FOR LEASE

CARMEL CHURCH BUSINESS CENTER

11174 ENTERPRISE PARKWAY | RUTHER GLEN, VA 22546

CUSHMAN & WAKEFIELD | THALHIMER

CLASS A DISTRIBUTION FACILITY

325,500 SF AVAILABLE

CARMEL CHURCH
BUSINESS CENTER

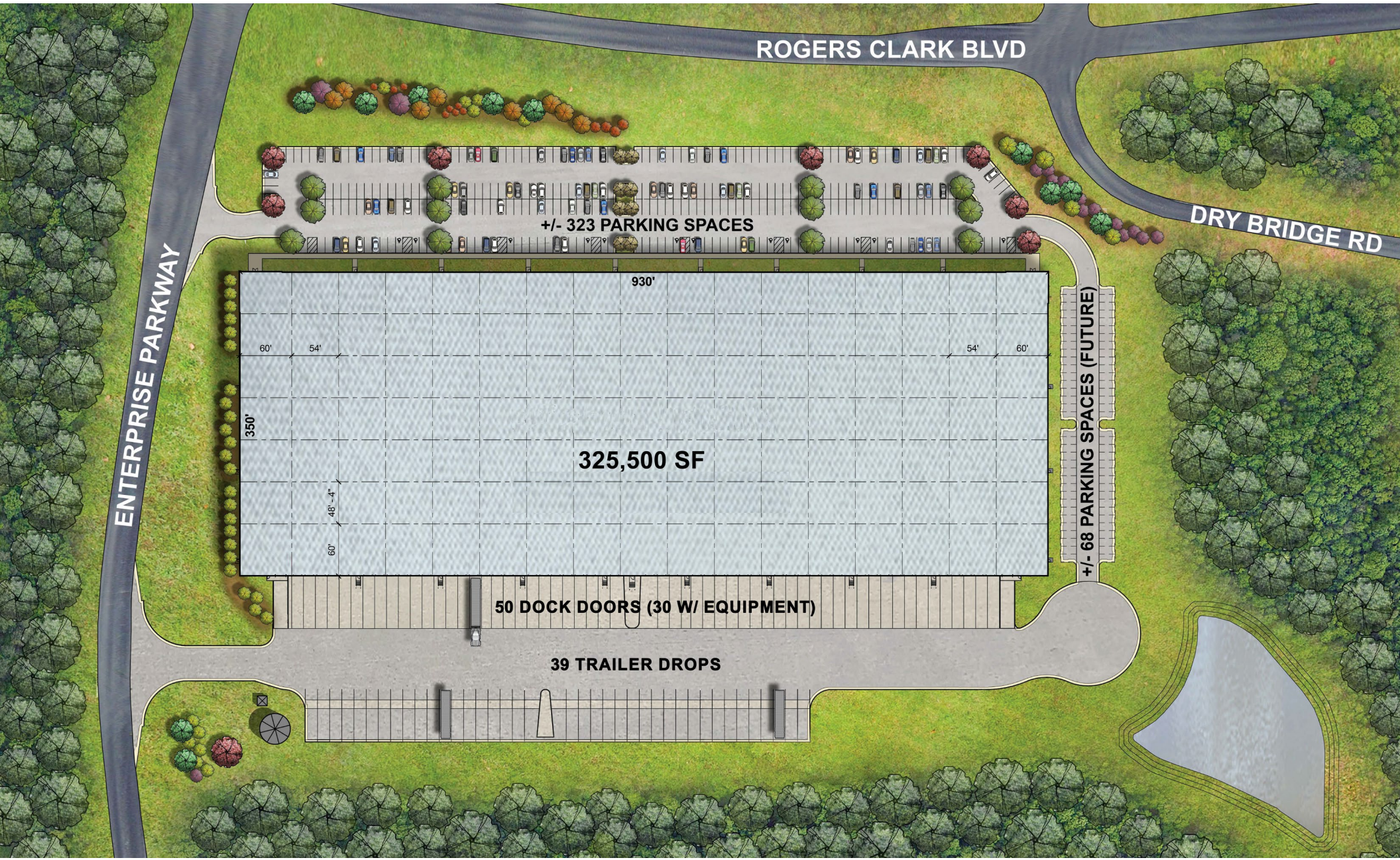
PROPERTY **SPECS**

- 325,500 SF
- 36’ clear height
- Immediate access to I-95 (1.09 miles)
- Click here for VIRTUAL TOUR
- Click here for PROPERTY WEBPAGE

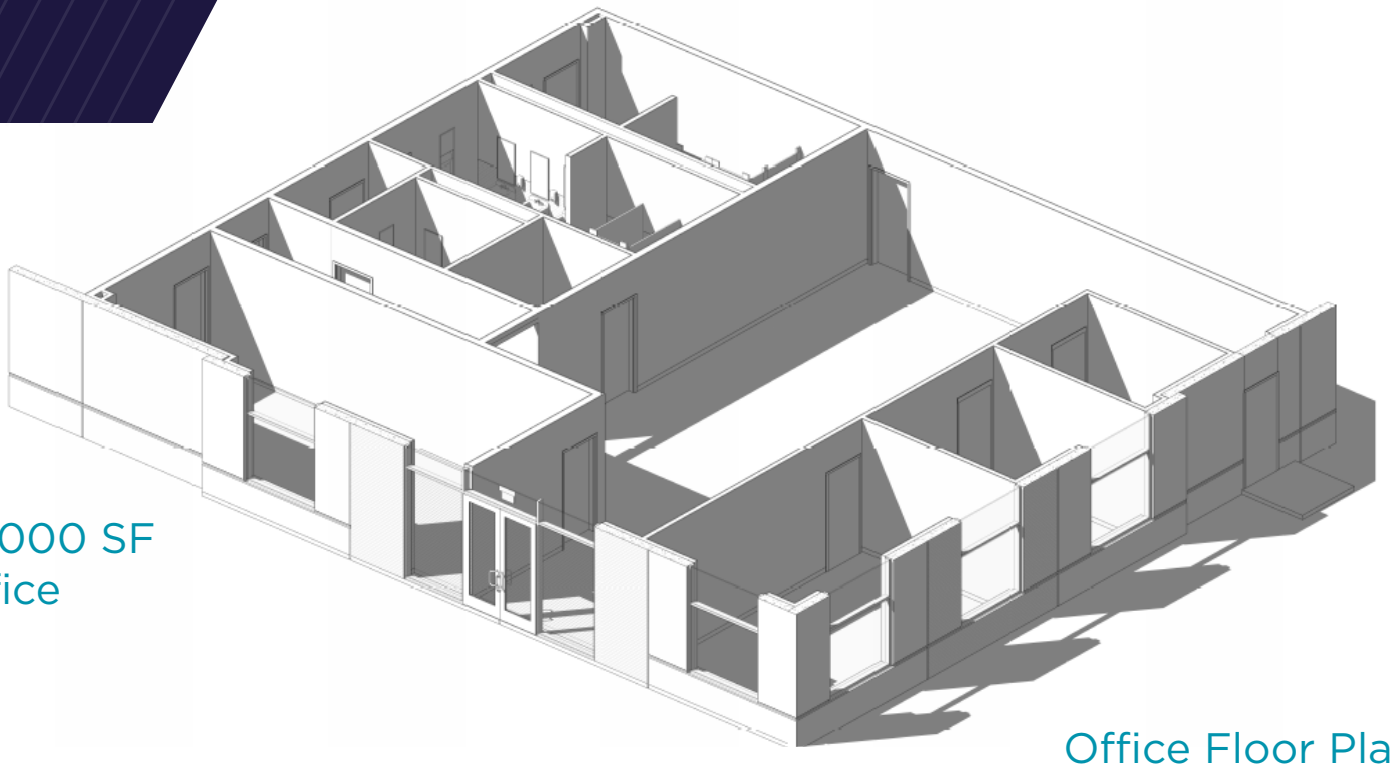
Total Square Footage	325,500 SF
Building Dimensions	350’ width x 930’ length
Column Spacing	54’ x 48’4” bays
Speed Bay Depth	60’ bays at dock walls
Clear Height	Approx. 36’ clear
Sprinkler	ESFR
Truck Court Depths	190’ from edge of building to back of curb
Truck Court Paving	60’ concrete apron and 10’ concrete dolly strip
Dock Configuration	Rear load
Dock High Doors Installed	50 Total; 9’x10’ manual
Dock Doors with Equipment	30 Total; 45,000 lb. mechanical levelers
Office Space (existing)	±3,000 SF

Drive-in Doors	2 Total; 14’x16’ motorized
Lighting	LED throughout to achieve 30 ft FC at 36” AFF
Roof	60 Mil TPO with R-20 single ply with 20-year warranty
Auto Parking	323 with the ability to add an additional 68 spaces
Trailer Drops	39 Total
Clerestory Windows Size	Front - 4’ x 9’ Rear – 5’ x 5’ 22 Total
Barometric Relief Hoods	Two 72” x 90”
Ceiling Fans	Four (4) 16’ HVLS ceiling fans in speed bays
Zoning	M-1
Power	3,000 Amp, 277/480 Volt, 3 phase, 4-wire

PROPERTY
SITE PLAN

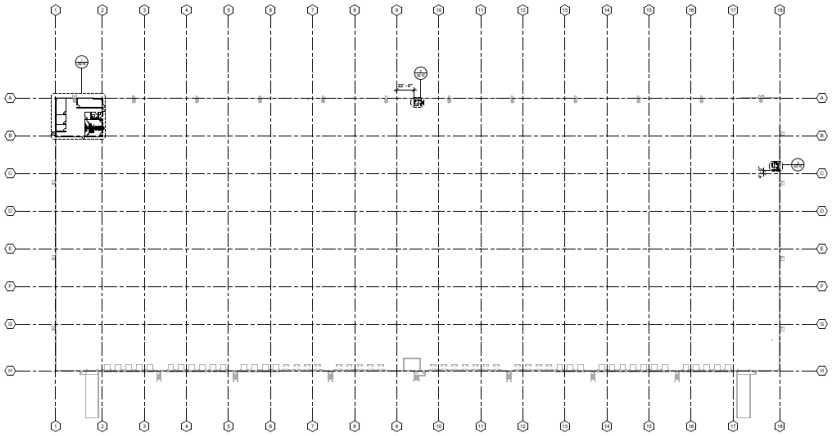


PROPERTY
SITE PLANS

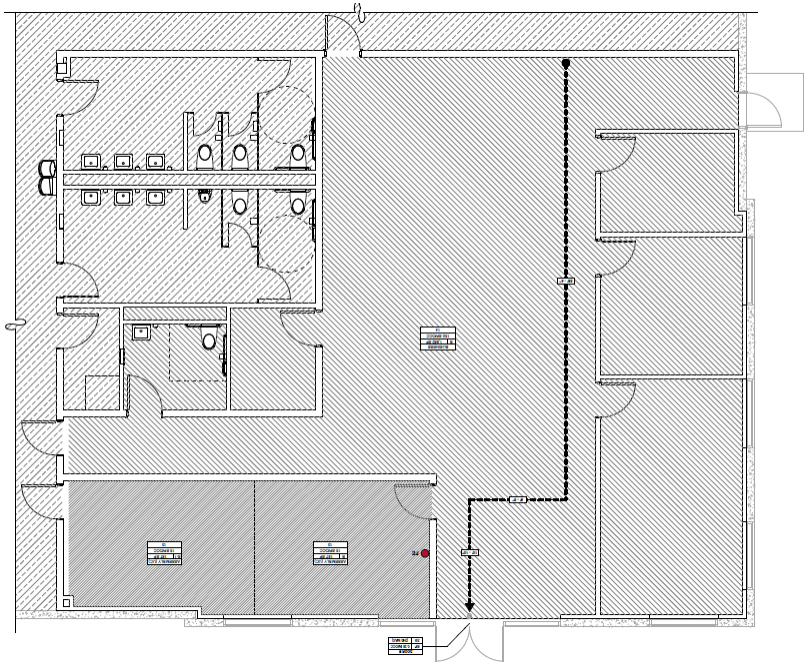


±3,000 SF
Office

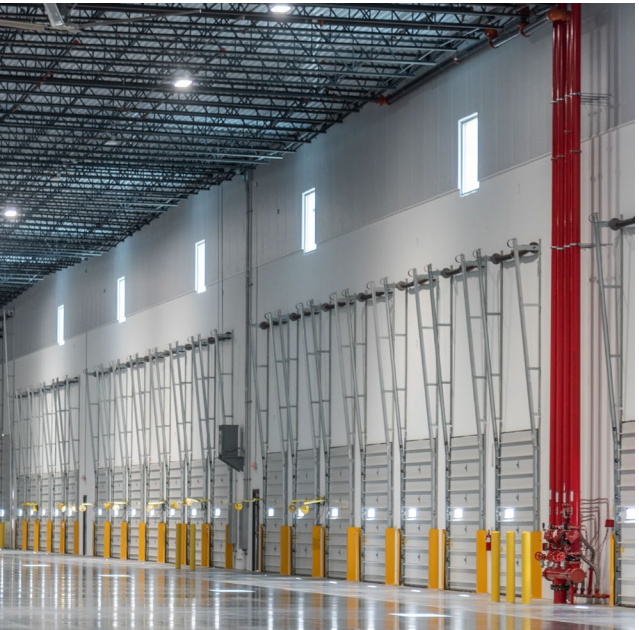
Overall Plan

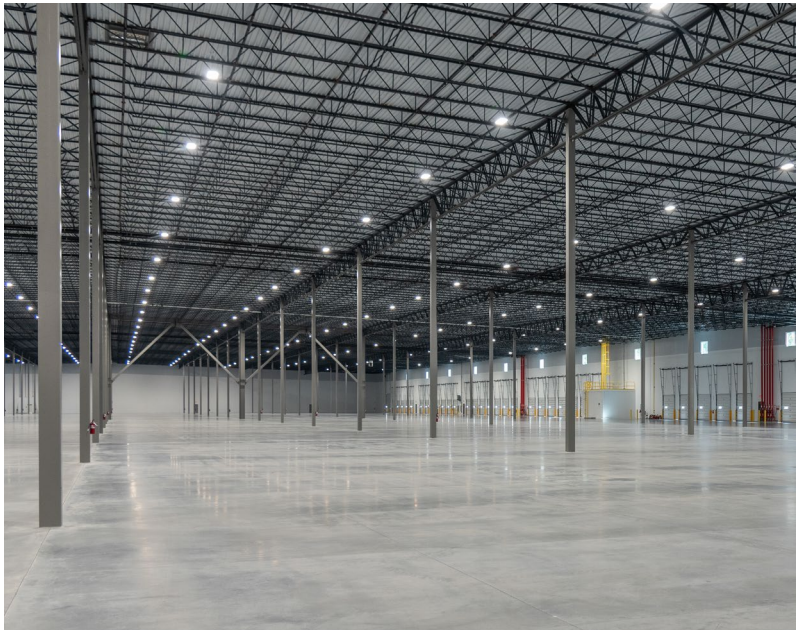


Office Floor Plan

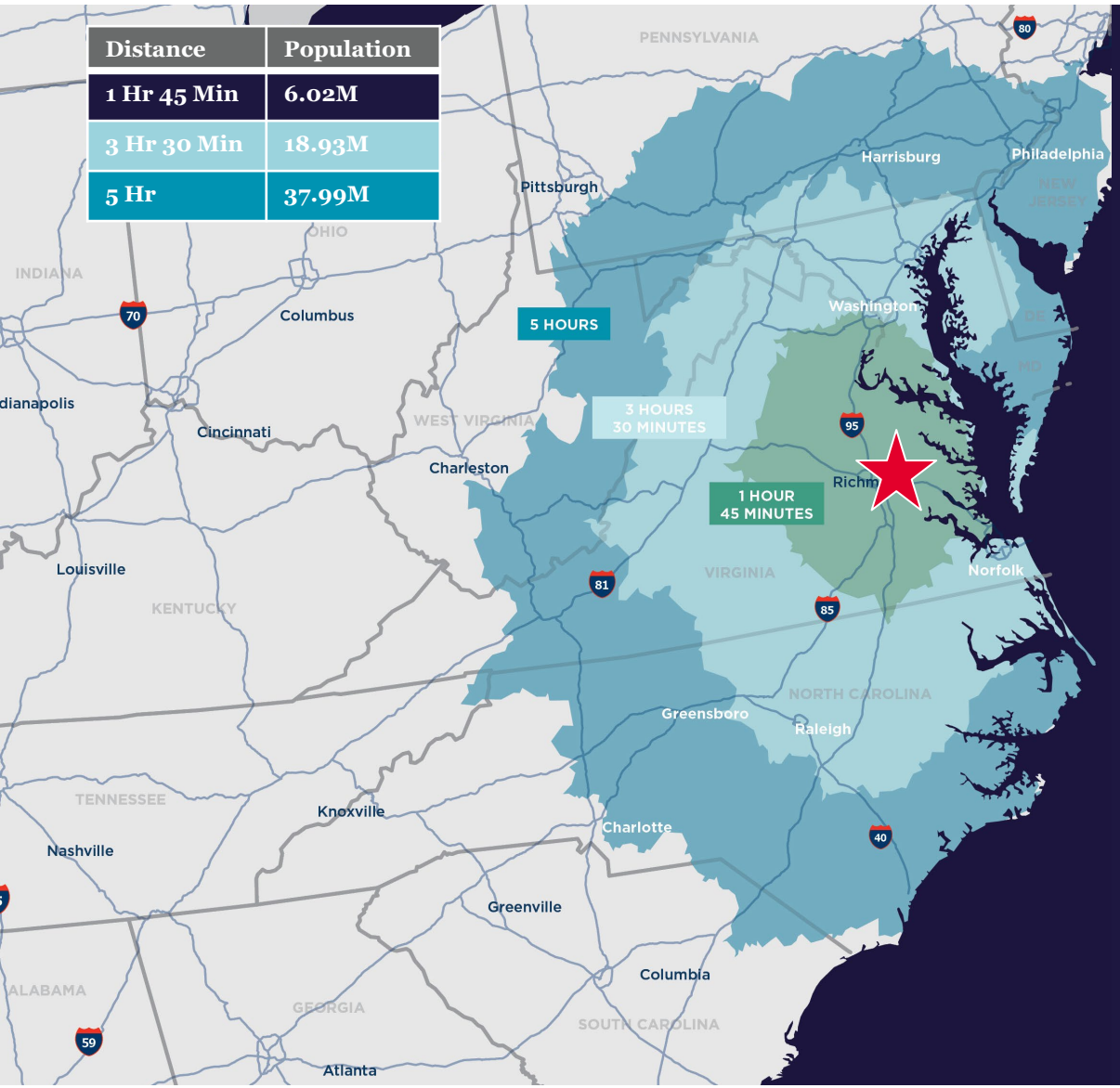


PROPERTY **PHOTOGRAPHY**





PROPERTY
AERIAL MAP



LOCATION & DEMOGRAPHICS
20 MILE RADIUS

POPULATION WITHIN 150 MILES
17,404,214

AVERAGE HOUSEHOLD INCOME
$134,966

TOTAL BUSINESSESS
4,781+

UNEMPLOYMENT RATE
2.8%

EDUCATION ATTAINMENT

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

CUSHMAN & WAKEFIELD | THALHIMER

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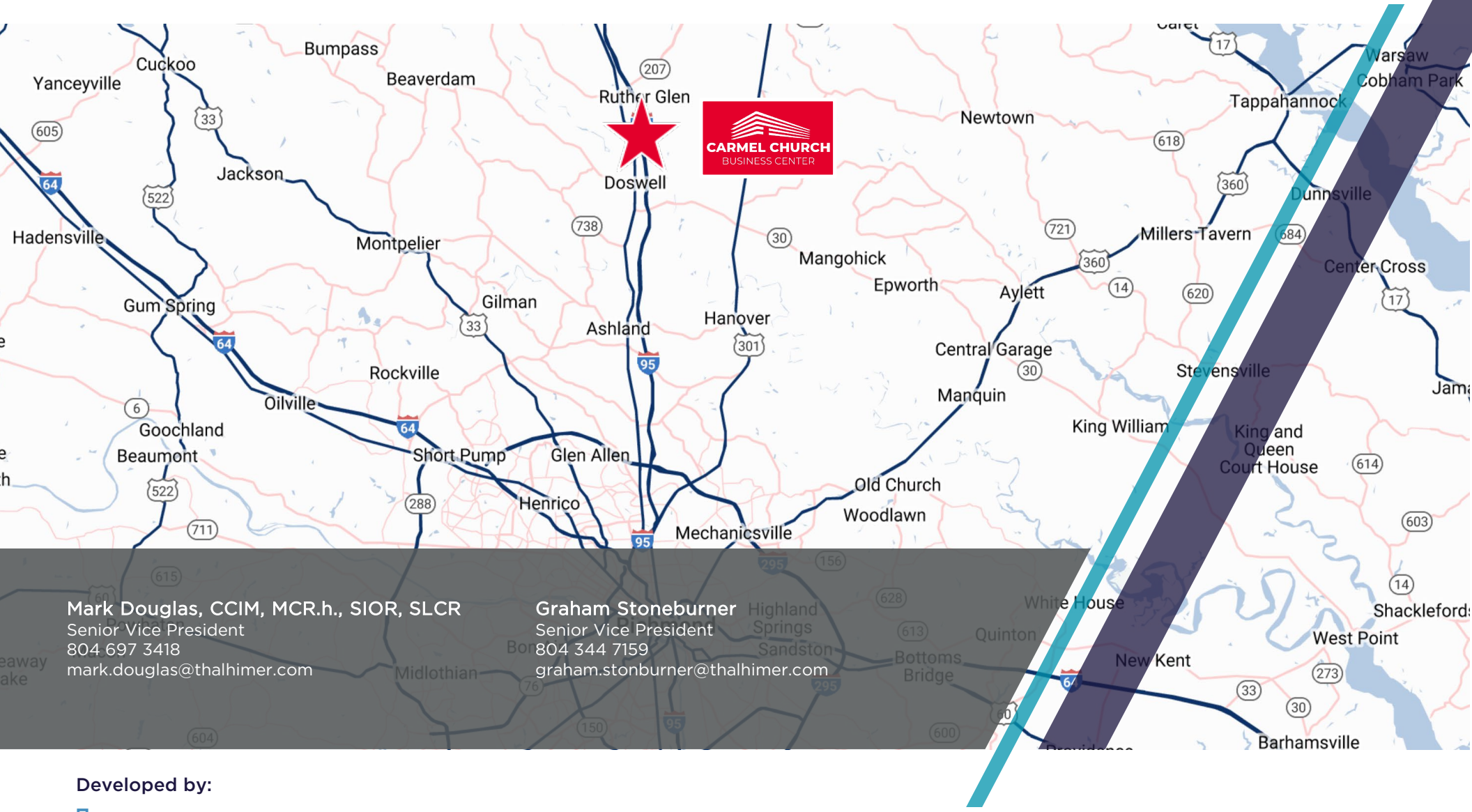
Glen Allen, VA 23060
thalhimer.com



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