

WEST CREEK
COMMERCE CENTER

INDUSTRIAL FOR LEASE

West Creek Commerce Center
Richmond, Virginia 23838

±221,231 SF SPEC BUILDING



THALHIMER



WEST CREEK COMMERCE CENTER

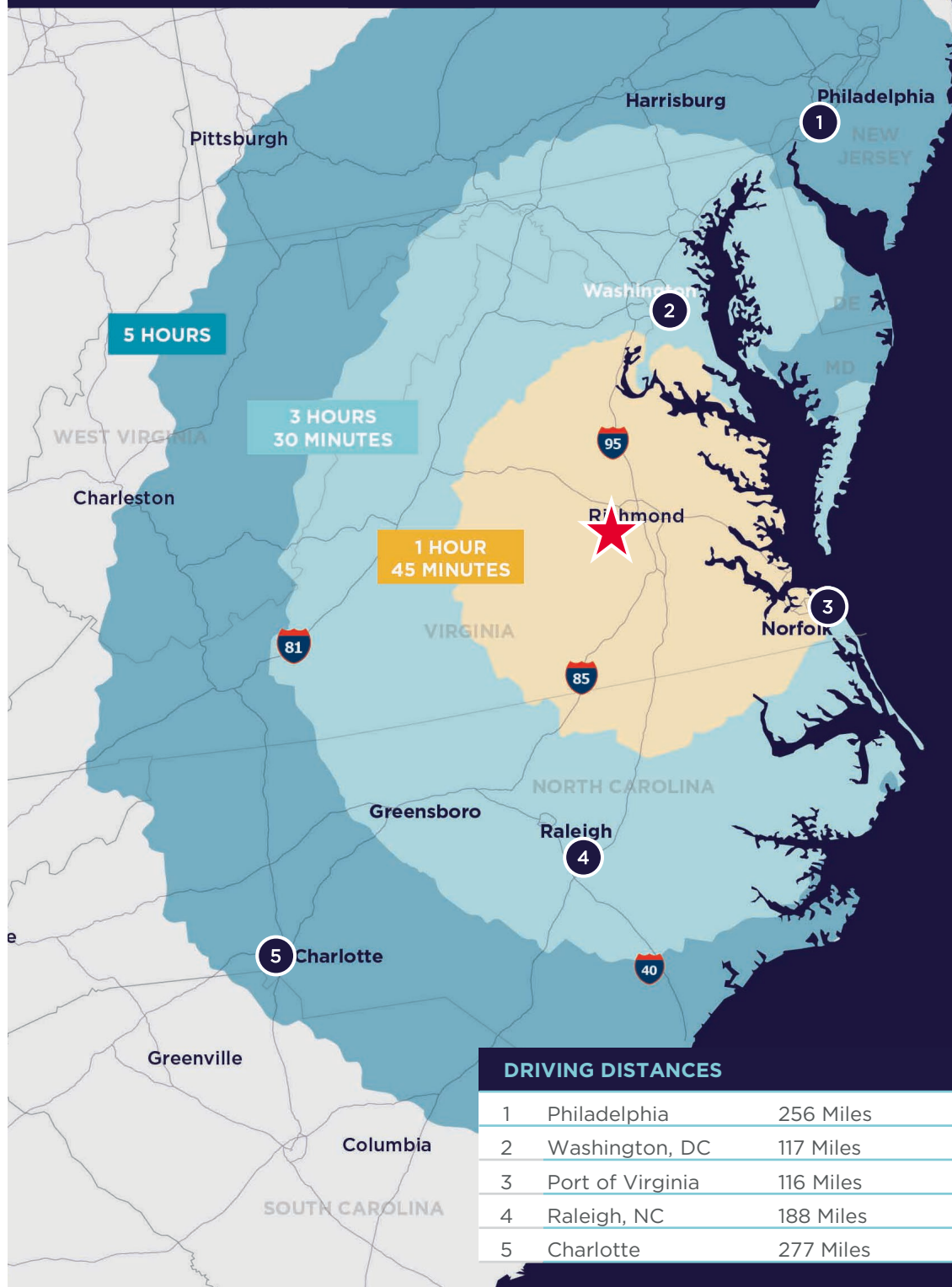
Richmond, VA 23238

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

BUILDING SIZE	±221,231 SF
AVAILABLE SPACE	±30,000 - 221,231 SF
SITE AREA	±23.18 Acres
OFFICE AREA	1,880 SF Spec office situated on south end of building 2 - Speculative restrooms on north end of building
CLEAR HEIGHT	32'
LOADING	46 - Dock positions with 9'x10' dock doors 8 - Dock positions with 35,000 lb mechanical levelers 2 - 12'x14' drive in doors
AUTO PARKING	±230 spaces
TRAILER PARKING	36 Trailer stalls
COLUMN SPACING	54 x 52'6" (60' speed bay)
ELECTRICAL	3,000 Amp 480/277 electrical service
LIGHTING	LED warehouse lighting to achieve 30 FC @ 36" AFF
SLAB	6" Unreinforced concrete slab, 4,000 PSI
SPRINKLER	ESFR
CLERESTORY WINDOWS	30 Total - 14 (4'x8') and 16 (8'x4')

STRATEGICALLY LOCATED IN THE SOUTHEAST REGION



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SITE PLAN

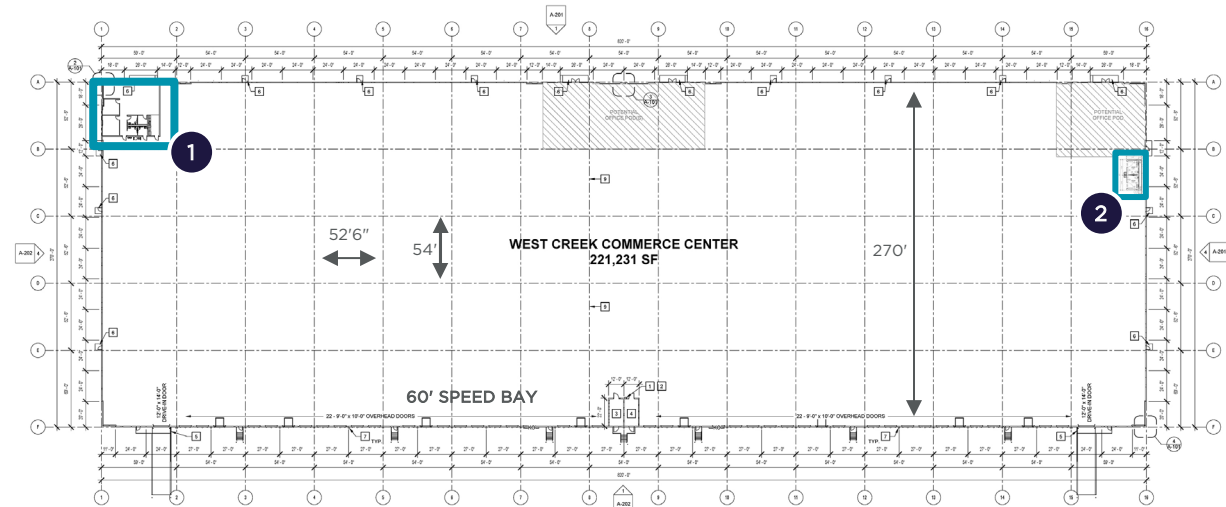
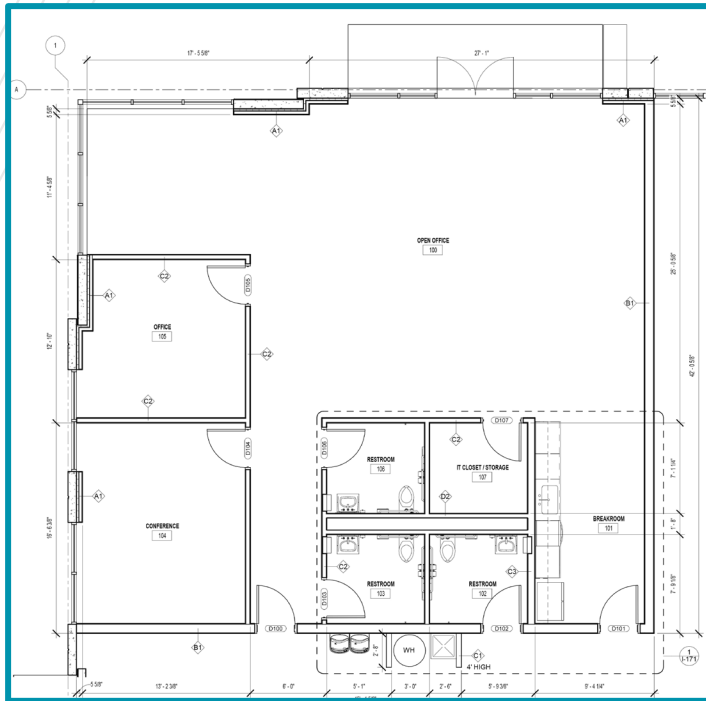


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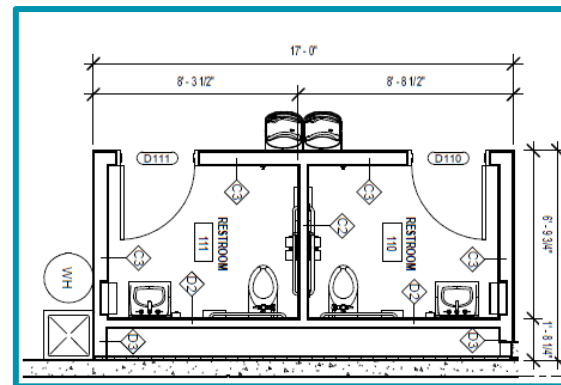
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PLAN

1 OFFICE



2 SPEC RESTROOMS

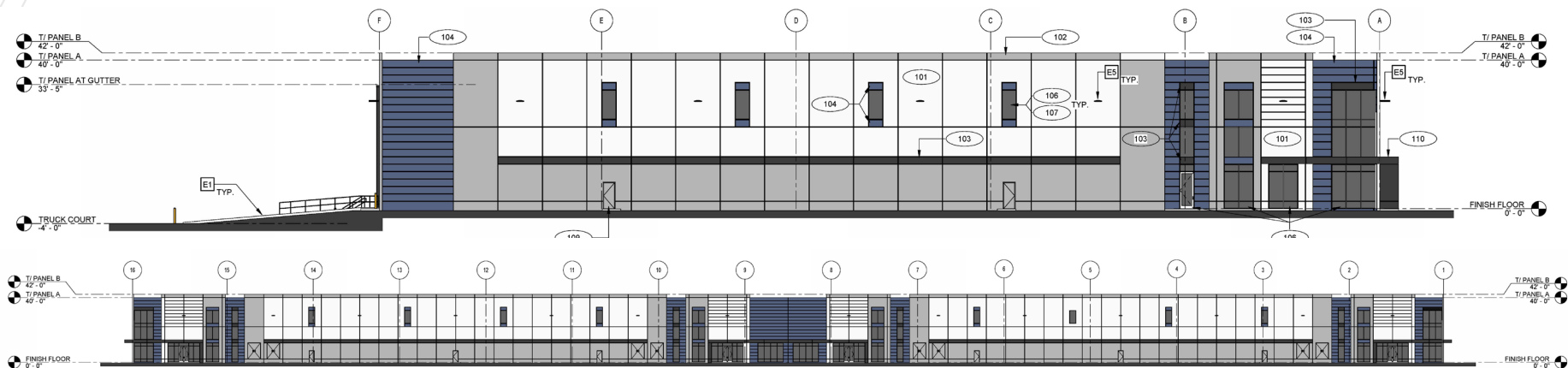


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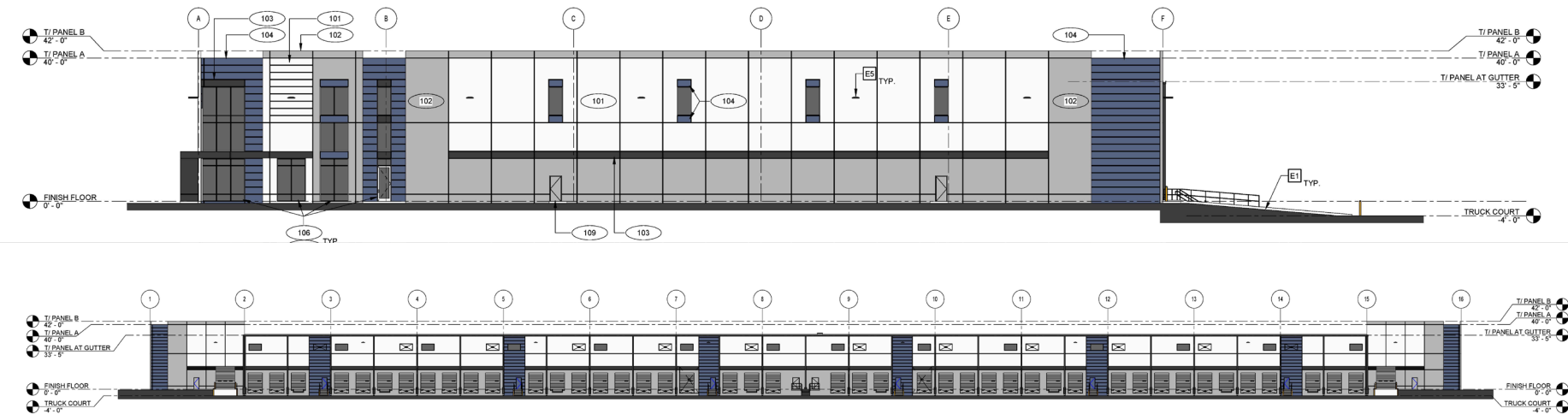
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ELEVATIONS

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	18.45

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
6	Richmond Intl Airport	28 Miles





FOR MORE INFORMATION, CONTACT:

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