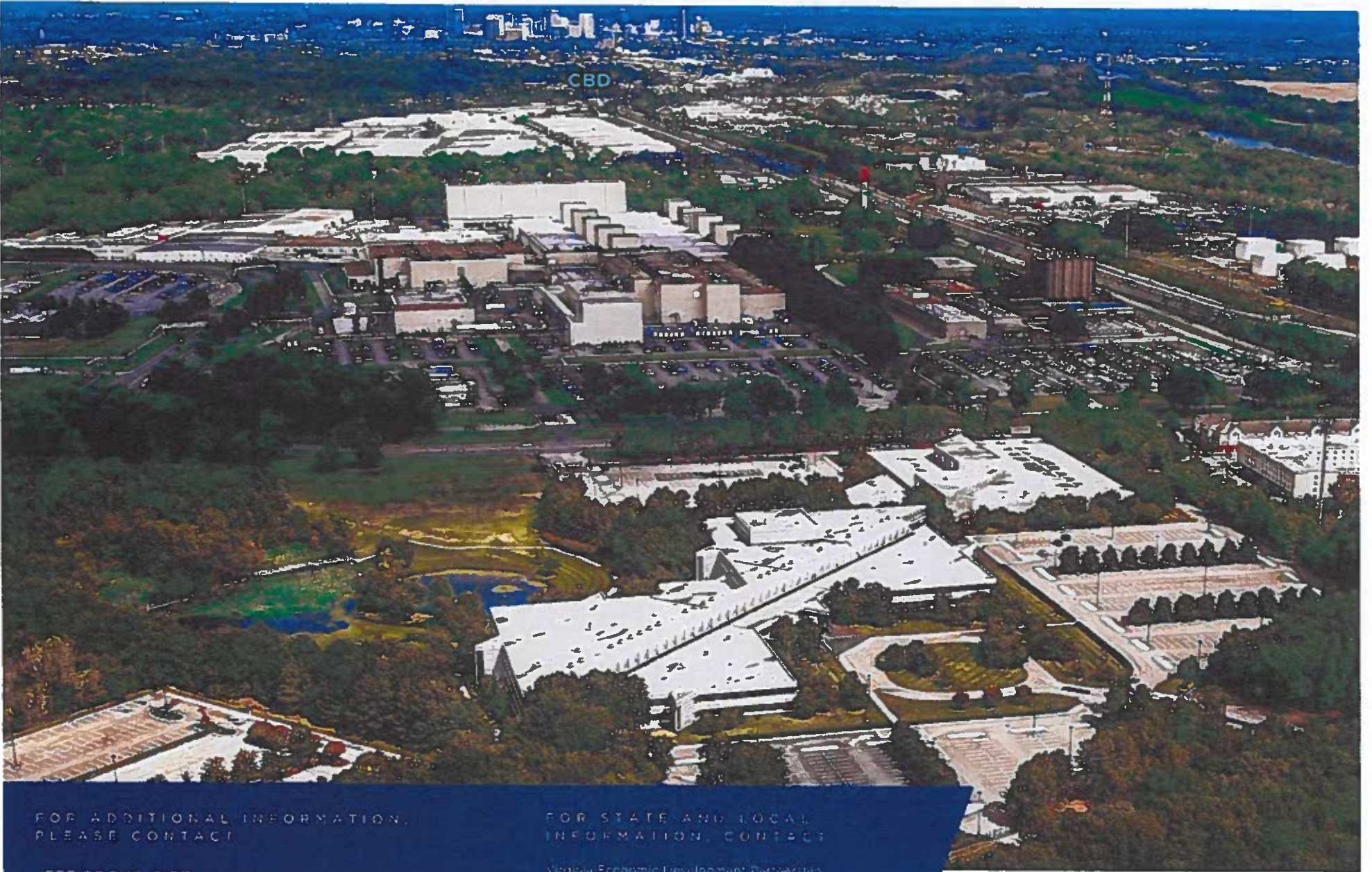




# SOUTHERN VIEW AERIAL







CBD

FOR ADDITIONAL INFORMATION,  
PLEASE CONTACT:

JEFF COOKE, SIOR  
Senior Vice President  
804.301.8971  
jeff.cooke@thalhimer.com

FOR STATE AND LOCAL  
INFORMATION, CONTACT:

Virginia Economic Development Partnership  
<http://www.vedp.org/>

Richmond Economic Development  
<http://www.richmondled.com/>

Greater Richmond Partnership  
<http://www.grpa.com/>



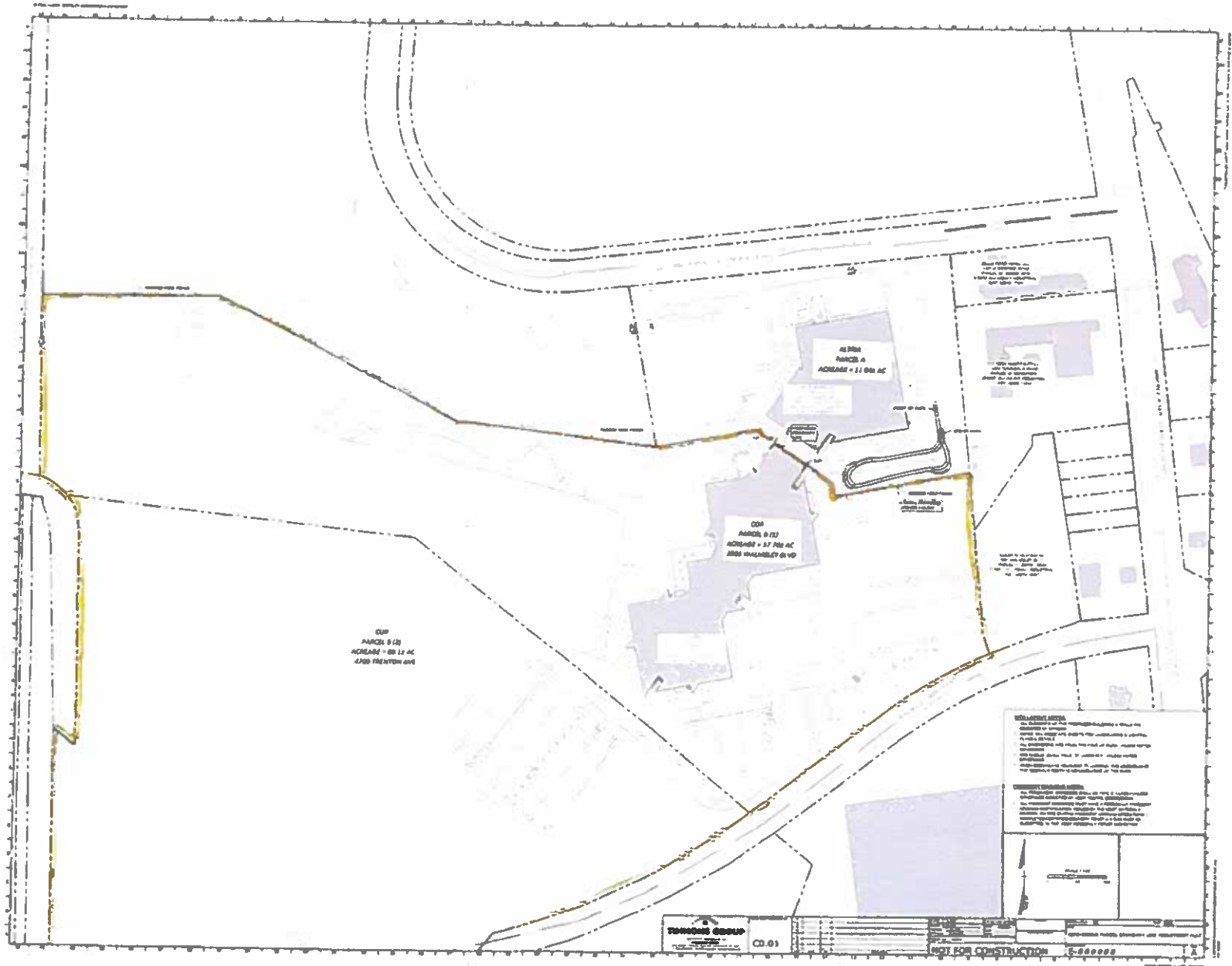
**THALHIMER**

Thalhimer Center  
1100 W. Broad Street  
Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

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CUP  
 PARCEL C (2)  
 ACRES = 22.12 AC  
 4700 FREIGHTWAY AVE

AS PLO  
 PARCEL A  
 ACRES = 11.06 AC

CDR  
 PARCEL B (1)  
 ACRES = 37.76 AC  
 3800 HAZELBURY DR

**GENERAL NOTES:**  
 1. All dimensions are in feet and inches.  
 2. All dimensions are to the centerline of the road.  
 3. All dimensions are to the centerline of the building.  
 4. All dimensions are to the centerline of the driveway.  
 5. All dimensions are to the centerline of the parking area.  
 6. All dimensions are to the centerline of the site boundary.  
 7. All dimensions are to the centerline of the easement.  
 8. All dimensions are to the centerline of the utility line.  
 9. All dimensions are to the centerline of the fence line.  
 10. All dimensions are to the centerline of the property line.

	CO.01	NOT FOR CONSTRUCTION	5-20000	1 A
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Property: 2001 Walmsley Blvd Parcel ID: S0090310019

**Parcel**

**Street Address:** 2001 Walmsley Blvd Richmond, VA 23234-  
**Owner:** PHILIP MORRIS INC C/O REAL ESTATE  
**Mailing Address:** PO BOX 26603, RICHMOND, VA 23261  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 480 - Jeff Davis  
**Property Class:** 516 - B Research and Development  
**Zoning District:** M-2 - Heavy Industrial  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2024  
**Land Value:** \$4,863,000  
**Improvement Value:** \$34,854,000  
**Total Value:** \$39,717,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2126033  
**Acreage:** 48.807  
**Property Description 1:** 1048.00X1325.00 IRG00048.807 AC  
**State Plane Coords( ?):** X= 11792990.763232 Y= 3694494.169790  
**Latitude:** 37.46416597 , **Longitude:** -77.43189437

**Description**

**Land Type:** Commercial S1  
**Topology:** Level  
**Front Size:** 0  
**Rear Size:** 2301  
**Parcel Square Feet:** 2126033  
**Acreage:** 48.807  
**Property Description 1:** 1048.00X1325.00 IRG00048.807 AC  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11792990.763232 Y= 3694494.169790  
**Latitude:** 37.46416597 , **Longitude:** -77.43189437

**Other**

**Street Improvement:** Paved  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$4,863,000	\$34,854,000	\$39,717,000	Reassessment
2023	\$6,548,000	\$20,052,000	\$26,600,000	BOE
2022	\$5,953,000	\$26,878,000	\$32,831,000	Reassessment
2021	\$5,315,000	\$26,395,000	\$31,710,000	Reassessment
2020	\$5,315,000	\$26,395,000	\$31,710,000	Reassessment
2019	\$5,691,000	\$24,637,000	\$30,328,000	Reassessment
2018	\$2,658,000	\$27,670,000	\$30,328,000	Reassessment
2017	\$2,912,000	\$27,670,000	\$30,582,000	Reassessment
2016	\$2,912,000	\$27,670,000	\$30,582,000	AdminCorrect
2015	\$3,049,000	\$27,912,000	\$30,961,000	Reassessment
2014	\$3,049,000	\$27,912,000	\$30,961,000	Reassessment
2013	\$3,049,000	\$27,912,000	\$30,961,000	Reassessment
2013	\$2,990,000	\$27,912,000	\$30,902,000	Reassessment
2012	\$2,990,000	\$27,912,000	\$30,902,000	Reassessment
2012	\$3,049,000	\$27,912,000	\$30,961,000	Reassessment
2011	\$2,990,000	\$65,129,000	\$68,119,000	CarryOver
2010	\$2,990,000	\$65,129,000	\$68,119,000	Reassessment
2009	\$2,990,400	\$65,129,000	\$68,119,400	Reassessment
2008	\$2,990,400	\$65,129,000	\$68,119,400	Reassessment
2007	\$2,848,000	\$52,174,900	\$55,022,900	Reassessment
2006	\$4,699,800	\$50,323,100	\$55,022,900	Reassessment
2005	\$4,476,000	\$50,323,100	\$54,799,100	Reassessment

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/27/1996	\$3,038,000	Not Available	09600-13206	
12/30/1985	\$12,900	Not Available	000065-01091	
01/03/1980	\$0	Not Available	000561-00098	

**Planning**

**Master Plan Future Land Use:** IND  
**Zoning District:** M-2 - Heavy Industrial  
**Planning District:** Broad Rock  
**Traffic Zone:** 1215  
**City Neighborhood Code:** CRIA  
**City Neighborhood Name:** Commerce Road Industrial Area  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:** 1

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** Y

**Census**

Census Year	Block	Block Group	Tract
2000	1002	0609001	060900
1990	108	0609981	060998

**Schools**

**Elementary School:** Broad Rock  
**Middle School:** Boushall  
**High School:** Wythe

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 213  
**Fire District:** 21  
**Dispatch Zone:** 138A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 8  
**Voter Precinct:** 806  
**State House District:** 79  
**State Senate District:** 15  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** C01 - Operations Center  
**Year Built:** 1982  
**Stories:** 3  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:** 1  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:** 0 sf  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Paving, Shed - Gen Purpose Frame, up to 10'eave Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 306439 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 55192 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

**Extension 2 Details**

**Extension Name:** C02 - Semiworks Building  
**Year Built:** 1982  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:** 1  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:** 0 sf  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**



**Extension 2 Dimensions**

**Finished Living Area: 102481 Sqft**

**Attic: 0 Sqft**

**Finished Attic: 0 Sqft**

**Basement: 3882 Sqft**

**Finished Basement: 0 Sqft**

**Attached Garage: 0 Sqft**

**Detached Garage: 0 Sqft**

**Attached Carport: 0 Sqft**

**Enclosed Porch: 0 Sqft**

**Open Porch: 0 Sqft**

**Deck: 0 Sqft**

**Property Images**

Name:S0090310019 Desc:C01



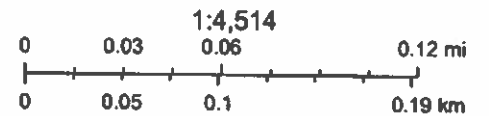
[Click here for Larger Image](#)

# Richmond Parcel Map



2/29/2024, 4:19:42 PM

-  CityBoundary
-  Parcels



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Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

Property: 4700 Trenton Ave Parcel ID: S0090387001

**Parcel**

**Street Address:** 4700 Trenton Ave Richmond, VA 23234-  
**Alternate Street Addresses:** 2300 Dale Ave  
**Owner:** PHILIP MORRIS INC C/O REAL ESTATE  
**Mailing Address:** PO BOX 26603, RICHMOND, VA 23261  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 480 - Jeff Davis  
**Property Class:** 506 - B Industrial Paved Parking  
**Zoning District:** M-2 - Heavy Industrial  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2024  
**Land Value:** \$5,544,000  
**Improvement Value:** \$95,000  
**Total Value:** \$5,639,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2618192  
**Acreage:** 60.1  
**Property Description 1:** 1200X0800.0 IRG0060.1 AC  
**State Plane Coords( ?):** X= 11791708.479051 Y= 3693628.771587  
**Latitude:** 37.46235583 , **Longitude:** -77.43458435

**Description**

**Land Type:** Commercial S1  
**Topology:**  
**Front Size:** 0  
**Rear Size:** 800  
**Parcel Square Feet:** 2618192  
**Acreage:** 60.1  
**Property Description 1:** 1200X0800.0 IRG0060.1 AC  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11791708.479051 Y= 3693628.771587  
**Latitude:** 37.46235583 , **Longitude:** -77.43458435

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$5,544,000	\$95,000	\$5,639,000	Reassessment
2023	\$4,334,000	\$130,000	\$4,464,000	Reassessment
2022	\$3,940,000	\$130,000	\$4,070,000	Reassessment
2021	\$3,770,000	\$136,000	\$3,906,000	Reassessment
2020	\$3,770,000	\$136,000	\$3,906,000	Reassessment
2019	\$3,559,000	\$174,000	\$3,733,000	Reassessment
2018	\$3,220,000	\$167,000	\$3,387,000	Reassessment
2017	\$3,220,000	\$167,000	\$3,387,000	Reassessment
2016	\$3,220,000	\$167,000	\$3,387,000	Reassessment
2015	\$3,032,000	\$164,000	\$3,196,000	Reassessment
2014	\$3,032,000	\$164,000	\$3,196,000	Reassessment
2013	\$3,032,000	\$164,000	\$3,196,000	Reassessment
2012	\$3,032,000	\$164,000	\$3,196,000	Reassessment
2011	\$3,032,000	\$164,000	\$3,196,000	Assessment
2010	\$3,032,000	\$2,307,000	\$5,339,000	Reassessment
2009	\$3,032,400	\$2,307,000	\$5,339,400	Reassessment
2008	\$3,032,400	\$2,307,000	\$5,339,400	Reassessment
2007	\$2,888,000	\$414,400	\$3,302,400	Reassessment
2006	\$3,301,200	\$1,200	\$3,302,400	Reassessment
2005	\$3,144,000	\$1,200	\$3,145,200	Reassessment
2004	\$2,994,300	\$1,200	\$2,995,500	Reassessment
2003	\$2,798,400	\$1,200	\$2,799,600	Reassessment
2002	\$2,544,000	\$1,100	\$2,545,100	Reassessment
1998	\$2,400,000	\$1,000	\$2,401,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/20/1982	\$3,040,900	Not Available	00581-1238	
06/11/1962	\$0	Not Available	000000-00000	

**Planning**

**Master Plan Future Land Use:** IND  
**Zoning District:** M-2 - Heavy Industrial  
**Planning District:** Broad Rock  
**Traffic Zone:** 1215  
**City Neighborhood Code:** CRIA  
**City Neighborhood Name:** Commerce Road Industrial Area  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:** 1

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** Y

**Census**

Census Year	Block	Block Group	Tract
2000	1002	0609001	060900
1990	108	0609981	060998

**Schools**

**Elementary School:** Broad Rock  
**Middle School:** Boushall  
**High School:** Wythe

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 213  
**Fire District:** 21  
**Dispatch Zone:** 138A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 8  
**Voter Precinct:** 806  
**State House District:** 79  
**State Senate District:** 15  
**Congressional District:** 4

**Extension 1 Details****Extension Name:** C01 - Parking Lot-Surface**Year Built:** 1900**Stories:** 0**Units:** 0**Number Of Rooms:** 0**Number Of Bed Rooms:** 0**Number Of Full Baths:** 0**Number Of Half Baths:** 0**Condition:** fair for age**Foundation Type:****1st Predominant Exterior:****2nd Predominant Exterior:** N/A**Roof Style:****Roof Material:****Interior Wall:****Floor Finish:****Heating Type:****Central Air:** N**Basement Garage Car #:** 0**Fireplace:** N**Building Description (Out Building and Paving  
Yard Items) :****Extension 1 Dimensions****Finished Living Area:** 0 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 0 Sqft**Finished Basement:** 0 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 0 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 0 Sqft**Deck:** 0 Sqft

**Property Images**

Name:S0090387001 Desc.C01



[Click here for Larger Image](#)

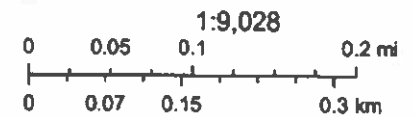


# Richmond Parcel Map



2/29/2024, 4:18:09 PM

 CityBoundary



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