



I-64 INDUSTRIAL

Conceptual Rendering

NOW PRE-LEASING

**1514 & 1519 ED ALLEN LANE
GOOCHLAND, VIRGINIA 23129**



THALHIMER

1514 & 1519 ED ALLEN LN

Property Highlights



NEW I-64 Industrial Park off I-64 (10-miles to Short Pump)



NOW UNDER CONSTRUCTION

Lot #4

- 12,000 SF pre-engineered metal industrial building with $\pm$ 20% office space
- Three **drive-through** bays with 14' doors
- 2.25 AC IOS yard, fenced, graveled and lit
- IOS yard expandable (5.47 AC total)
- Ceiling clear 18' at eaves, 20' on center
- 24 striped parking spaces

Lot #12

- 12,000 SF pre-engineered metal industrial building with $\pm$ 20% office space
- Three drive-in doors, 14' clear
- 1.4 AC IOS yard, fenced, graveled, and lit
- Ceiling clear 18' at eaves, 20' on center
- 20 striped parking spaces



Zoned M-2 (heavy industrial) allowing for a wide variety of industrial uses



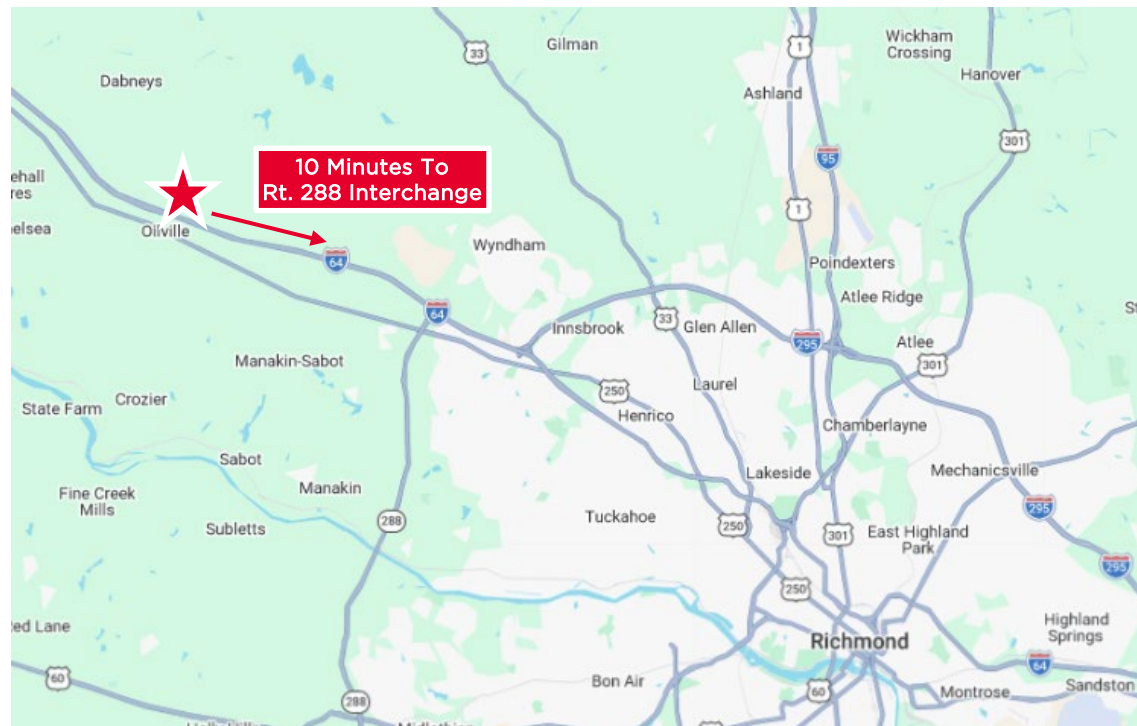
Three-Phase Power Available



Q1 2028 Delivery



Conceptual Rendering



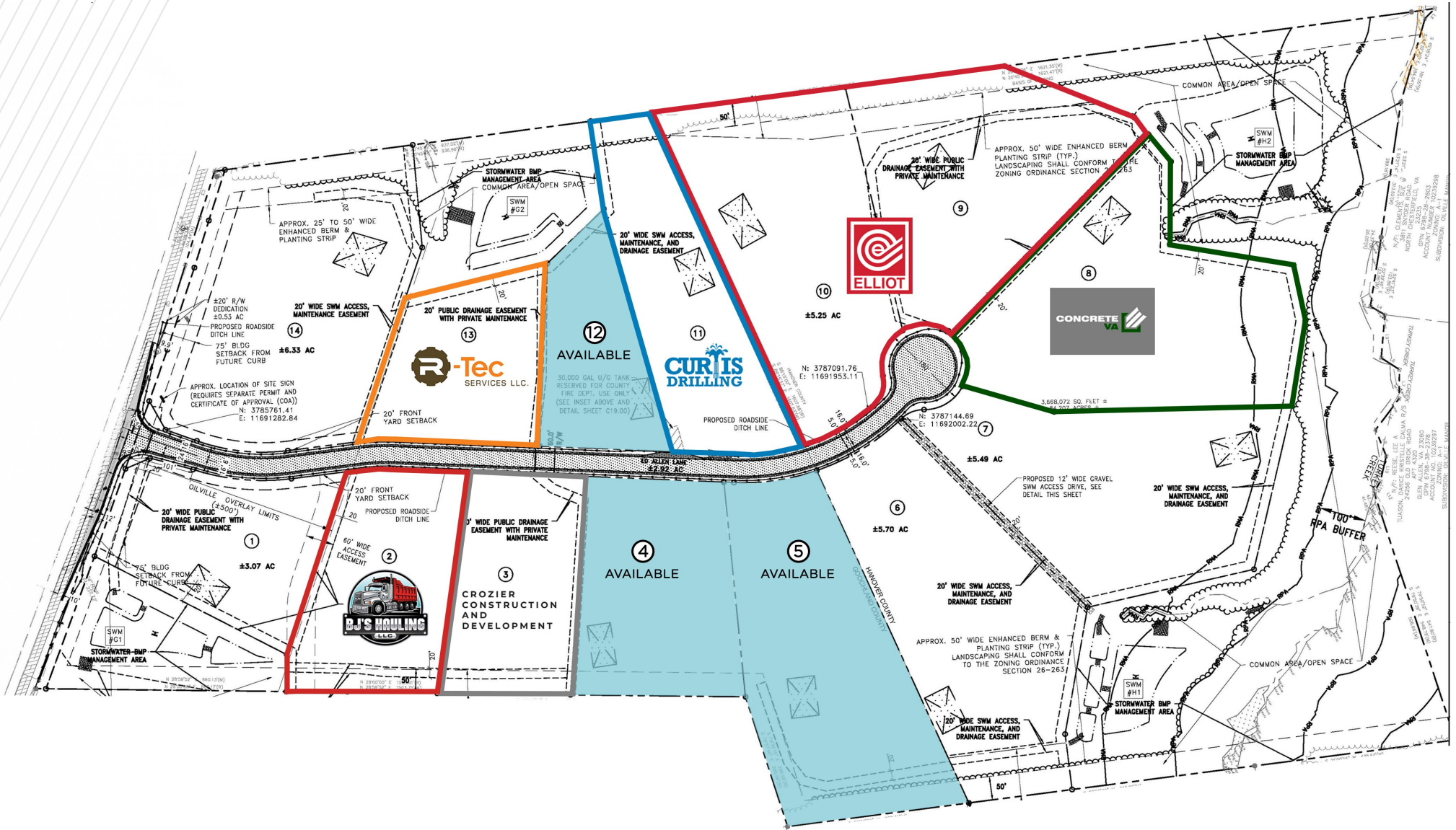
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Conceptual Renderings



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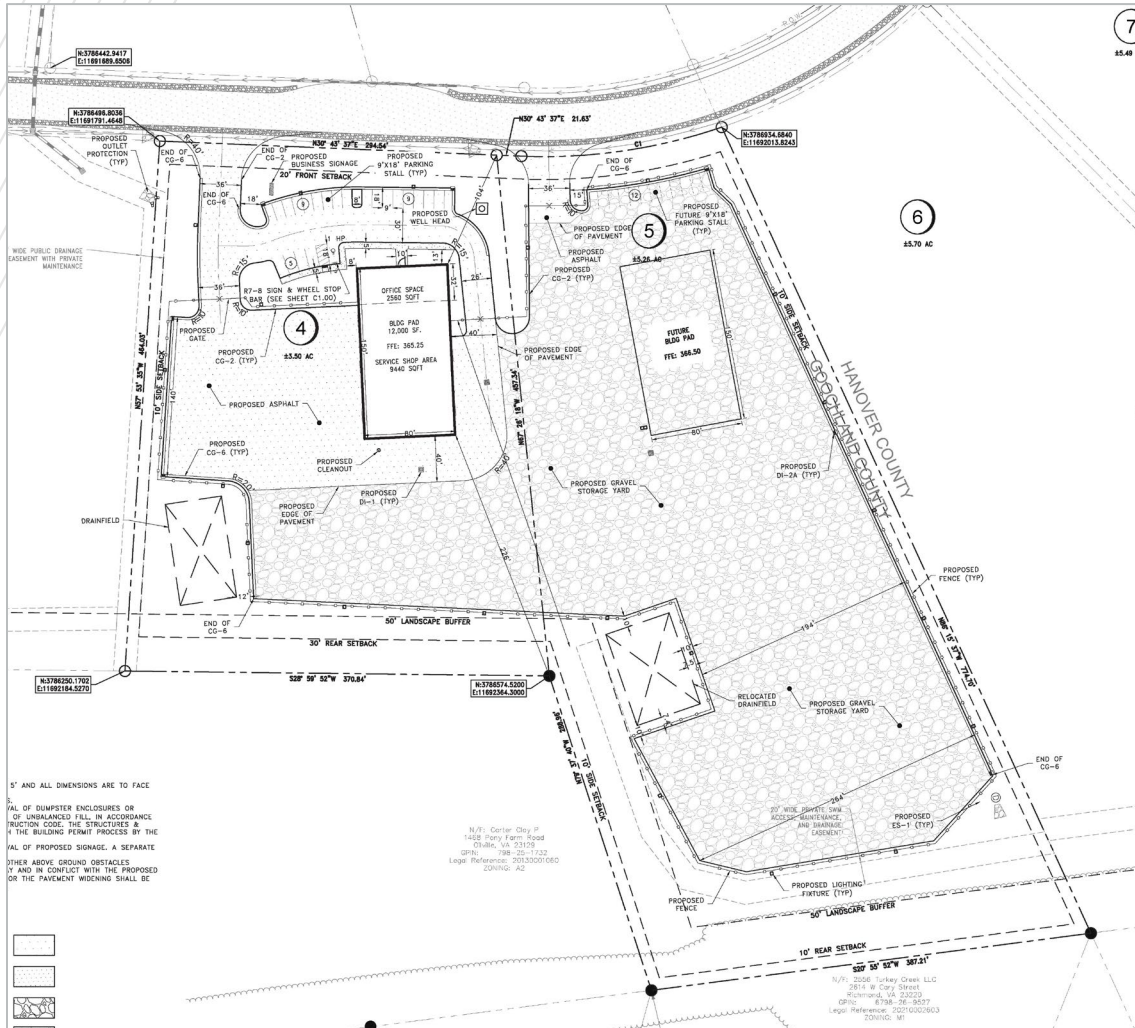
Site Plan



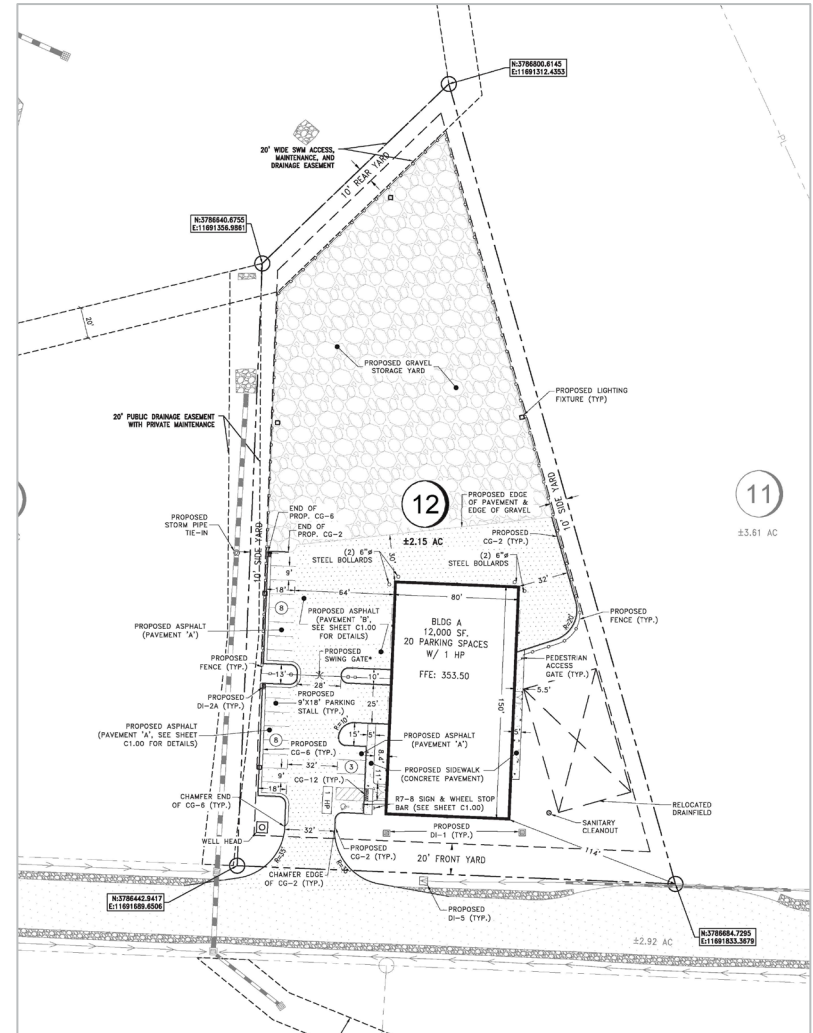
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Site Plans

Lots 4 & 5



Lot 12





**FOR MORE INFORMATION
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