

FOR SUBLEASE

Atlee Station Logistics Center

8440 TIMES DISPATCH BOULEVARD, MECHANICSVILLE, VA 23116

PRICE REDUCED \$8.95/SF



CUSHMAN &
WAKEFIELD

THALHIMER

27,000 SF AVAILABLE NOW

\$324,000 TENANT IMPROVEMENT ALLOWANCE

**LOCATED
DIRECTLY OFF
I-295/HANOVER EXIT**

PROPERTY HIGHLIGHTS

AVAILABLE 27,000 SF (Building total 185,000 SF)

ASKING RATE \$8.95/SF, NNN

Sublease through August 31, 2033

Two, 5-year renewal options

TENANT IMPROVEMENT ALLOWANCE: \$324,000

LOADING Six (6) loading docks; three (3) equipped with pit dock levelers; one (1) 12' x 14' knock-out for drive-in

CEILING HEIGHT 30' Clear

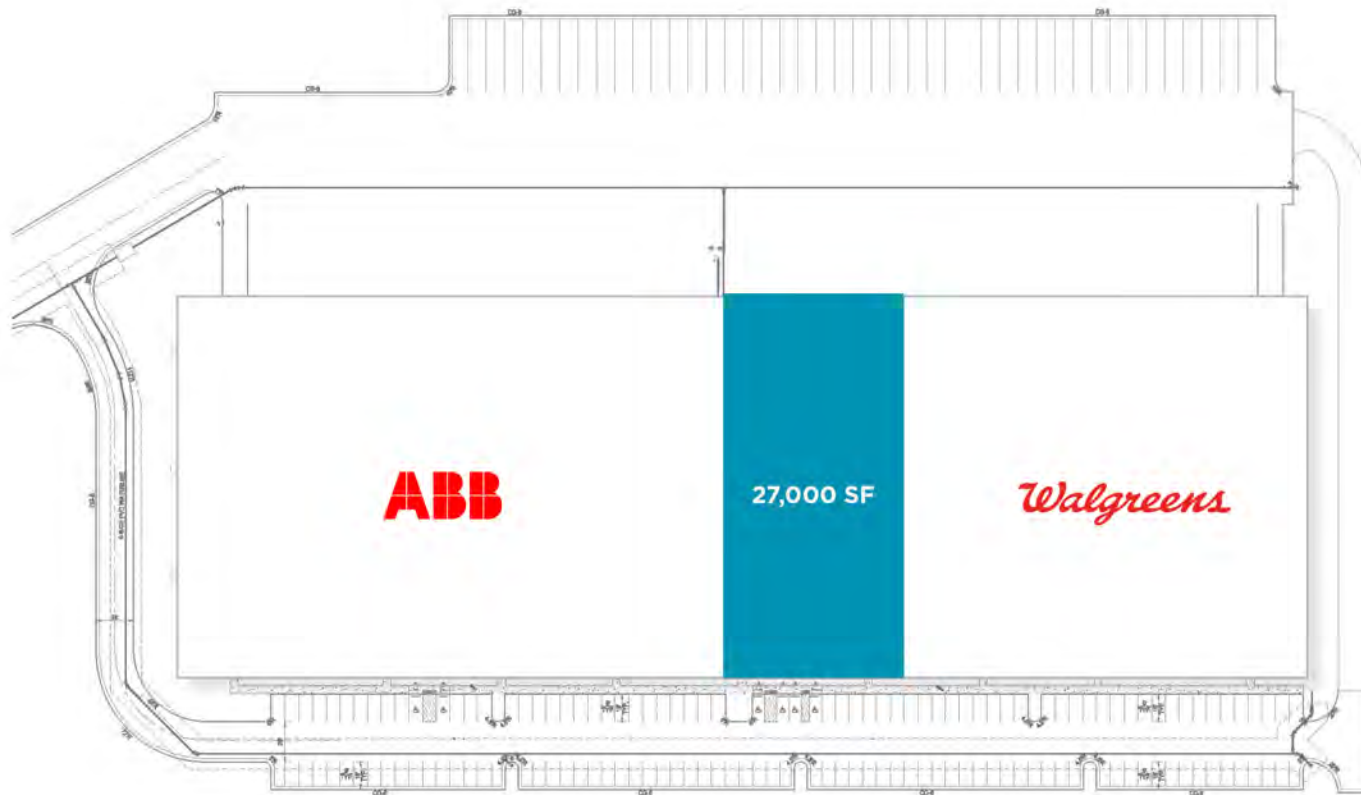
SPRINKLER ESFR

COLUMN SPACING 54' X 47'.5"

PARKING Trailer/Truck parking available

ZONING M-1

NEW CONSTRUCTION 2022



PROPERTY PHOTOGRAPHS



SPACE PHOTOGRAPHS



REGIONAL LOCATION



RUTLAND



Hanover
Exit 41



Richmond
Times-Dispatch



Times Dispatch Blvd.

Richford Rd.

Carter CAT

Atlee Station Logistics Center

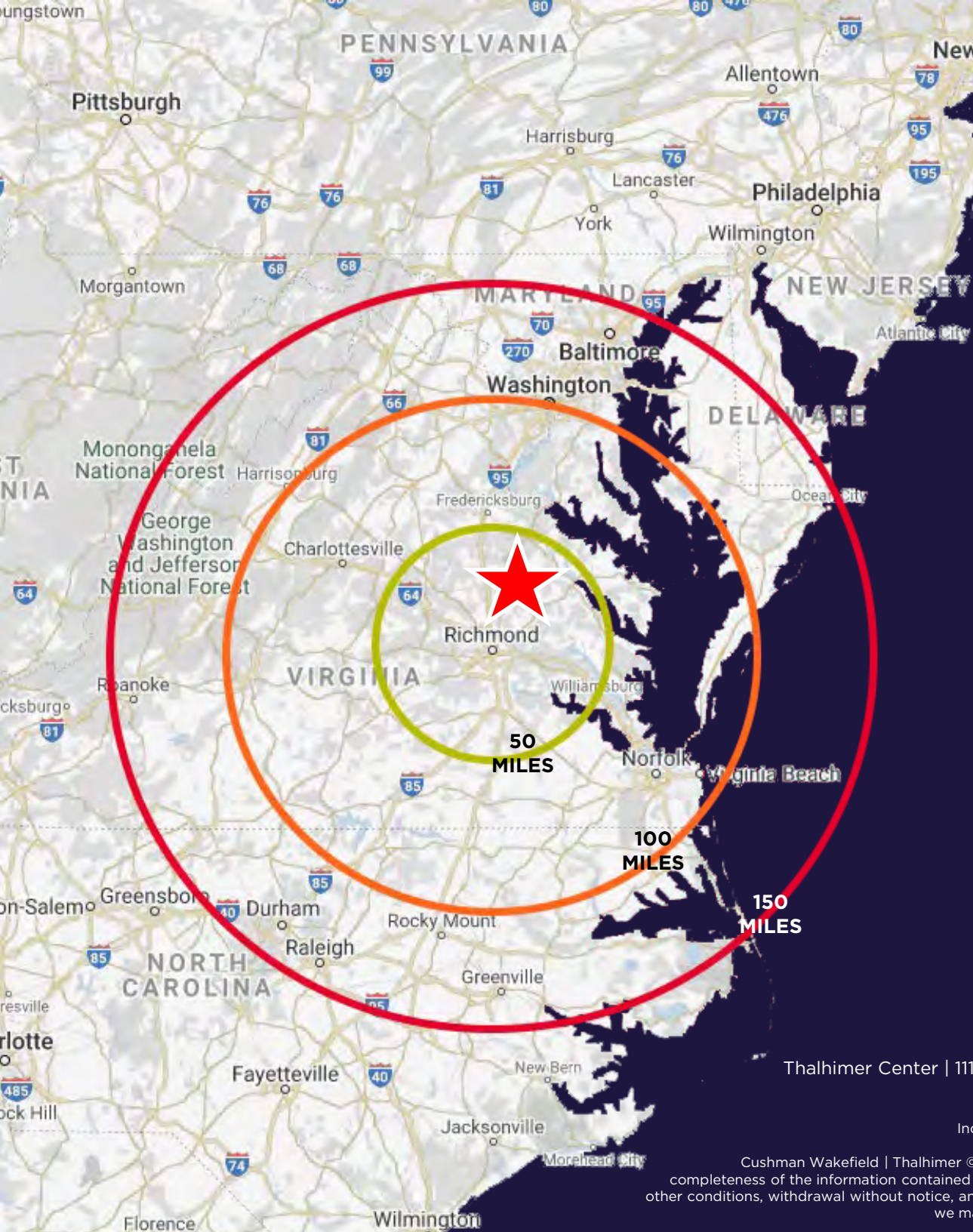


SUPERVALU



PROPERTY LOCATION





I-295/I-95 Interchange	4 miles	7 min
I-64	7.3 miles	12 min
Richmond Int. Airport	16.1 miles	21 min
Port of Richmond	18 miles	24 min
Port of Virginia	93.5 miles	1 hr 41 min
Washington, DC	102 miles	1 hr 56 min



For additional information, please contact:

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