



Colliers

Accelerating success.

FOR LEASE

8575 Magellan Pkwy.,
Richmond, VA 23227

Direct access to I-95, Rt 1, I-295 and Route 301

51,800 SF single story building available

- Professionally managed
- Flex R&D building
- 155 parking spaces
- Proximity to Virginia Center Commons redevelopment
- M-1 zoning
- Subdividable
- 10' 9" ceiling height
- Warehouse clear 18'
- Seven (7) dock height (10'x12') and eight (8) drive-in loading (8'x4') doors
- Two (2) oversized drive-ins
- Conditioned warehouse
- 3 sets of bathrooms
- 2 generators

CONTACT US

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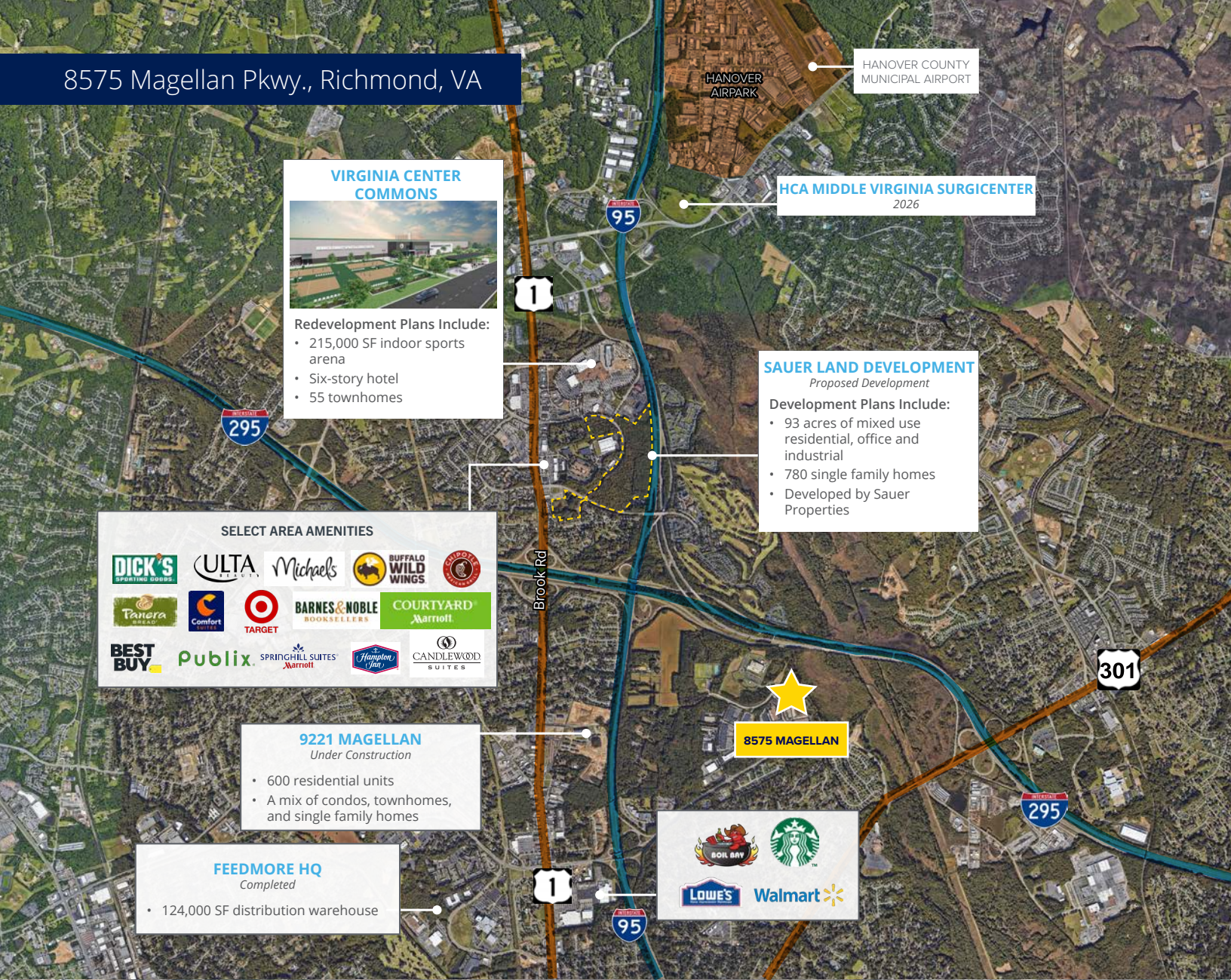
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2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500

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HANOVER COUNTY MUNICIPAL AIRPORT

HANOVER AIRPARK

VIRGINIA CENTER COMMONS



Redevelopment Plans Include:

- 215,000 SF indoor sports arena
- Six-story hotel
- 55 townhomes

HCA MIDDLE VIRGINIA SURGICENTER
2026

SAUER LAND DEVELOPMENT

Proposed Development

Development Plans Include:

- 93 acres of mixed use residential, office and industrial
- 780 single family homes
- Developed by Sauer Properties

SELECT AREA AMENITIES



9221 MAGELLAN

Under Construction

- 600 residential units
- A mix of condos, townhomes, and single family homes

FEEDMORE HQ

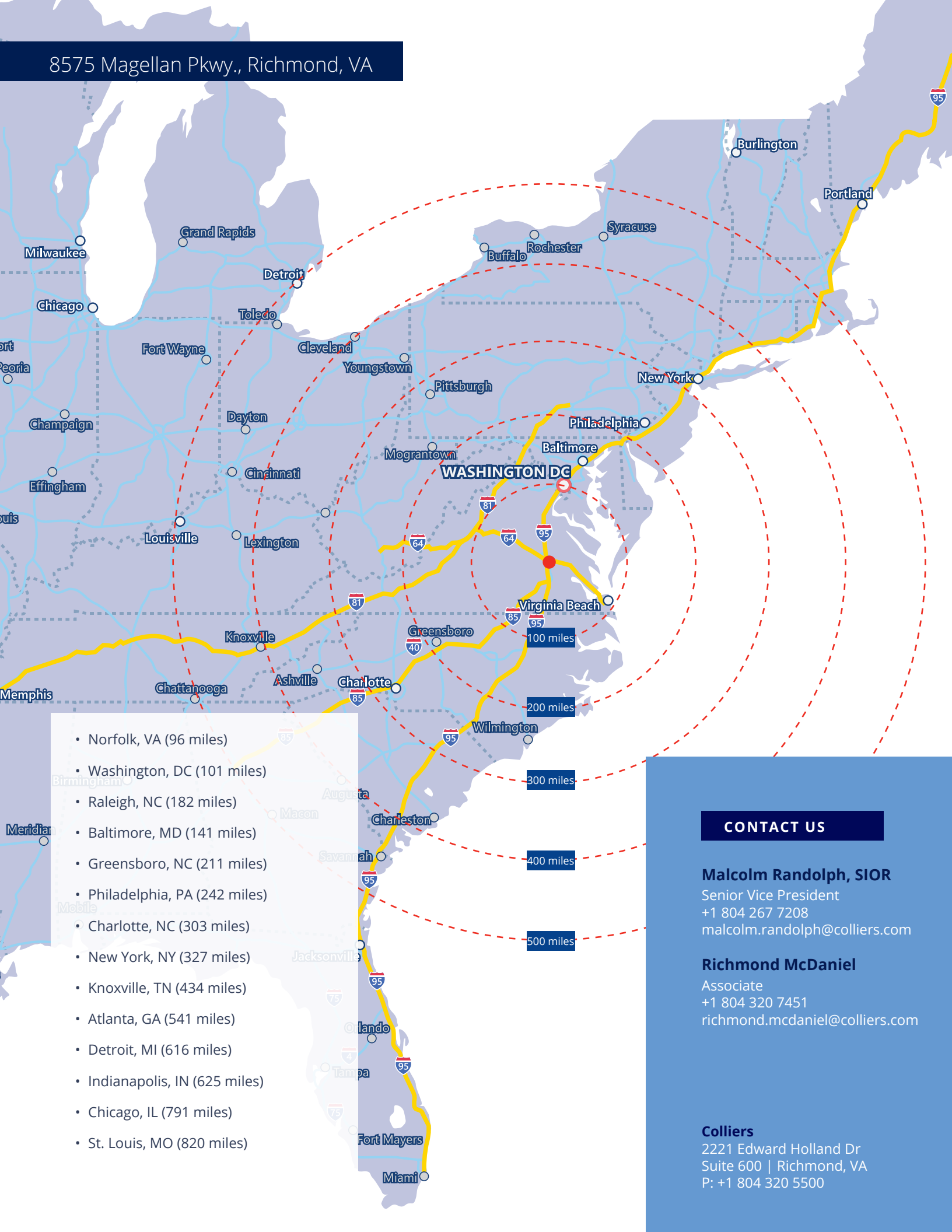
Completed

- 124,000 SF distribution warehouse

8575 MAGELLAN



8575 Magellan Pkwy., Richmond, VA



- Norfolk, VA (96 miles)
- Washington, DC (101 miles)
- Raleigh, NC (182 miles)
- Baltimore, MD (141 miles)
- Greensboro, NC (211 miles)
- Philadelphia, PA (242 miles)
- Charlotte, NC (303 miles)
- New York, NY (327 miles)
- Knoxville, TN (434 miles)
- Atlanta, GA (541 miles)
- Detroit, MI (616 miles)
- Indianapolis, IN (625 miles)
- Chicago, IL (791 miles)
- St. Louis, MO (820 miles)

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