



Estimated Q1 2025 Delivery of Yard



Rare centrally located IOS opportunity

3 Sites currently under development. Site clearing in process; earthwork to begin Q4 2024

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Property Overview

Mechanicsville Tpke,
Richmond, VA

- 3 Sites currently under development. Site clearing in process; earthwork to begin Q4 2024
 - Site 1 – 6.12 AC
 - Site 2 – 4.73 AC
 - Site 3 – 4.28 AC
- Flexible building sizes offered (10,000 SF – 40,000 SF)
 - 20' clear at the eaves, 25' clear at the center
 - Clear span building
 - Multiple 16' drive thru grade doors
 - Opportunity for pitted dock loading
 - 6" slab
 - ESFR sprinkler
- Site plan approved
- M-2 Zoning to allow for multiple uses for outdoor storage
- Each site to be fenced, graveled and lit
- Build to suit office
- 0.5 miles from I-64, exit 192



Up to 40,000 SF building



Mechanicsville Tpke, Richmond, VA

Site work to commence Q4 2024



10k SF building

20k SF building

40k SF building

360

Mechanicsville Tpke

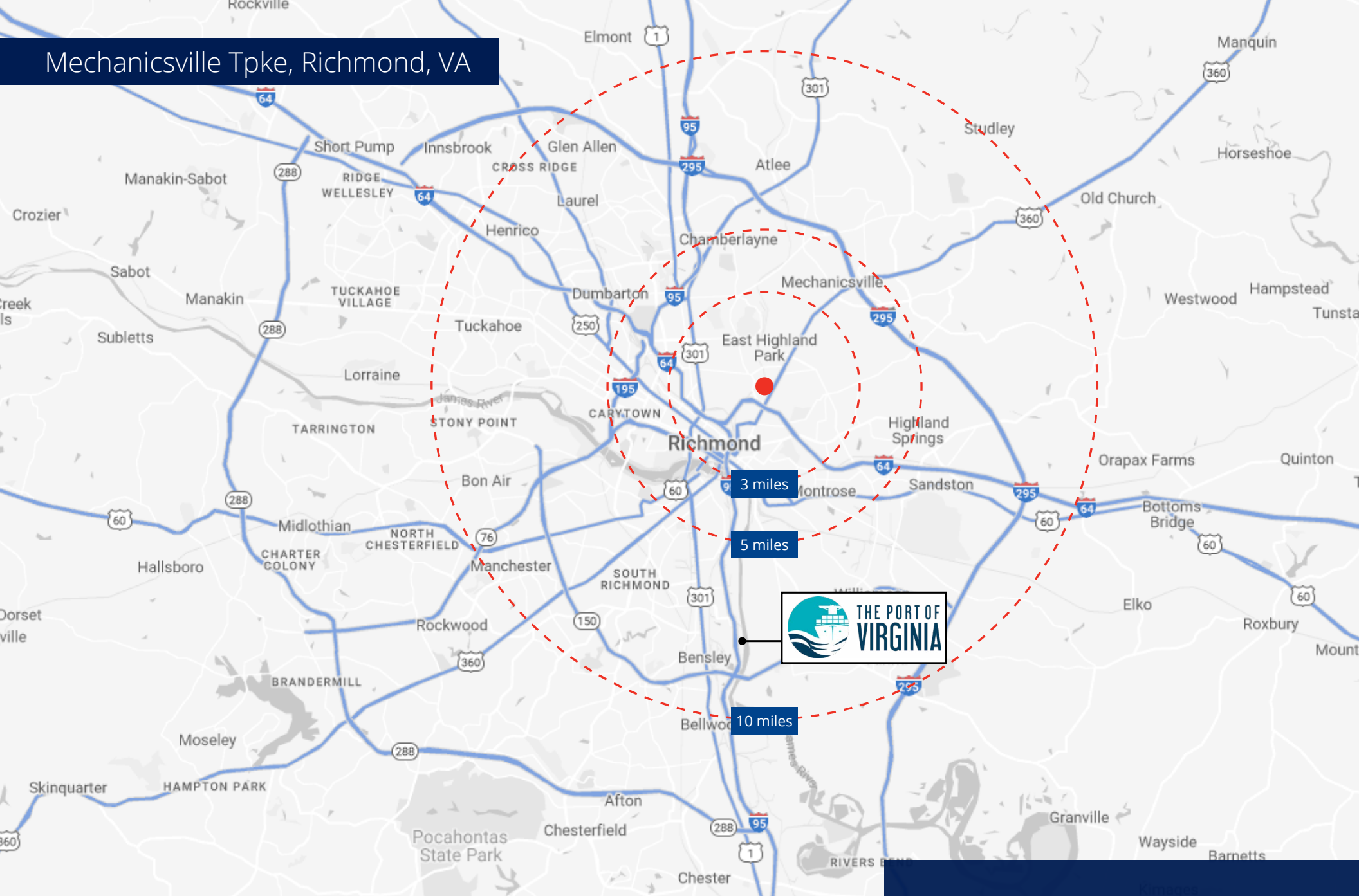
Exit 192

INTERSTATE 64

360

INTERSTATE 64

Mechanicsville Tpke, Richmond, VA



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