

±221,231 SF SPEC BUILDING



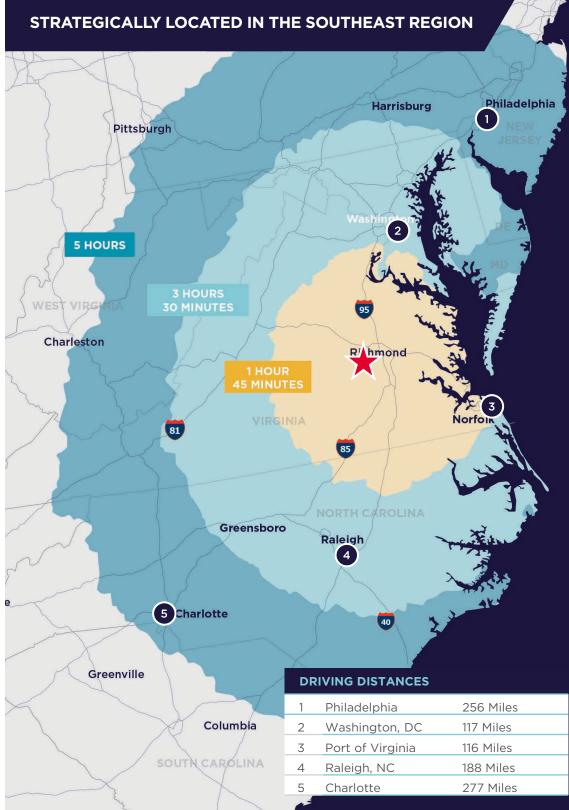


Richmond, VA 23238

PROPERTY FEATURES

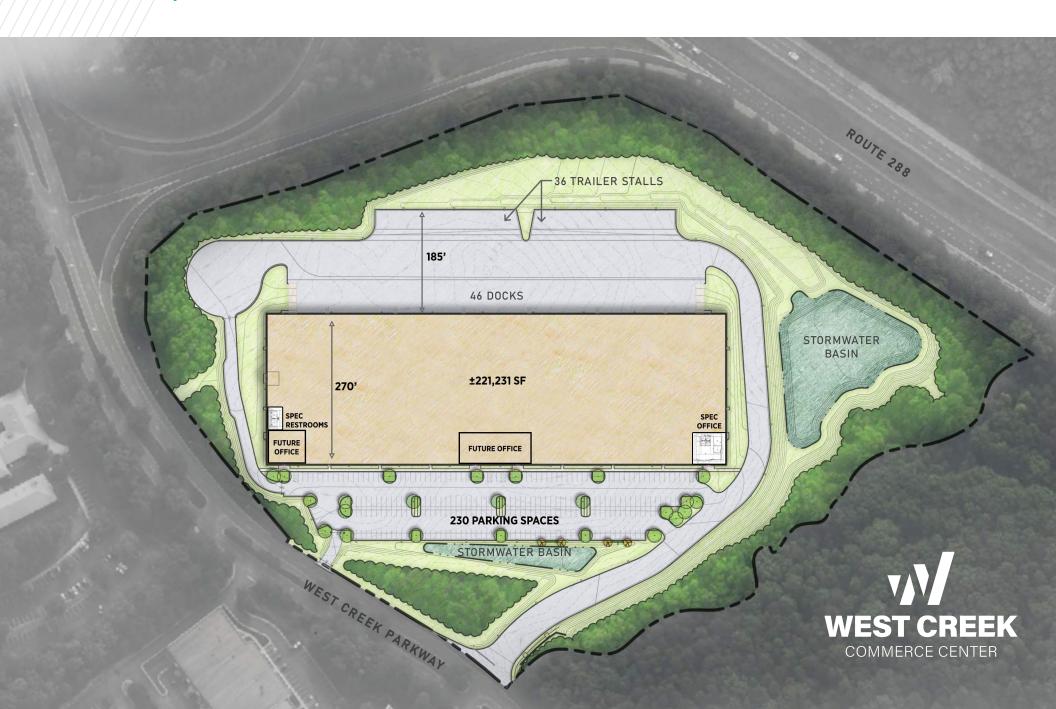
- Construction Has Commenced | Delivery Q4 2026
- Located within West Creek Business Park, a Class A Business Park, with direct access to a full interchange to Route 288
- Goochland County location, business-friendly with a real estate tax rate which is 43% below the Richmond area average
- Great access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

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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	
OTTICE AREA	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')	



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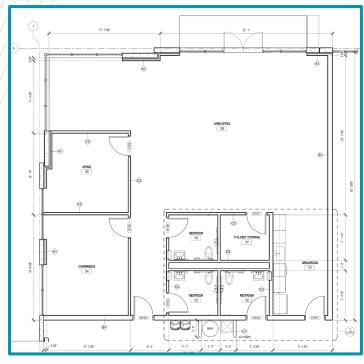
SITE PLAN

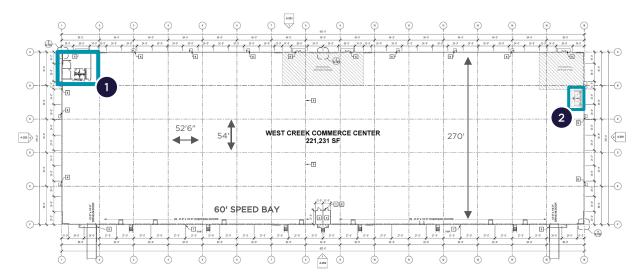


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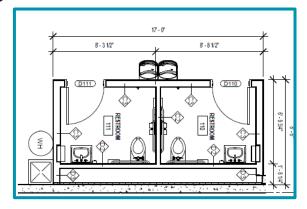
PLAN







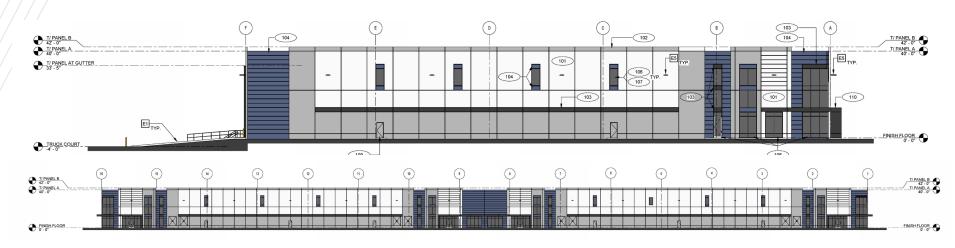
2 SPEC RESTROOMS



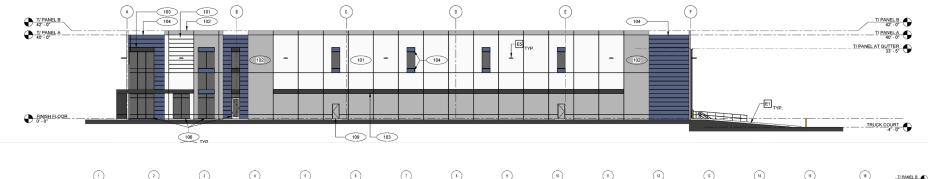
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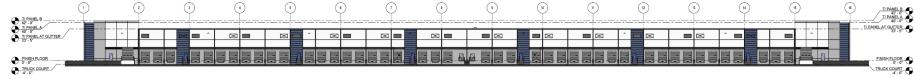
ELEVATIONS

NORTH



SOUTH





LOCATION & DEMOGRAPHICS

(20-Mile Radius)

A DRIVING WORKFORCE



POPULATION (2025)

1,059,705



AVERAGE HOUSEHOLD INCOME

\$126,275



TOTAL BUSINESSESS

34,733+



LABOR FORCE POPULATION

561,040



UNEMPLOYMENT RATE

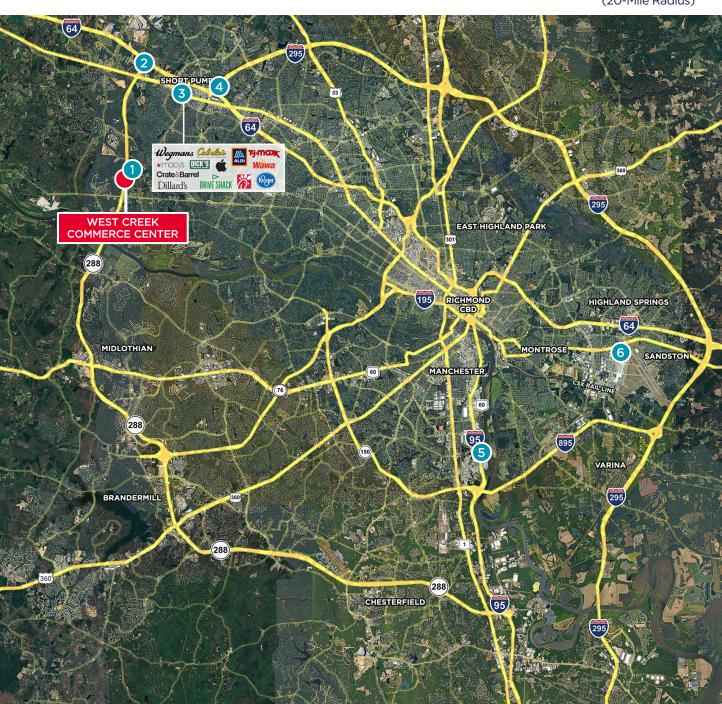
3.3%



EDUCATION ATTAINMENT

HIGH SCHOOL 18.7% ASSOC DEGREE 7.8% BACH. DEGREE 28.5% GRAD. DEGREE 18.45

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





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