

FOR LEASE OR SALE

# 8560 MAGELLAN PARKWAY

WINDSOR BUSINESS PARK  
RICHMOND, VIRGINIA 23227



CUSHMAN &  
WAKEFIELD

THALHIMER

**CLASS A LIGHT INDUSTRIAL**

TO BE BUILT | PERMITTING UNDERWAY

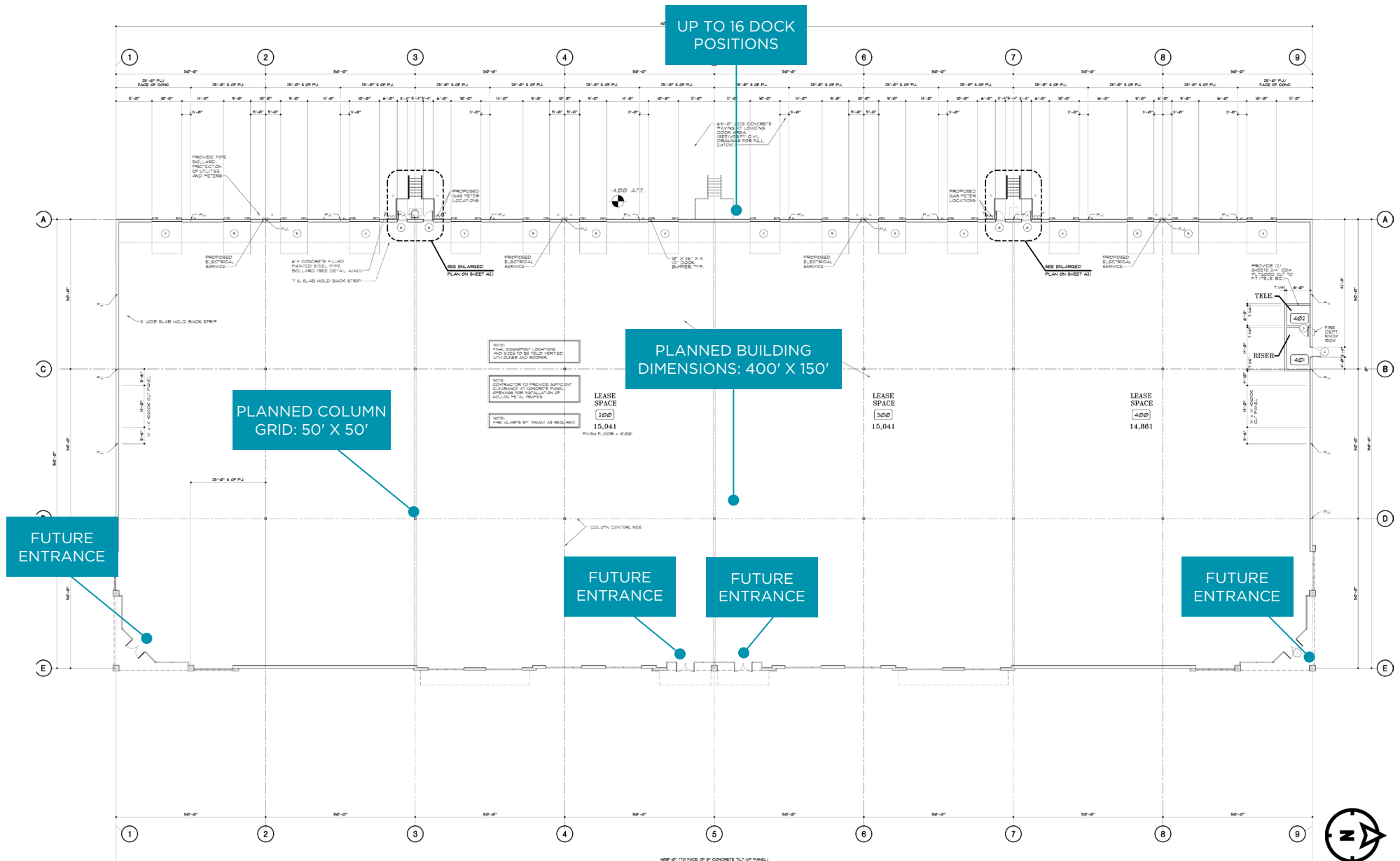
7,500 - 60,000 SF  
AVAILABLE

# PROPERTY FEATURES

- **60,000 SF CLASS A LIGHT INDUSTRIAL AVAILABLE FOR LEASE OR SALE**
- 7,500 - 60,000 SF Available
  - 24' clear
  - 400' x 150'
  - 2.5 spaces/1,000 SF parking
- 2 Dock positions per bay, up to 16 total
- Zoned M-2
- Magellan Parkway and Parham Road
- All utilities available to site
- Approx. 1/2 mile from I-95 & I-295
- Call agent for more details



# PROPOSED BUILDING FOOTPRINT



Architectural elevation drawing of the building facade, showing a long, symmetrical structure with multiple windows and a central entrance area. The drawing is labeled "30'-0"

**RIGHT ELEVATION**  
SCALE: 3/32" = 1'-0"

**FACING NORTH**



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