

FOR SALE / FOR LEASE
Ruther Glen Distribution Center

11266 ENTERPRISE PKWY
RUTHER GLEN, VIRGINIA



± 359,800 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**

THALHIMER

**FOR SALE/
LEASE**

PROPERTY HIGHLIGHTS



AVAILABLE

359,800 SF



LOADING

Cross-dock loading
Twenty-Six (26) dock doors;
Two (2) 16' x 12' drive-ins



FENCED/PAVED AREA

± 2.5 AC (excluding loading areas)



PARKING

159 Auto Spaces
141 Trailer Spaces



CLEAR HEIGHT

34'-38' in warehouse



ZONING

M-1 Light Industrial



POWER

Three-phase, four-wire;
1600 A, 277/480V



CONDITIONING

Heating in warehouse

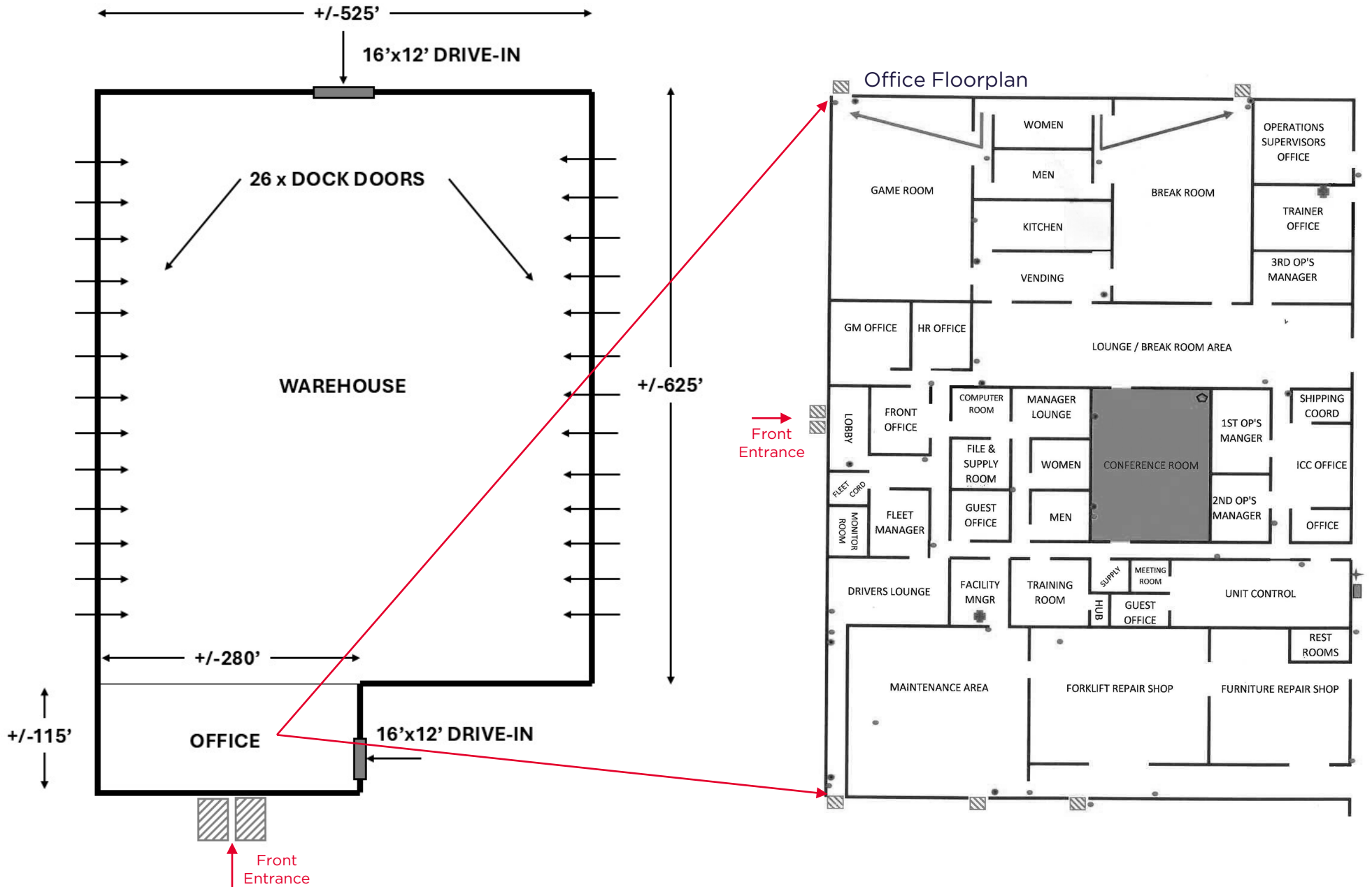


LOCATION

1.2 miles from I-95



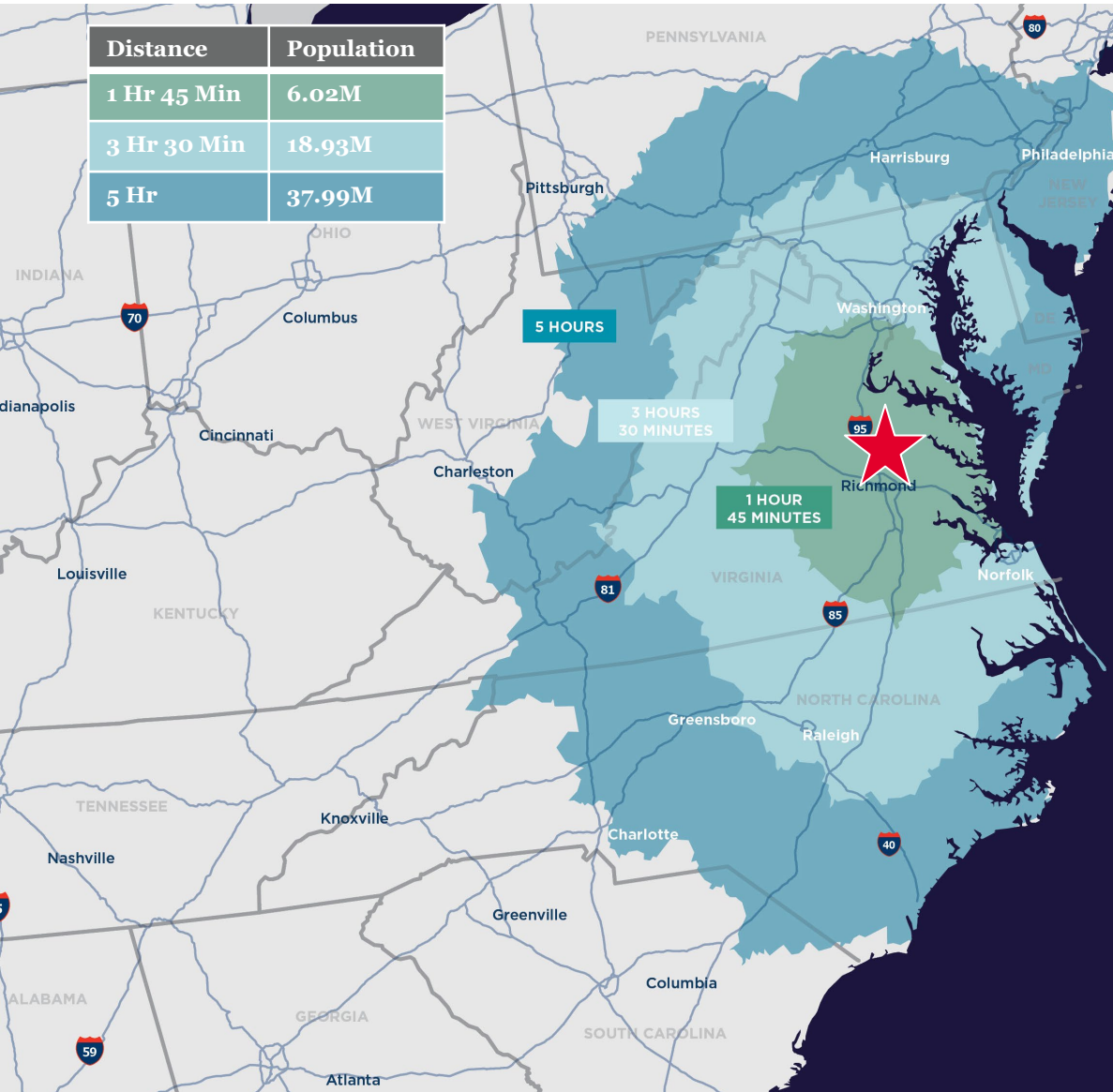
BUILDING FLOORPLAN



AERIAL IMAGES



DEMOGRAPHICS MAP



LOCATION & DEMOGRAPHICS 20 MILE RADIUS



POPULATION WITHIN
150 MILES
17,404,214



AVERAGE HOUSEHOLD
INCOME
\$134,966



TOTAL
BUSINESSES
4,781+



UNEMPLOYMENT
RATE
2.8%



EDUCATION ATTAINMENT

HIGH SCHOOL	23.7%
ASSOC. DEGREE	7.6%
BACH. DEGREE	24.5%
GRAD. DEGREE	16.8%



GRAHAM STONEBURNER
 Executive Vice President
 804 344 7159
 graham.stoneburner@thalhimer.com

MICHAEL MAYHEW
 Senior Vice President
 804 599 7278
 michael.mayhew@thalhimer.com

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



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.