

333,450± SF Industrial Space for Lease

West Creek | Goochland, VA 23238



Q2 2027 Delivery

FOR MORE INFORMATION:

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**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › 333,450 SF new construction warehouse for lease in Goochland County on a 60± AC campus
- › Building dimensions: 1,026' x 325'
- › Great location in West Creek with Interstate visibility from Route 288
- › Zoned M-1



Building Clear Height
36'



Drive in
2- 14' x 16'



Dock High Doors
58 with 9' x 10' doors,
29 positions with full equipment



Column Spacing
Typical bay 54' x 50' with 60' speedbay



Slab
7-inch, 4,000 PSI



Parking
283



Fire Protection
ESFR

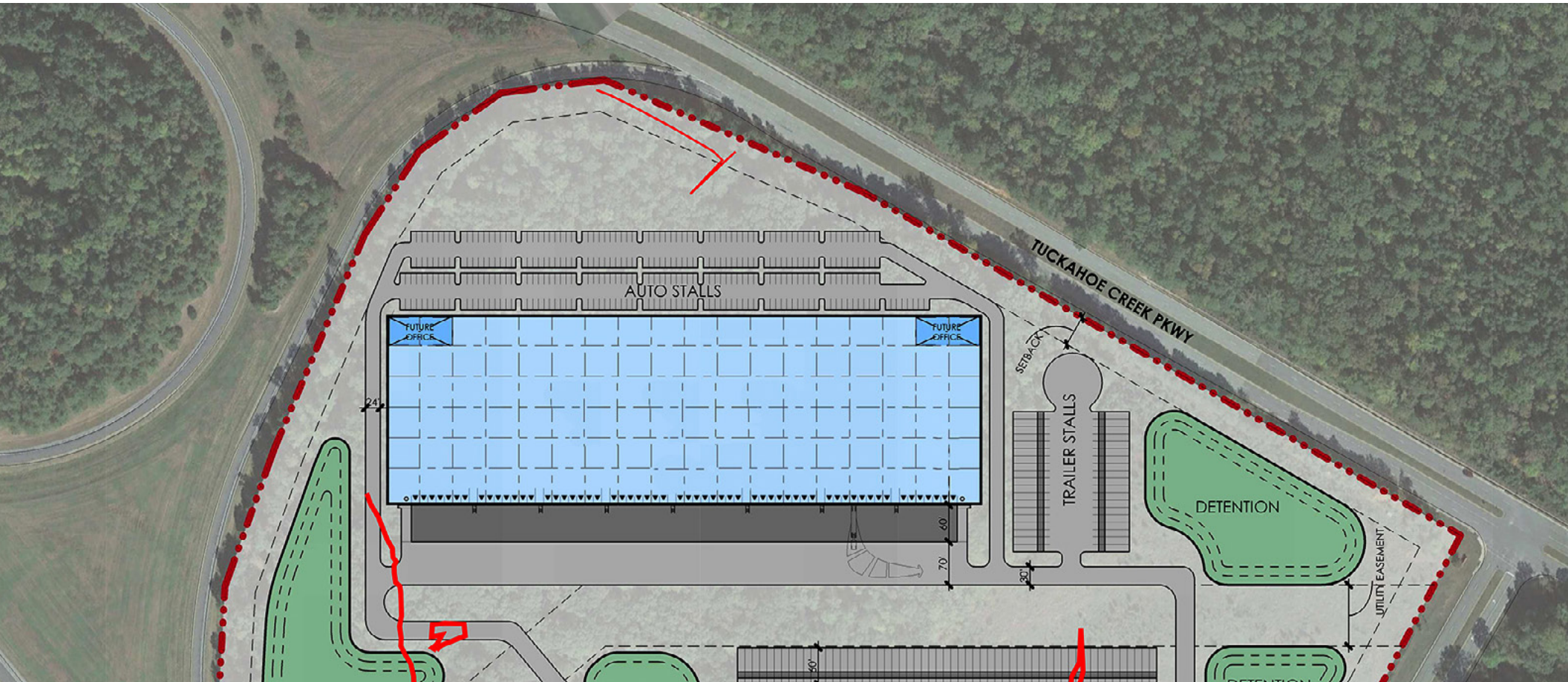


Electrical
4,000 AMP electrical service (expandable)



Trailer parks
67

Truck Court
130' truck court depth



LOCATION HIGHLIGHTS



West Creek Business Park in Goochland, Virginia, is a prominent and rapidly developing commercial hub with a blend of natural beauty, strategic location, and major corporate investment.

Direct access to major highways: I-64, I-95, I-295, Broad Street (Route 250), and Patterson Avenue (Route 6)

Businesses in the region: Capital One, CarMax, Virginia Farm Bureau, Performance Food Group, and the Federal Reserve Bank of Richmond.

Pharmaceutical giant **Eli Lilly** and Company announced a \$5 billion investment to build a state-of-the-art manufacturing facility in West Creek. **Creating 650 high-paying jobs.**



Hardywood West Creek - 2 miles

Hardywood's destination brewery includes a public taproom with a built-in stage, a mezzanine-level private event space with conference room, an outdoor patio and beer garden, gazebos and fire pits, and a large outdoor tent.



DRIVE TIMES	MINUTES	MILES
Interstate 64	2	1.7
Highway 288	2	2
Interstate 295	6	3.2
Short Pump	9	5
Interstate 95	15	15
Richmond International Airport	31	27.1
Richmond Marine Terminal	37	25
Charlottesville	52	54
Port of Virginia	120	113

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	39,293	90,729	319,154
AVERAGE HH INCOME	\$138,985	\$146,782	\$131,854
DAYTIME EMPLOYEES	14,957	42,547	187,766

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

