



Colliers

Rare centrally located IOS opportunity

3 Sites currently under development

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Property Overview

Mechanicsville Tpke,
Richmond, VA

- 3 Sites currently under development
 - Site 1 – 6.12 AC
 - Site 2 – 4.73 AC
 - Site 3 – 4.28 AC
- Flexible building sizes offered (10,000 SF – 40,000 SF)
 - 20' clear at the eaves, 25' clear at the center
 - Clear span building
 - Multiple 16' drive thru grade doors
 - Opportunity for pitted dock loading
 - 6" slab
 - ESFR sprinkler
- Site plan approved
- M-2 Zoning to allow for multiple uses for outdoor storage
- Each site to be fenced, graveled and lit
- Build to suit office
- 0.5 miles from I-64, exit 192



Up to 40,000 SF building



Mechanicsville Tpke, Richmond, VA



10k SF
building

20k SF
building

40k SF
building

360

Mechanicsville Tpke

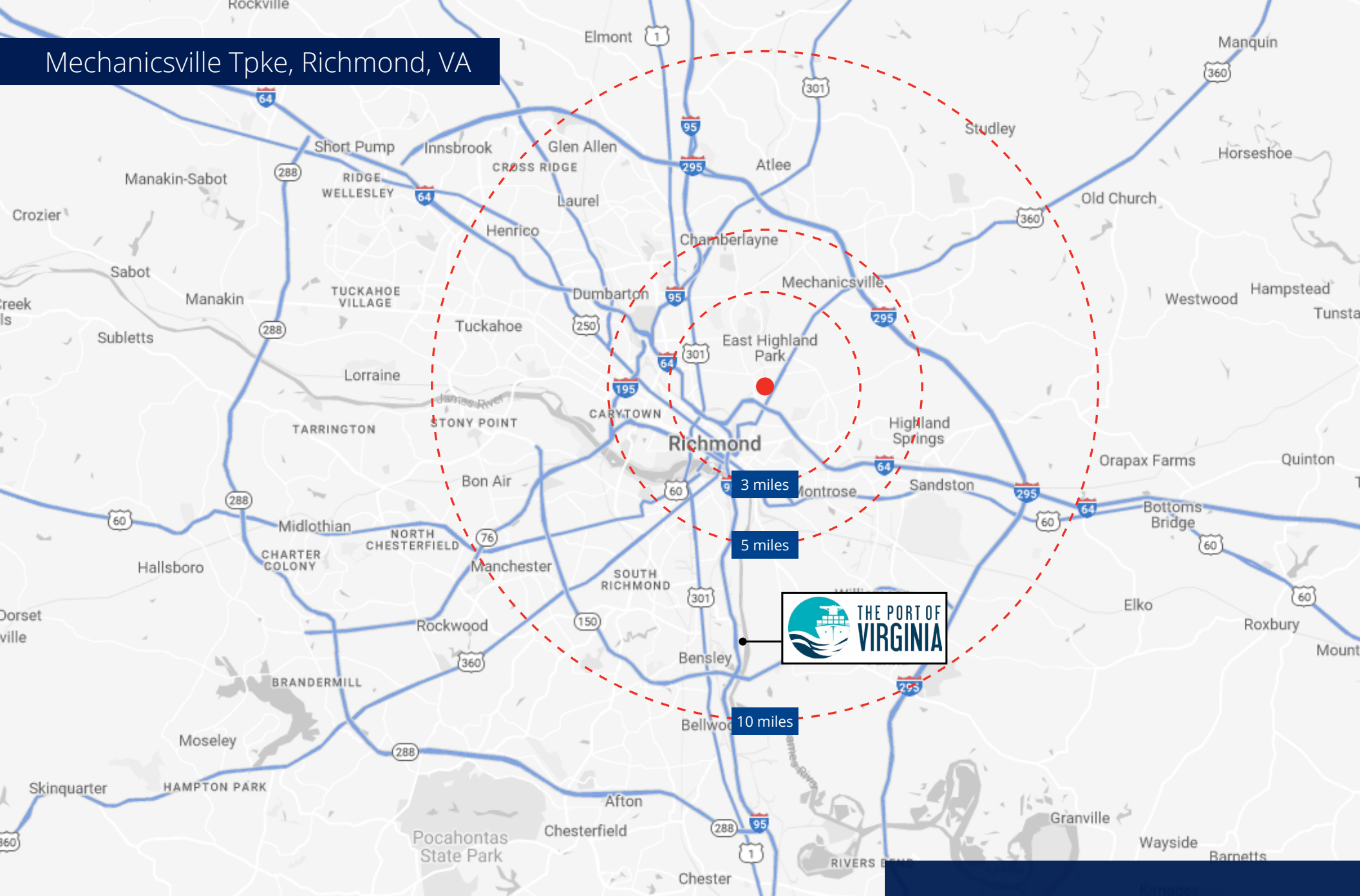
Exit 192

INTERSTATE
64

360

INTERSTATE
64

Mechanicsville Tpke, Richmond, VA



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