

FOR SUBLEASE

# Atlee Station Logistics Center

8440 TIMES DISPATCH BOULEVARD, MECHANICSVILLE, VA 23116



 CUSHMAN & WAKEFIELD | **THALHIMER**

**27,000 SF AVAILABLE**

**AVAILABLE  
IMMEDIATELY**

# 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

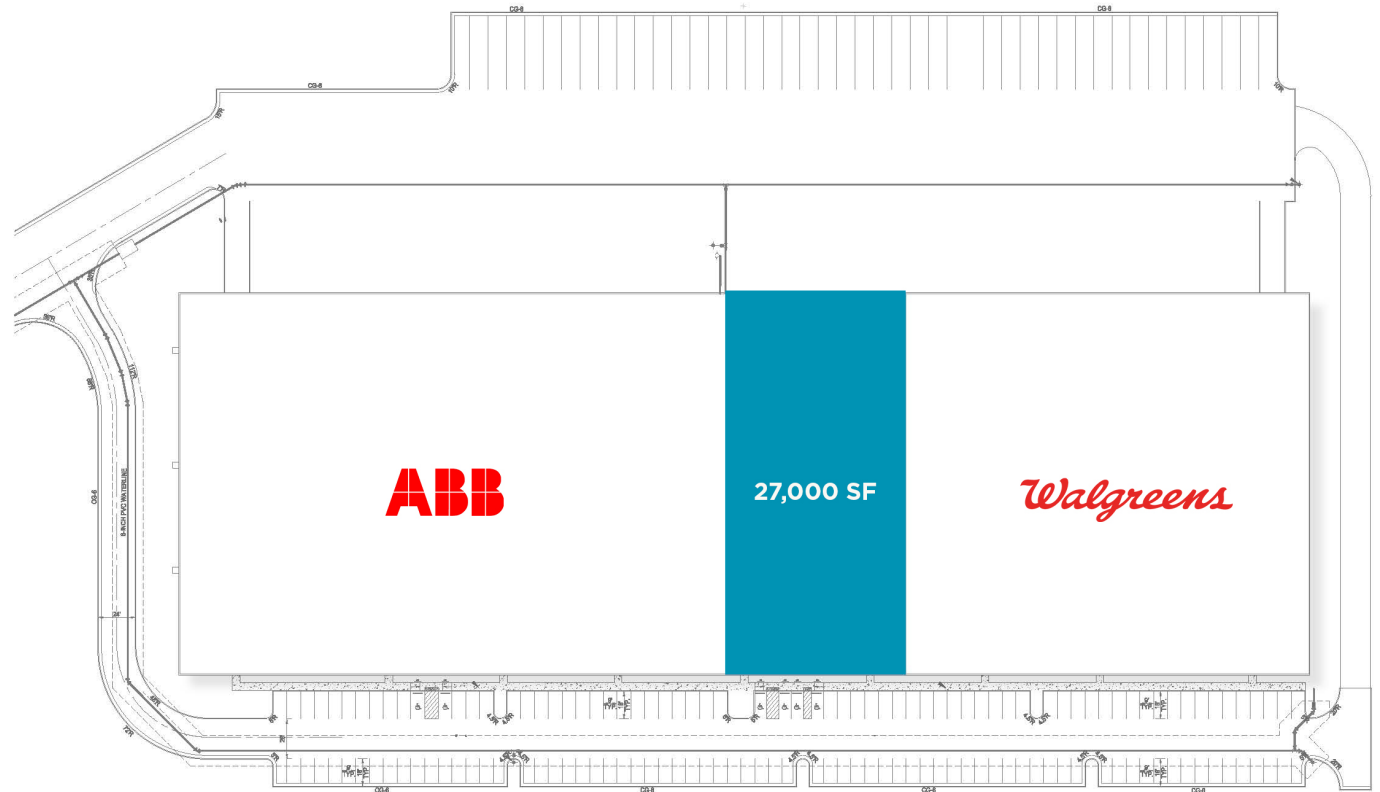
**COLUMN SPACING** 54' X 47'.5"

**PARKING** Trailer/Truck parking  
available

**ZONING**

M-1

**NEW CONSTRUCTION** 2022



# PROPERTY PHOTOGRAPHS



# SPACE PHOTOGRAPHS



# 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  
A Campus of Hanover Doctors' Hospital - An HCA Affiliate  
Bojangles  
Walgreens  
SUBWAY

# 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



For additional information, please contact:

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