



Available For Lease
13264 Mountain Rd
Glen Allen, VA 23059



Property Summary

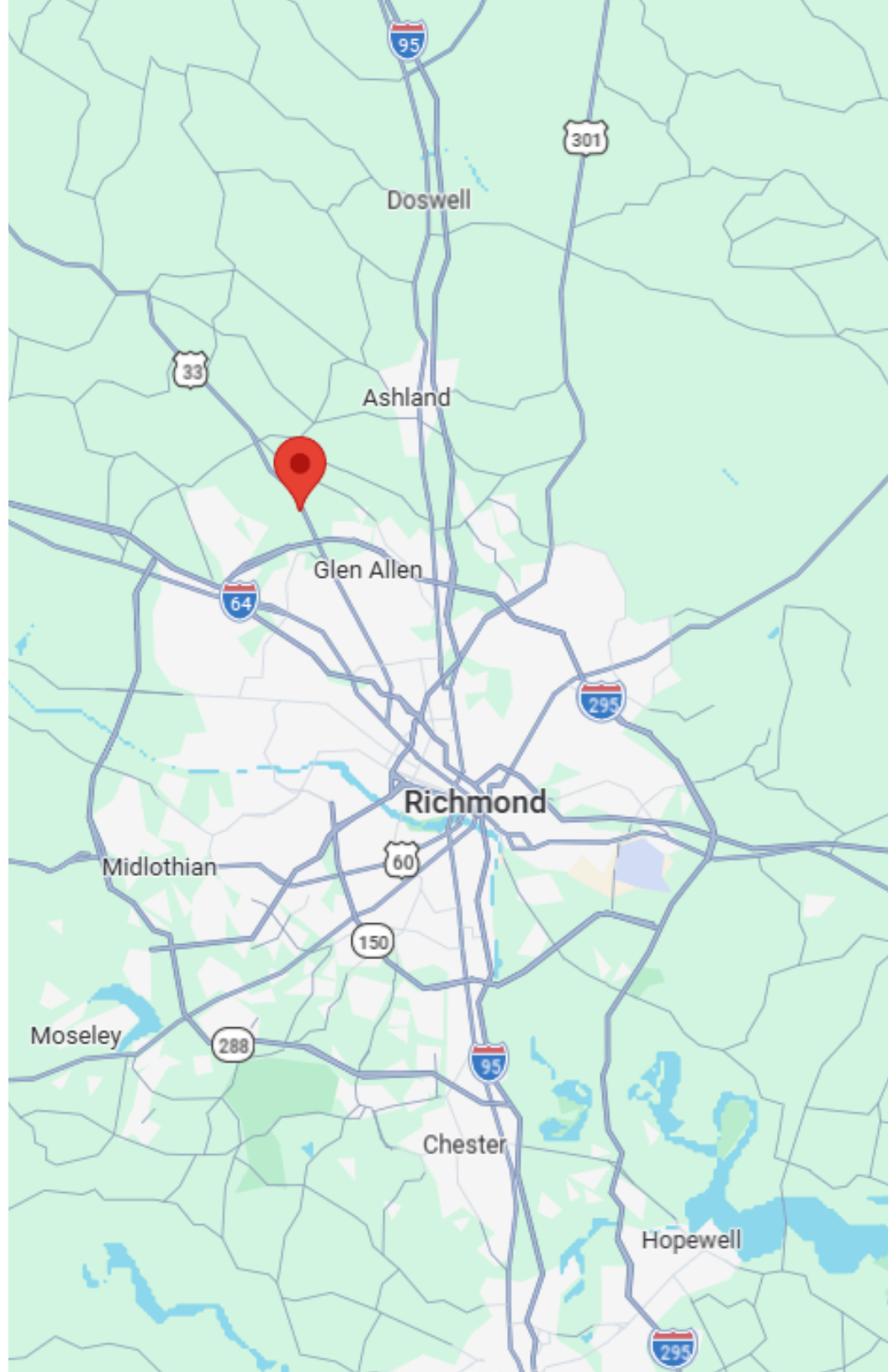
This premier industrial facility in Glen Allen, formerly operated by Tyson Chicken, presents a rare, fully built-out opportunity for food processing, cold storage, distribution, or light manufacturing users. Encompassing 291,500 square feet on 53.18 acres, the property offers significant scale and operational flexibility within one of Central Virginia's most established industrial corridors.

The facility is equipped with robust infrastructure, including 23,000 amps of heavy power (230–500V), existing industrial refrigeration systems, and a highly functional layout designed to support large-scale operations. Featuring an impressive 45-foot clear height, the building allows for high-density racking and efficient vertical storage. Loading is supported by 12 dock doors (3 with levelers) and 1 drive-in door, providing streamlined logistics and distribution capabilities. Up to 20,000 square feet of office space can be built to suit, offering flexibility for administrative or support functions.

Strategically positioned just minutes from I-95, I-295, and Route 1, the property provides direct access to the greater Richmond metro area, the Port of Virginia, and major East Coast distribution corridors. With expansive acreage for parking, trailer storage, or future expansion, this Glen Allen asset combines scale, power, infrastructure, and premier highway connectivity—making it an exceptional platform for operational growth and long-term value creation.

PROPERTY SUMMARY

| | |
|----------------------|---|
| Address | 13264 Mountain Rd, Glen Allen, VA 23059 |
| Type | For Lease |
| Total SF | 291,500 |
| Acreage | 53.18 |
| Year Built/Renovated | 1965 |
| Dock Doors | 12 |
| Drive-ins | 1 |
| Clear Height | 45' |
| Zoning | Light Industrial |



Property Photos



Property Photos



Prime Industrial Location - Glen Allen, VA

Glen Allen is a premier industrial submarket just north of Richmond, offering immediate access to I-95, I-295, and Route 288 —providing seamless connectivity throughout the Mid-Atlantic and along the East Coast corridor. This strategic location allows tenants to reach major population centers from Washington, D.C. to the Carolinas within a single-day drive. With a strong regional workforce, business-friendly environment, and proximity to Richmond International Airport and the Port of Virginia, Glen Allen continues to attract logistics, distribution, and manufacturing users. The area's established industrial parks and modern infrastructure make it an ideal setting for companies looking to operate efficiently and scale for long-term growth.

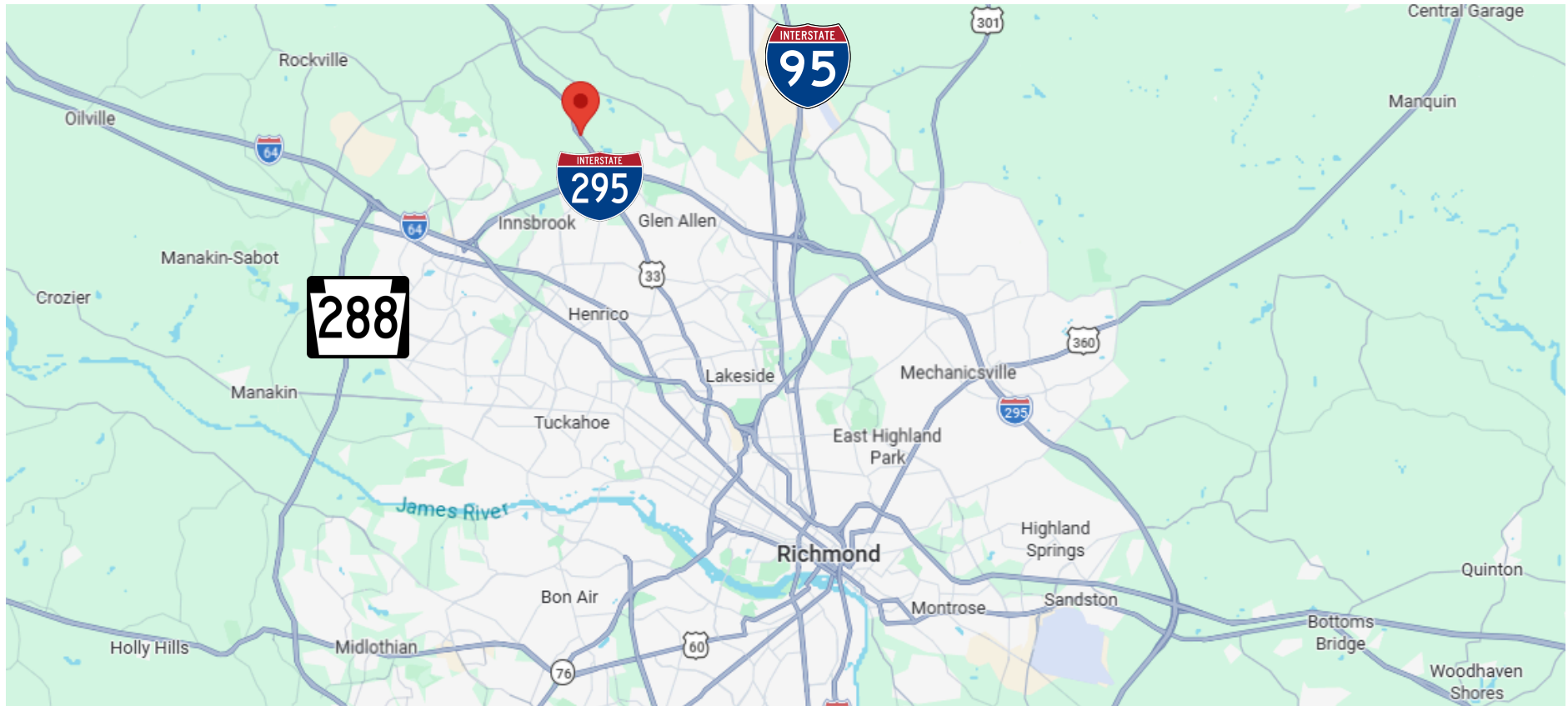
Distance

Richmond, VA - 17 Miles

I-95 - 7 Miles

I-295 - 1.1 Miles

Route 288 - 7.8 Miles





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