

PAD SITE FOR SALE / FOR LEASE
8560 MAGELLAN PARKWAY
RICHMOND, VA 23227



4.56 AC PAD SITE

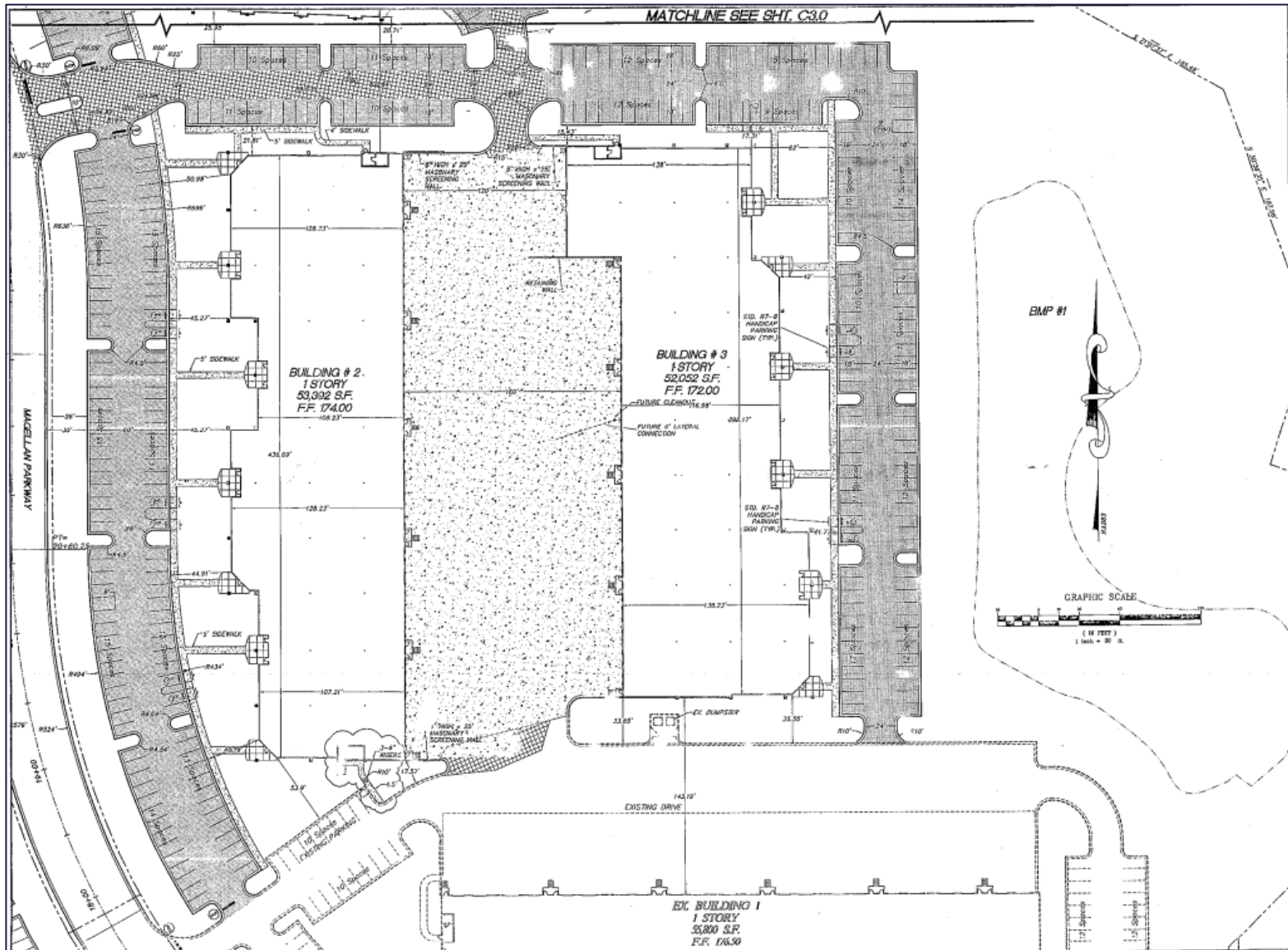
LOCATED IN
WINDSOR BUSINESS
PARK

PROPERTY FEATURES

- 4.56 acre pad site available for sale/lease
- ±56,000 SF buildable site
 - 24' clear
 - 400' x 140'
 - 2.5 spaces/1,000 SF parking ratio
- Zoned M-2
- Magellan Parkway and Parham Road
- All utilities available to site
- Approximately ½ mile from I-95 and I-295



PROPOSED BUILDING FOOTPRINT

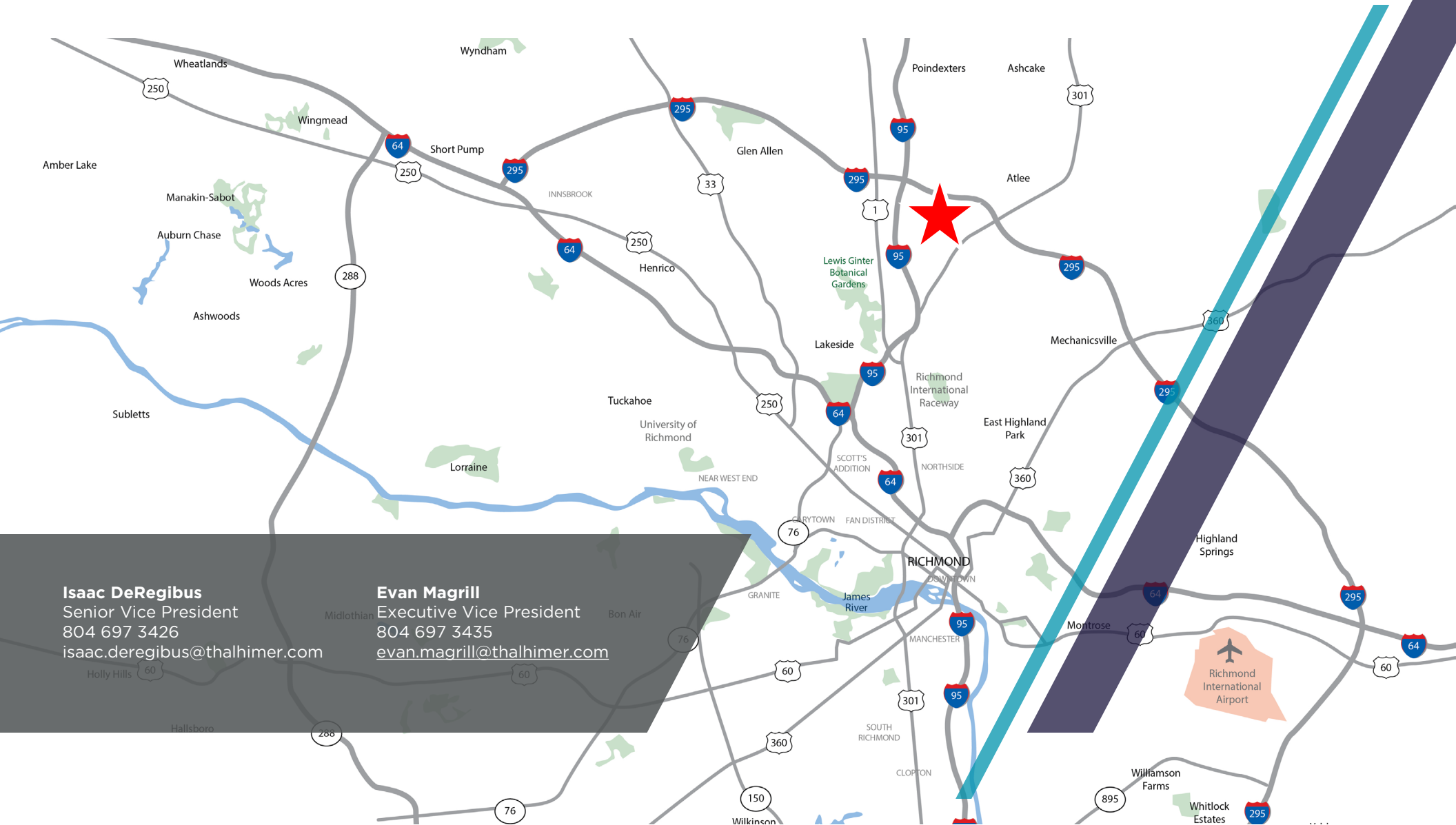




**CUSHMAN &
WAKEFIELD**

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