

FOR SUBLEASE

Atlee Station Logistics Center

8440 Times Dispatch Boulevard, Mechanicsville, VA 23116



27,000 SF AVAILABLE

AVAILABLE
IMMEDIATELY

For additional information, please contact:

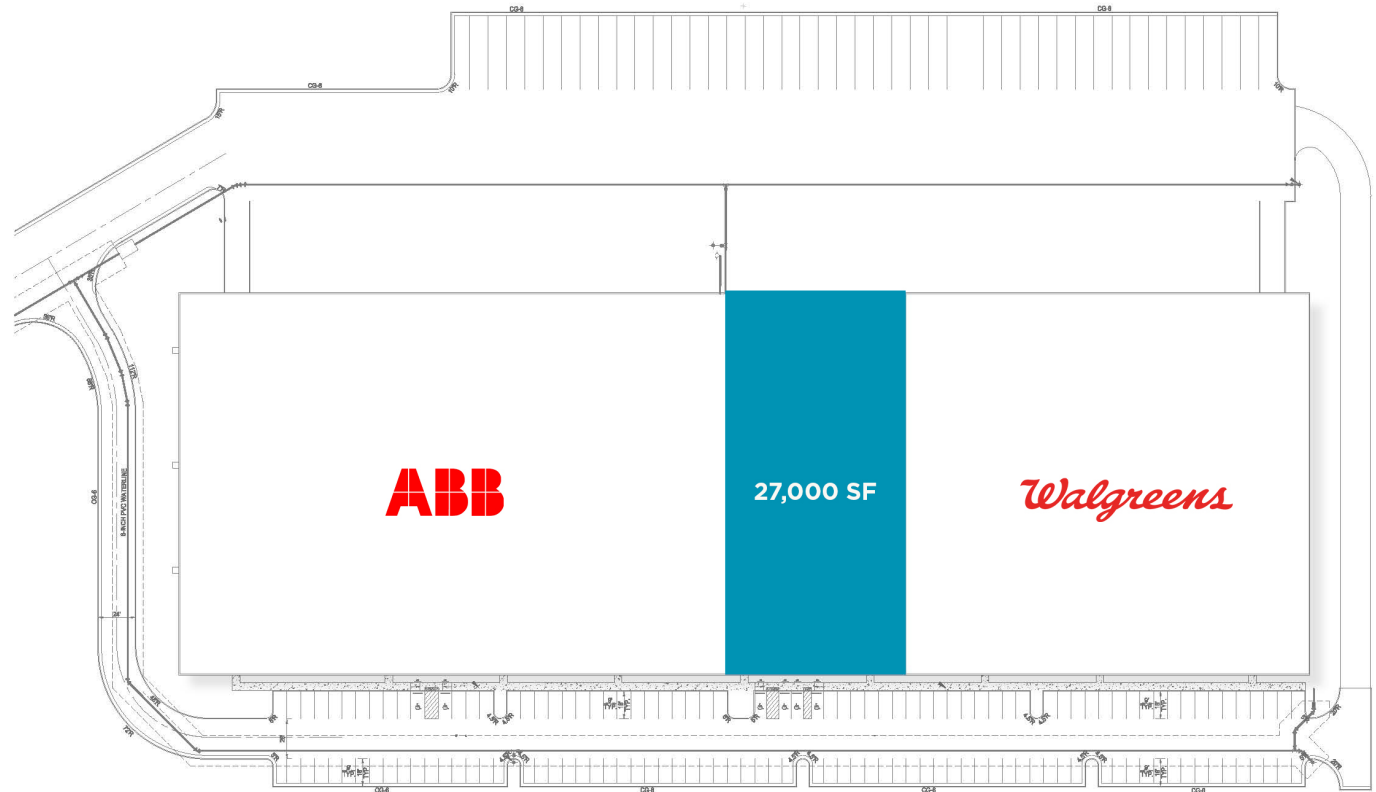
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Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | www.thalhimer.com

PROPERTY HIGHLIGHTS

- **AVAILABLE** 27,000 SF (Building total 185,000 SF)
- **ASKING RATE** \$9.75/SF, NNN
Sublease through August 31, 2033
Two, 5-year renewal options
- **LOADING** Six (6) loading docks;
three (3) equipped with pit dock
levelers; one (1) 12' x 14' knock-out
for drive-in
- **CEILING HEIGHT** 30' Clear
- **SPRINKLER** ESFR
- **COLUMN SPACING** 54' X 47'.5"
- **PARKING** Trailer/Truck parking
available
- **ZONING**
M-1
- **NEW CONSTRUCTION** 2022



PROPERTY PHOTOGRAPHS



SPACE PHOTOGRAPHS



PROPERTY REGIONAL LOCATION



RUTLAND

Kroger Marketplace, Chick-fil-A, Wawa, Louisiana Kitchen, Starbucks, DUNKIN', Jersey Mikes SUBS, the Y, CHIPOTLE MEXICAN GRILL, HCA Va Hanover Emergency Center, Bojangles, Walgreens, SUBWAY

Hanover Exit 41

VDOT

Richmond Times-Dispatch

Carter CAT

SUPERVALU

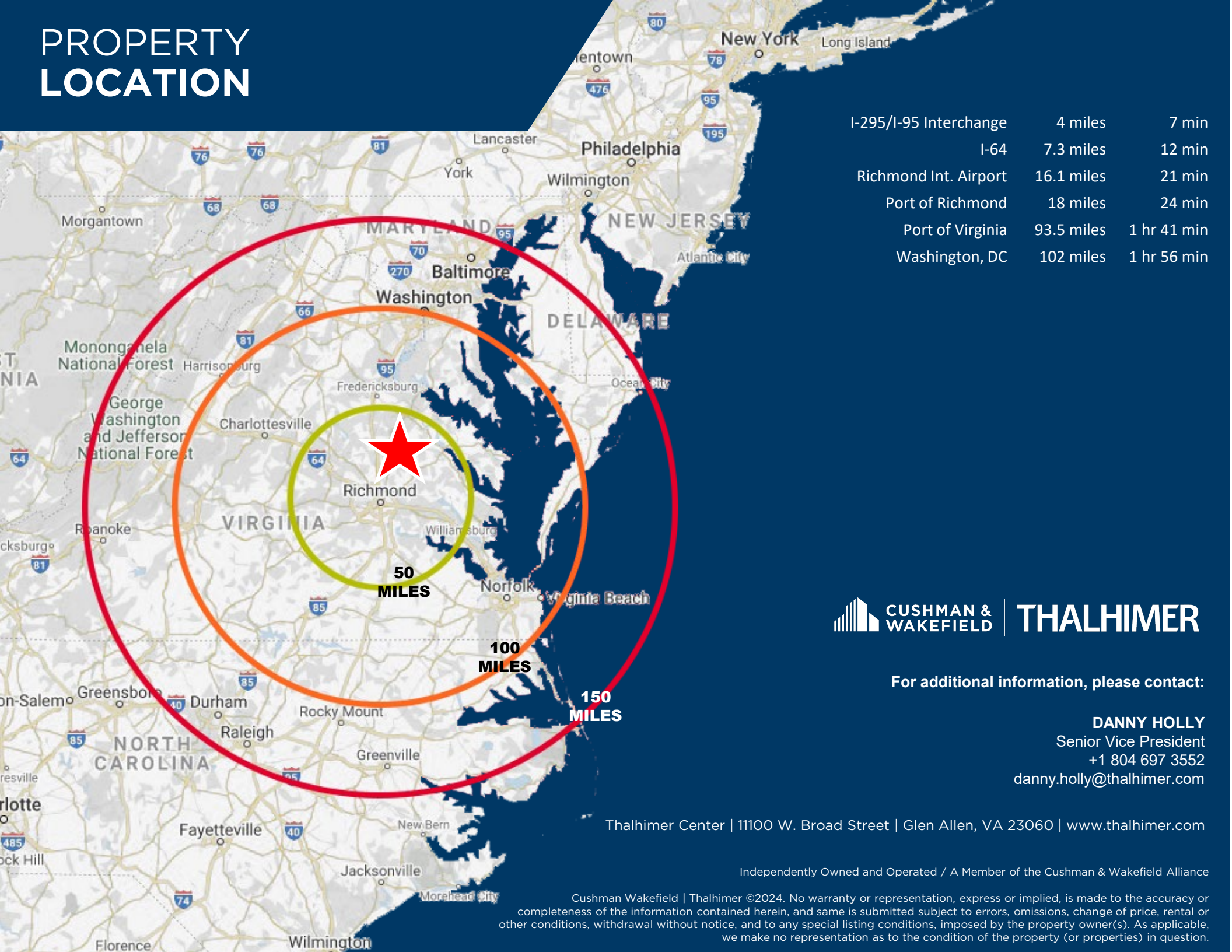
Atlee Station Logistics Center



PROPERTY LOCATION



PROPERTY LOCATION



I-295/I-95 Interchange	4 miles	7 min
I-64	7.3 miles	12 min
Richmond Int. Airport	16.1 miles	21 min
Port of Richmond	18 miles	24 min
Port of Virginia	93.5 miles	1 hr 41 min
Washington, DC	102 miles	1 hr 56 min



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