



WEST CREEK
COMMERCE CENTER

INDUSTRIAL FOR LEASE

West Creek Commerce Center

**12839 West Creek Parkway
Richmond, Virginia 23838**

±221,231 SF SPEC BUILDING



THALHIMER



WEST CREEK COMMERCE CENTER

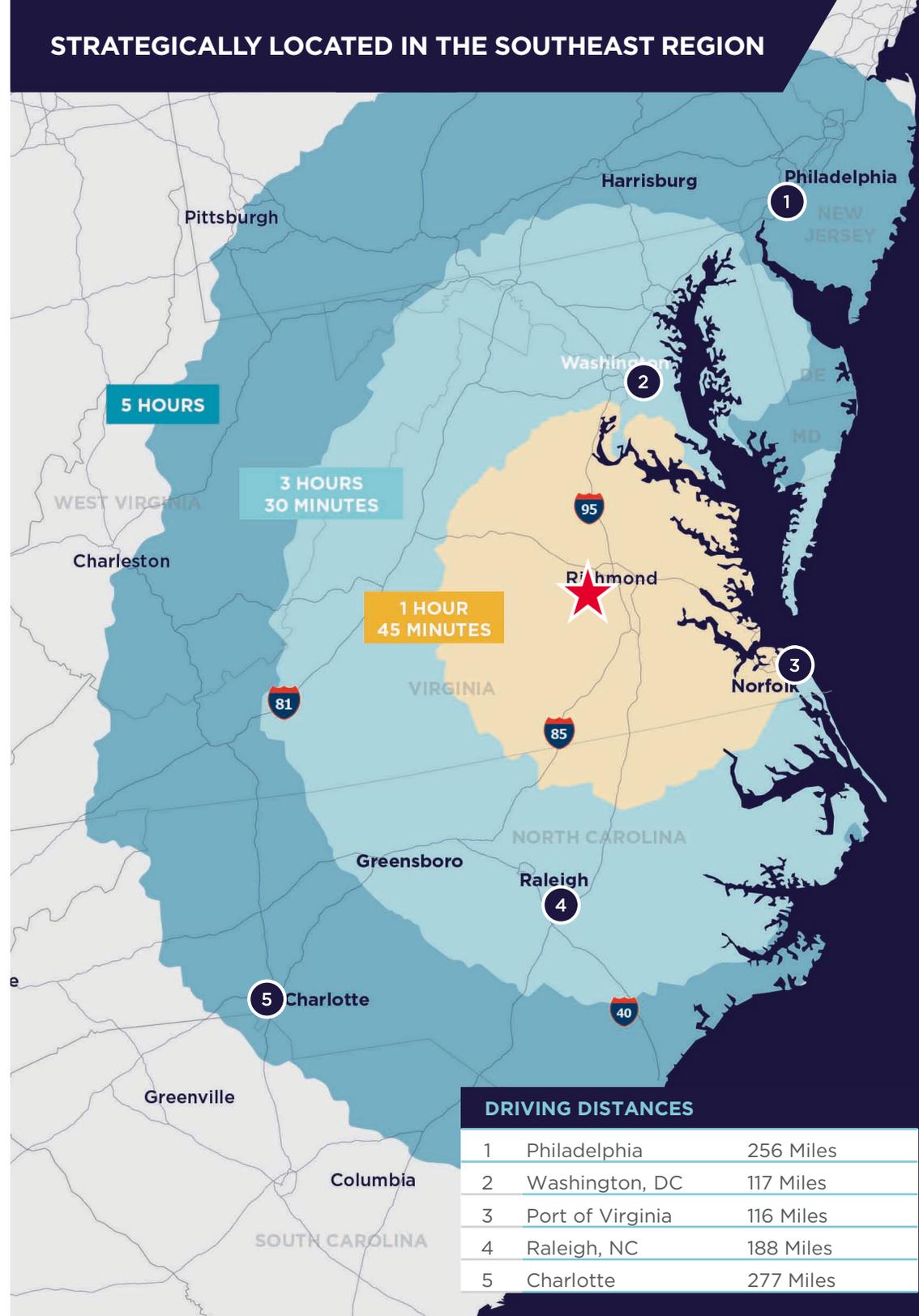
Richmond, VA 23238

PROPERTY FEATURES

- [Construction Has Commenced | Delivery Q4 2026](#)
- Located within West Creek Business Park, a Class A Business Park, with direct access to a full interchange to Route 288
- Goochland County location, business-friendly with a real estate tax rate which is 43% below the Richmond area average
- Great access to I-64 and I-295 interchanges
- M-1 Zoning

BUILDING SIZE	±221,231 SF
AVAILABLE SPACE	±30,000 - 221,231 SF
SITE AREA	±23.18 Acres
OFFICE AREA	1,880 SF Spec office situated on south end of building 2 - Speculative restrooms on north end of building
CLEAR HEIGHT	32'
LOADING	46 - Dock positions with 9'x10' dock doors 8 - Dock positions with 35,000 lb mechanical levelers 2 - 12'x14' drive in doors
AUTO PARKING	±230 spaces
TRAILER PARKING	36 Trailer stalls
COLUMN SPACING	54 x 52'6" (60' speed bay)
ELECTRICAL	3,000 Amp 480/277 electrical service
LIGHTING	LED warehouse lighting to achieve 30 FC @ 36" AFF
SLAB	6" Unreinforced concrete slab, 4,000 PSI
SPRINKLER	ESFR
CLERESTORY WINDOWS	30 Total - 14 (4'x8') and 16 (8'x4')

STRATEGICALLY LOCATED IN THE SOUTHEAST REGION



DRIVING DISTANCES

1	Philadelphia	256 Miles
2	Washington, DC	117 Miles
3	Port of Virginia	116 Miles
4	Raleigh, NC	188 Miles
5	Charlotte	277 Miles

WEST CREEK COMMERCE CENTER

Richmond, VA 23238

SITE PLAN

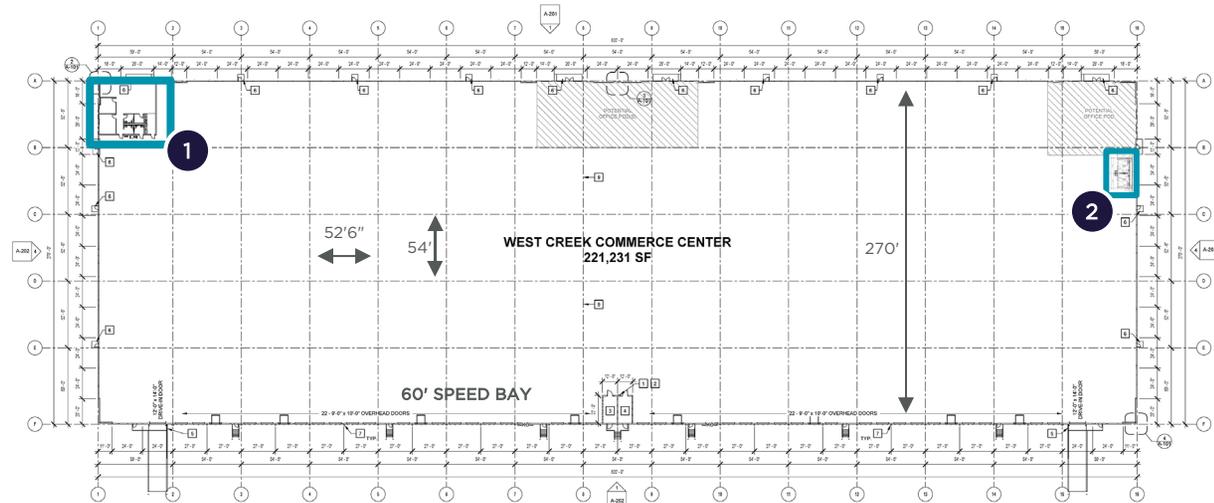
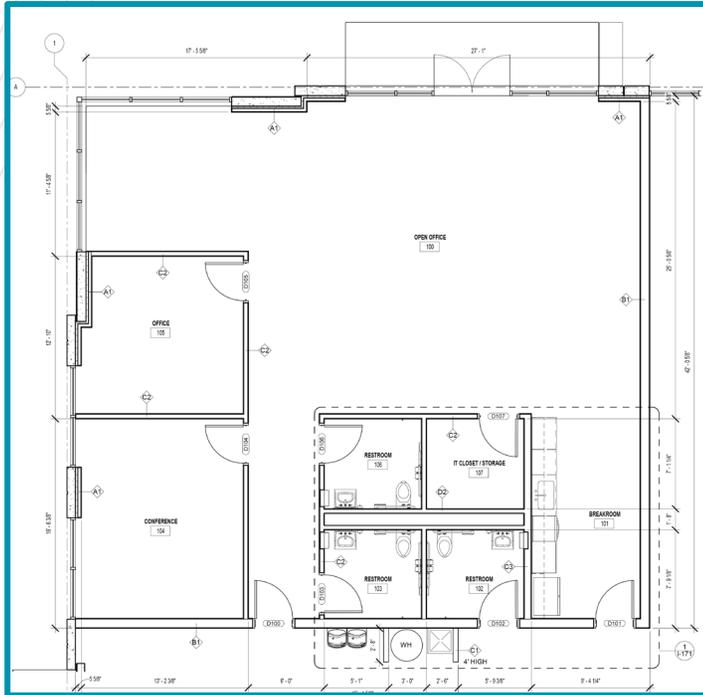


WEST CREEK COMMERCE CENTER

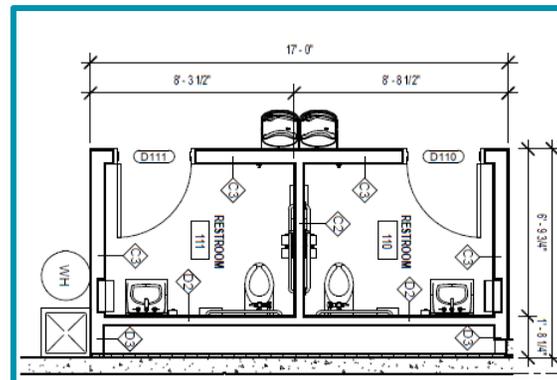
Richmond, VA 23238

PLAN

1 OFFICE



2 SPEC RESTROOMS

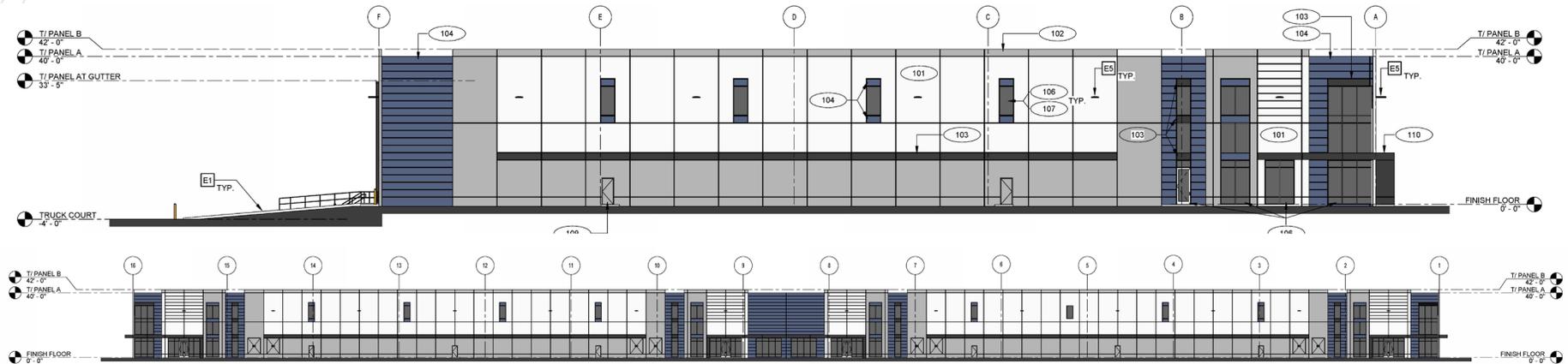


WEST CREEK COMMERCE CENTER

Richmond, VA 23238

ELEVATIONS

NORTH



SOUTH



WEST CREEK COMMERCE CENTER

LOCATION & DEMOGRAPHICS

(20-Mile Radius)

A DRIVING WORKFORCE



POPULATION (2025)

1,059,705



AVERAGE HOUSEHOLD INCOME

\$126,275



TOTAL BUSINESSES

34,733+



LABOR FORCE POPULATION

561,040



UNEMPLOYMENT RATE

3.3%



EDUCATION ATTAINMENT

HIGH SCHOOL	18.7%
ASSOC DEGREE	7.8%
BACH. DEGREE	28.5%
GRAD. DEGREE	18.4%

DRIVING DISTANCES

1	Route 288	0.25 Miles
2	I-64	4.5 Miles
3	Short Pump Area	4.3 Miles
4	I-295	7.0 Miles
5	Richmond Marine Terminal	25 Miles
6	Richmond Intl Airport	28 Miles





FOR MORE INFORMATION, CONTACT:

GRAHAM STONEBURNER, SIOR
 Executive Vice President
 804 344 7159
 graham.stoneburner@thalhimer.com

CRAIG DOUGLAS
 Senior Associate
 804 344 7153
 craig.douglas@thalhimer.com

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

