

# AVAILABLE

## 8324 EAGLE DRIVE Mechanicsville, VA 23111 Hanover County



### Exclusive Agent:

**ROBERT PORTER III**  
(804) 521-1455  
rep3@porterinc.com

4801 Radford Avenue | P.O. Box 6482  
Richmond, VA 23230  
www.porterinc.com  
804-353-7994

**PORTER**  
R E A L T Y



### HIGHLIGHTS

- FOR SALE: \$2,950,000
- FOR LEASE: \$12.50/SF NNN
- 17,700 SF on 2.00 AC
- Approximately 1.5 Miles to I-295 and 3.5 Miles to I-64 (Mechanicsville Tpk Exits)
- Fenced-In Outside Storage
- 3-Phase Power
- 9x Drive-In Doors
- 2x 2-Ton Cranes
- M-2 Zoning
- Recent Improvements

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# PROPERTY PHOTOS

8324 Eagle Drive | Mechanicsville, VA 23111

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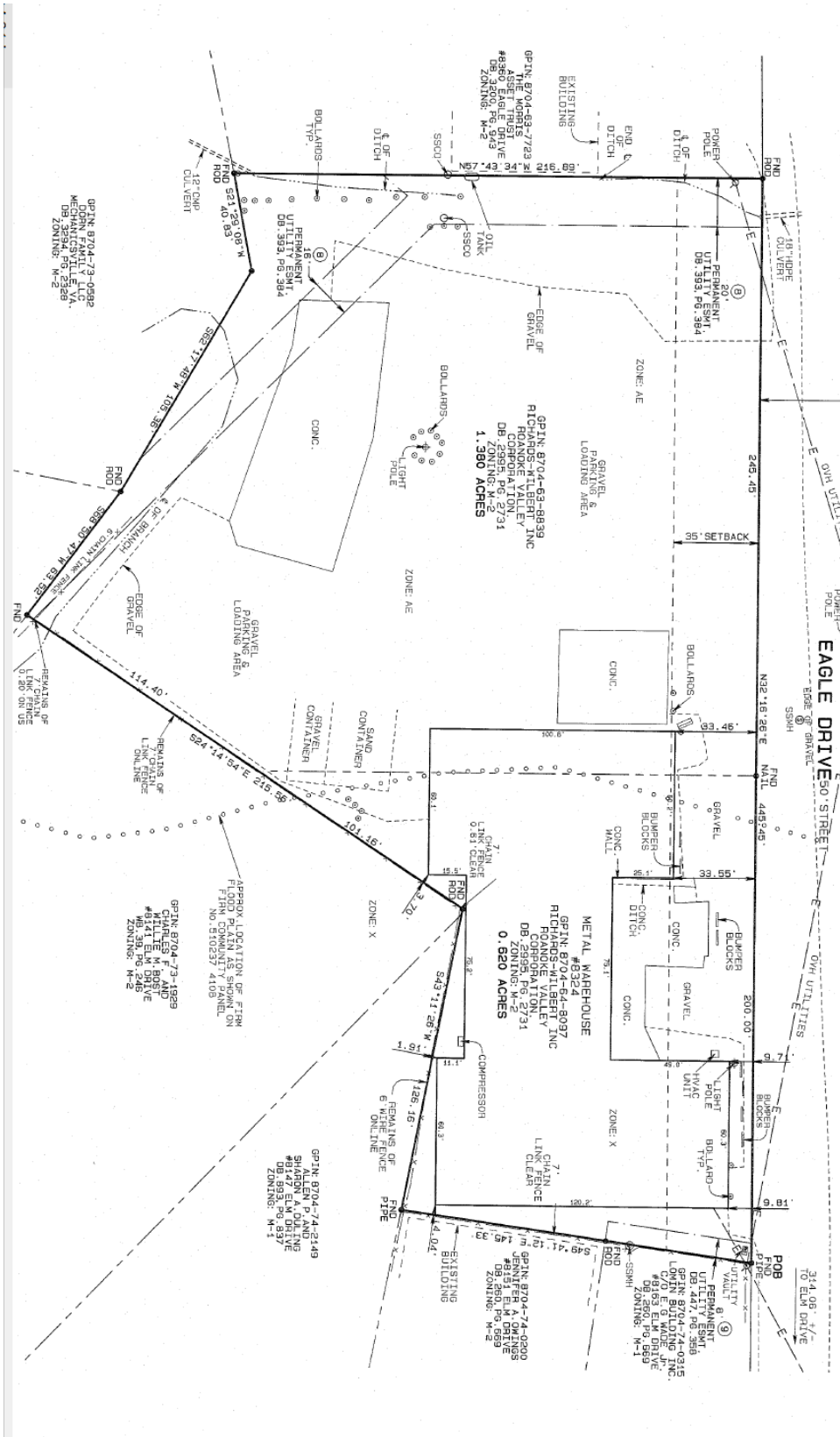
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# PROPERTY SURVEY

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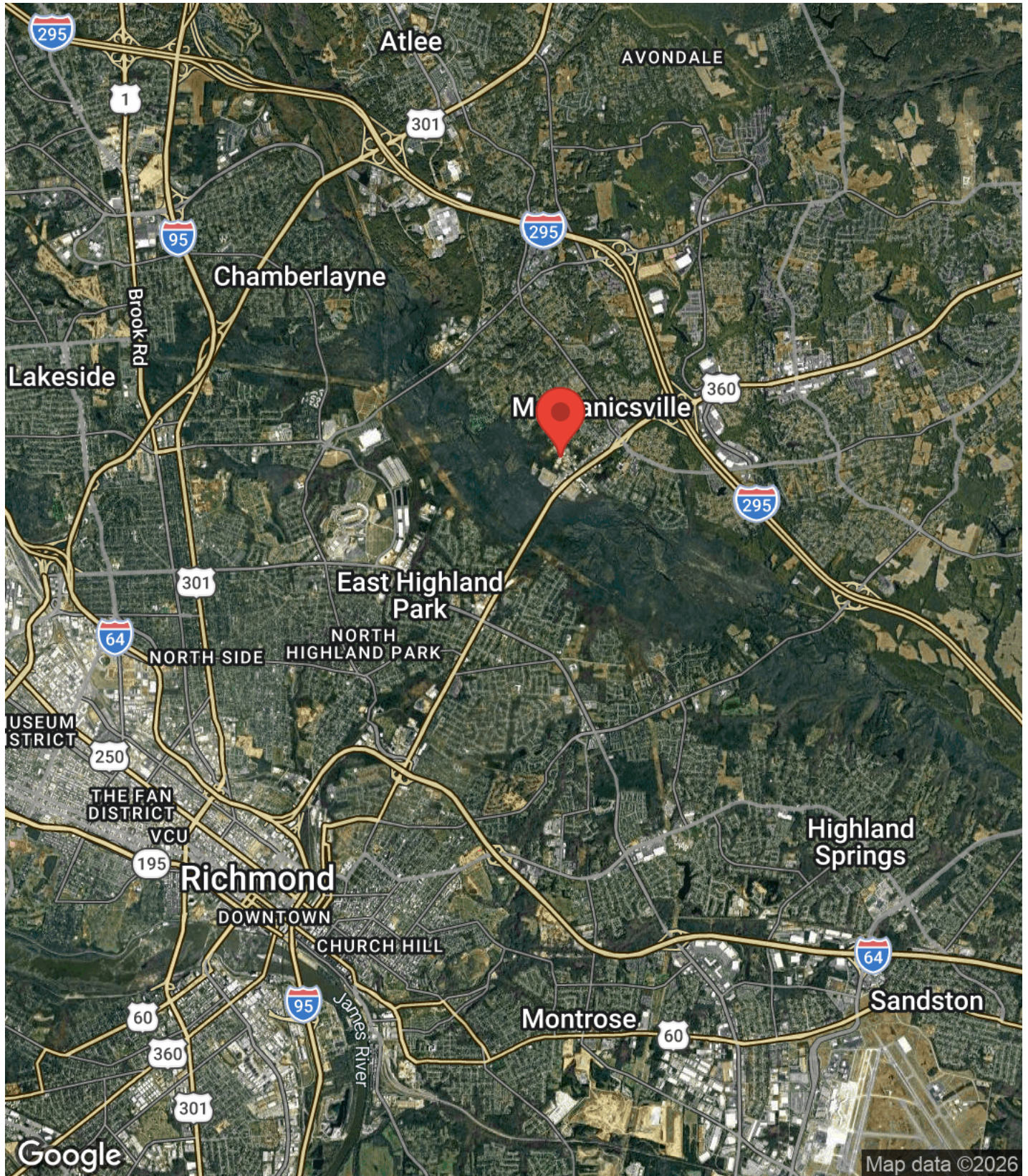
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# REGIONAL MAP

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