



**WEST CREEK**  
COMMERCE CENTER

**INDUSTRIAL FOR LEASE**

**West Creek Commerce Center**

**Richmond, Virginia 23838**

**±221,231 SF SPEC BUILDING**



**THALHIMER**



# WEST CREEK COMMERCE CENTER

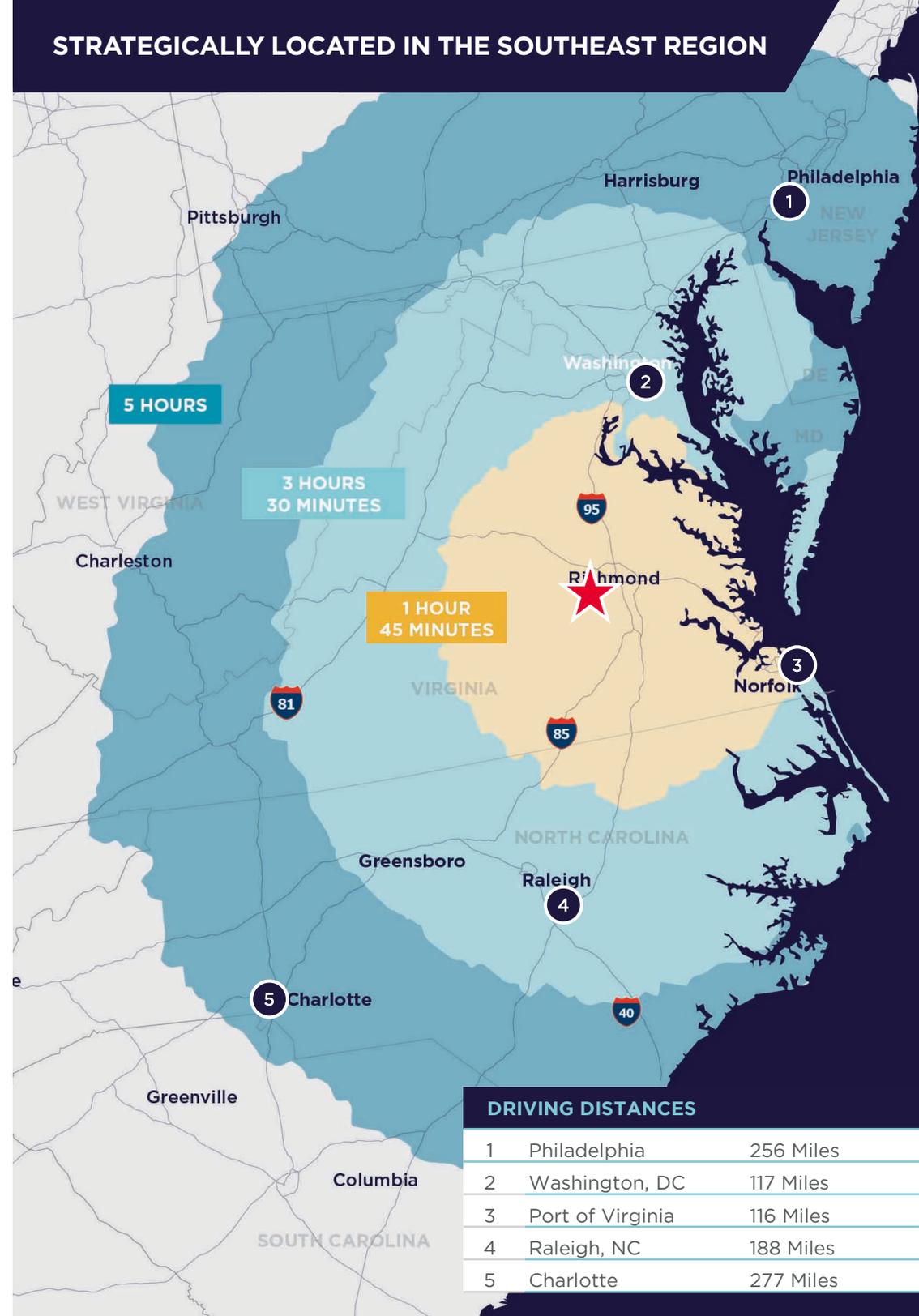
## Richmond, VA 23238

### PROPERTY FEATURES

- 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
- Estimated delivery early Q4 2026

<b>BUILDING SIZE</b>	±221,231 SF
<b>AVAILABLE SPACE</b>	±30,000 - 221,231 SF
<b>SITE AREA</b>	±23.18 Acres
<b>OFFICE AREA</b>	1,945 SF Spec office situated on south end of building 2 - Speculative restrooms on north end of building
<b>CLEAR HEIGHT</b>	32'
<b>LOADING</b>	46 - Dock positions with 9'x10' dock doors 8 - Dock positions with 35,000 lb mechanical levelers 2 - 12'x14' drive in doors
<b>AUTO PARKING</b>	±230 spaces
<b>TRAILER PARKING</b>	36 Trailer stalls
<b>COLUMN SPACING</b>	54 x 52'6" (60' speed bay)
<b>ELECTRICAL</b>	3,000 Amp 480/277 electrical service
<b>LIGHTING</b>	LED warehouse lighting to achieve 30 FC @ 36" AFF
<b>SLAB</b>	6" Unreinforced concrete slab, 4,000 PSI
<b>SPRINKLER</b>	ESFR
<b>CLERESTORY WINDOWS</b>	30 Total - 14 (4'x8') and 16 (8'x4')

### STRATEGICALLY LOCATED IN THE SOUTHEAST REGION



#### DRIVING DISTANCES

1	Philadelphia	256 Miles
2	Washington, DC	117 Miles
3	Port of Virginia	116 Miles
4	Raleigh, NC	188 Miles
5	Charlotte	277 Miles

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SITE PLAN

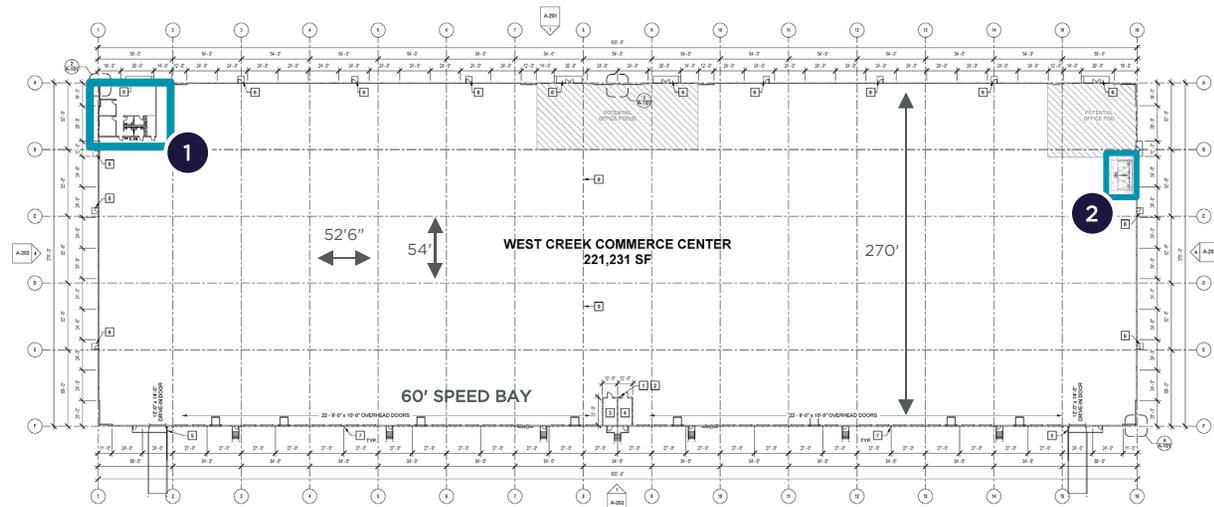
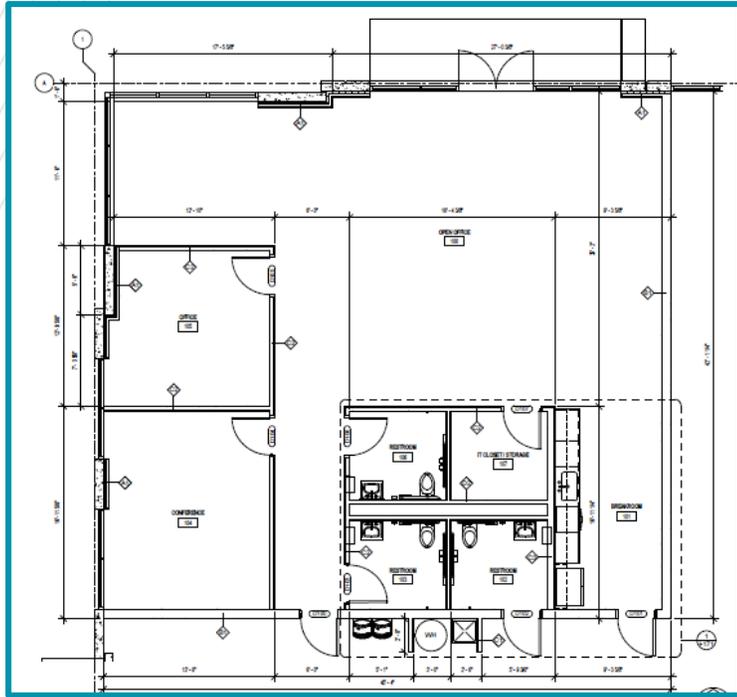


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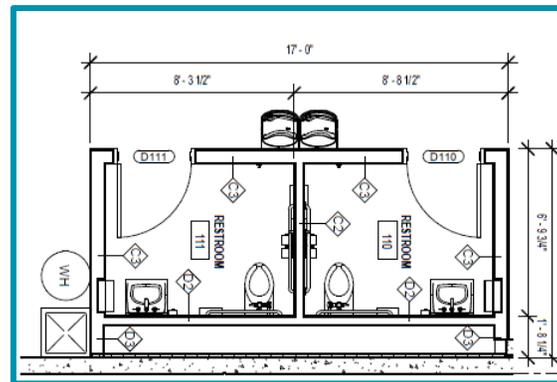
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## PLAN

### 1 OFFICE



### 2 SPEC RESTROOMS

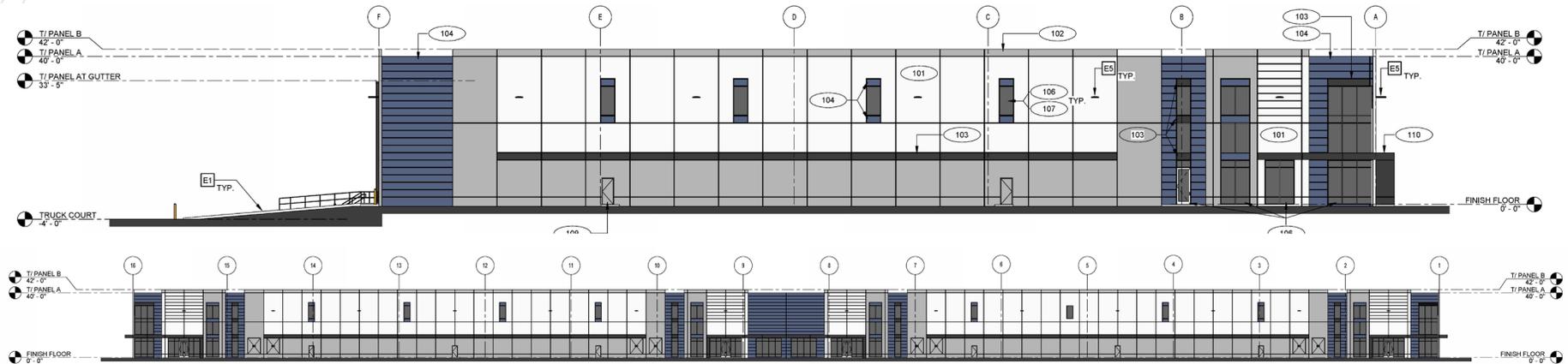


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## ELEVATIONS

### NORTH



### SOUTH



# WEST CREEK COMMERCE CENTER

## LOCATION & DEMOGRAPHICS

(20-Mile Radius)

### A DRIVING WORKFORCE



**POPULATION (2025)**

1,059,705



**AVERAGE HOUSEHOLD INCOME**

\$126,275



**TOTAL BUSINESSES**

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	18.4%

### 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
5	Richmond Intl Airport	28 Miles





**FOR MORE INFORMATION, CONTACT:**

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