

# FOR SALE OR LEASE COOL SPRING CENTER

Cool Spring & Combs Road | Mechanicsville, VA



3,534 – 31,250 SF AVAILABLE  
CONDOS FOR SALE OR LEASE

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NEW CLASS A  
FLEX



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# PROPERTY HIGHLIGHTS



EXPECTED  
DELIVERY  
Q4 2022



## SQUARE FOOTAGE

3,534 – 31,250 SF CLASS A FLEX



## FEATURES

Bay Sizes: 3,524 – 3,934 SF  
Rear drive-in loading  
Glass store fronts



## ACCESS

I-291 | 1.6 Miles | 5 Mins  
Rt. 301 – 1.4 Miles | 4 Mins



## AVAILABILITY

Flex condos for or sale or lease



## ZONING

M-1

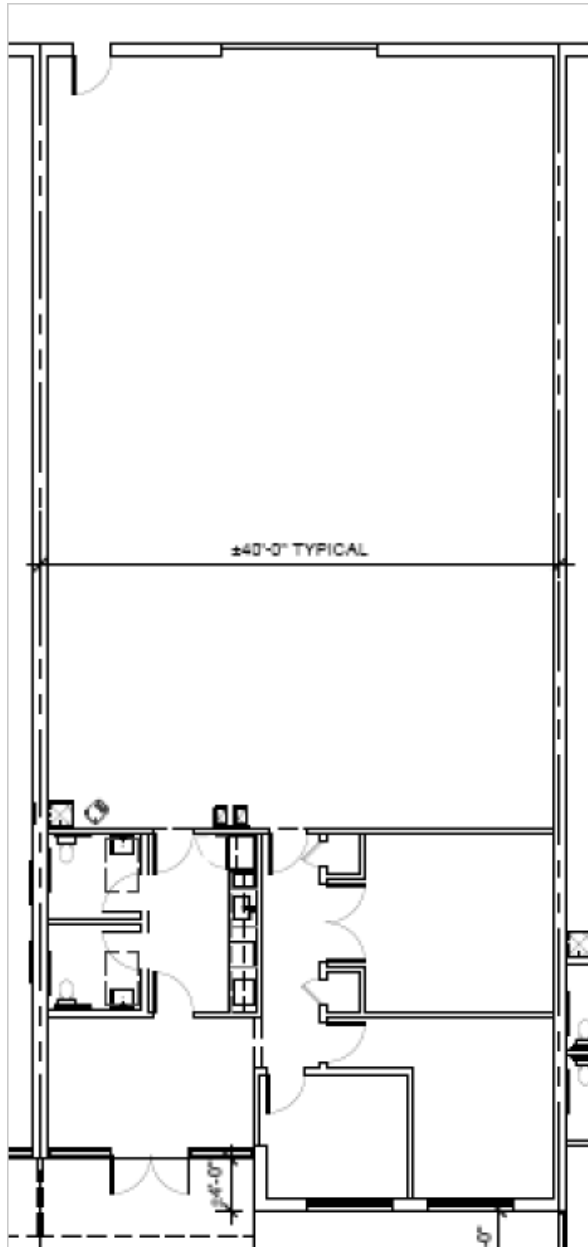


## ON-SITE PARKING

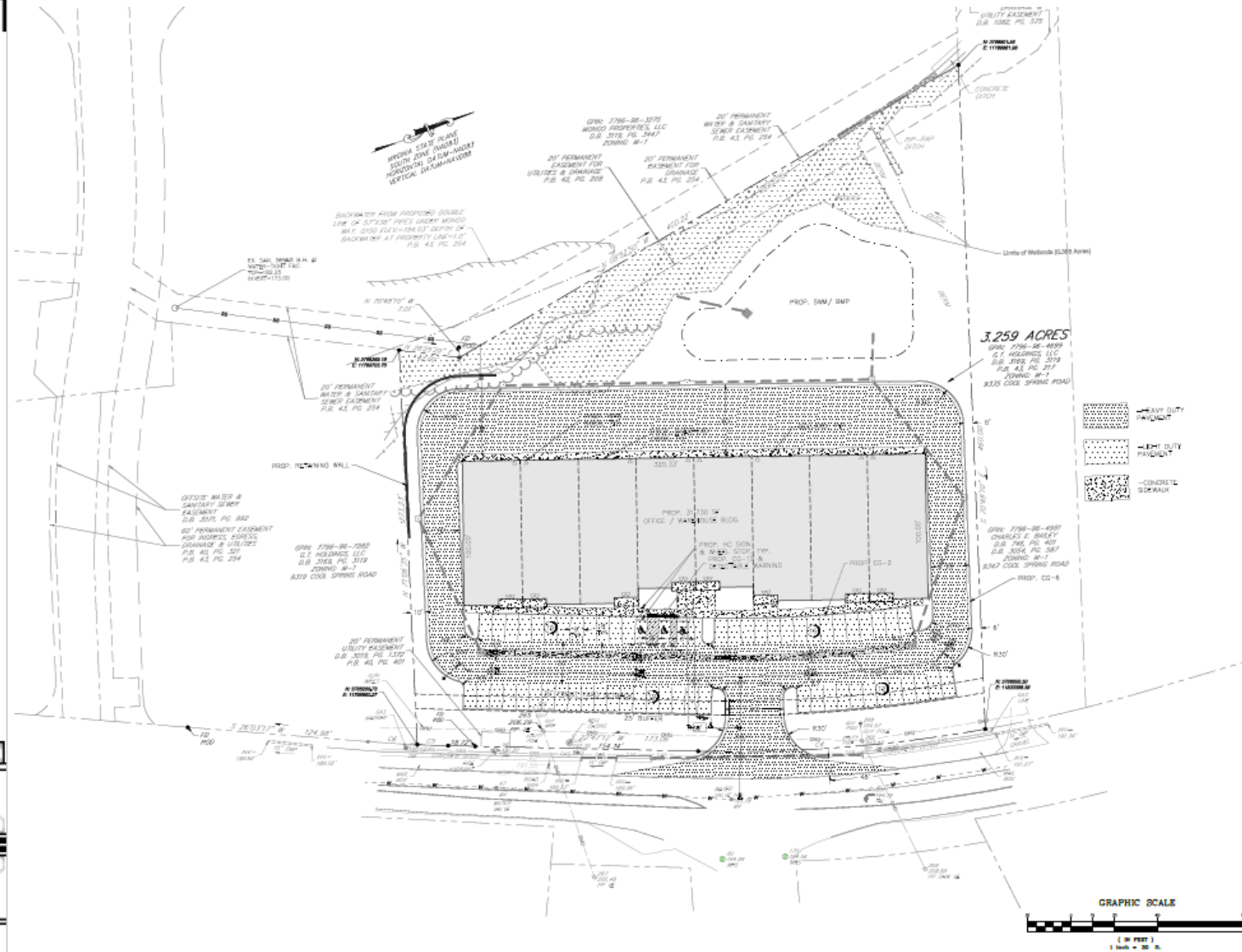
Ample parking



# CONDO SPACE PLAN



*conceptual layout*





# THALHIMER

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