

333,450± SF Industrial Space for Lease

West Creek | Goochland, VA 23238



Q2 2027 Delivery

Conceptual Rendering

FOR MORE INFORMATION:

RYAN FANELLI

Senior Vice President | Partner

804-400-6163

rfanelli@commonwealthcommercial.com

BEN BRUNI, SIOR

Senior Vice President | Partner

804-793-0046

bbruni@commonwealthcommercial.com

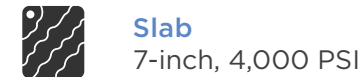
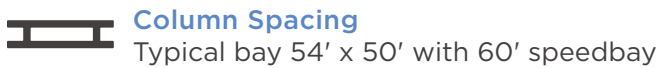
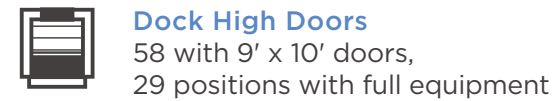
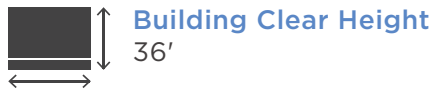


**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

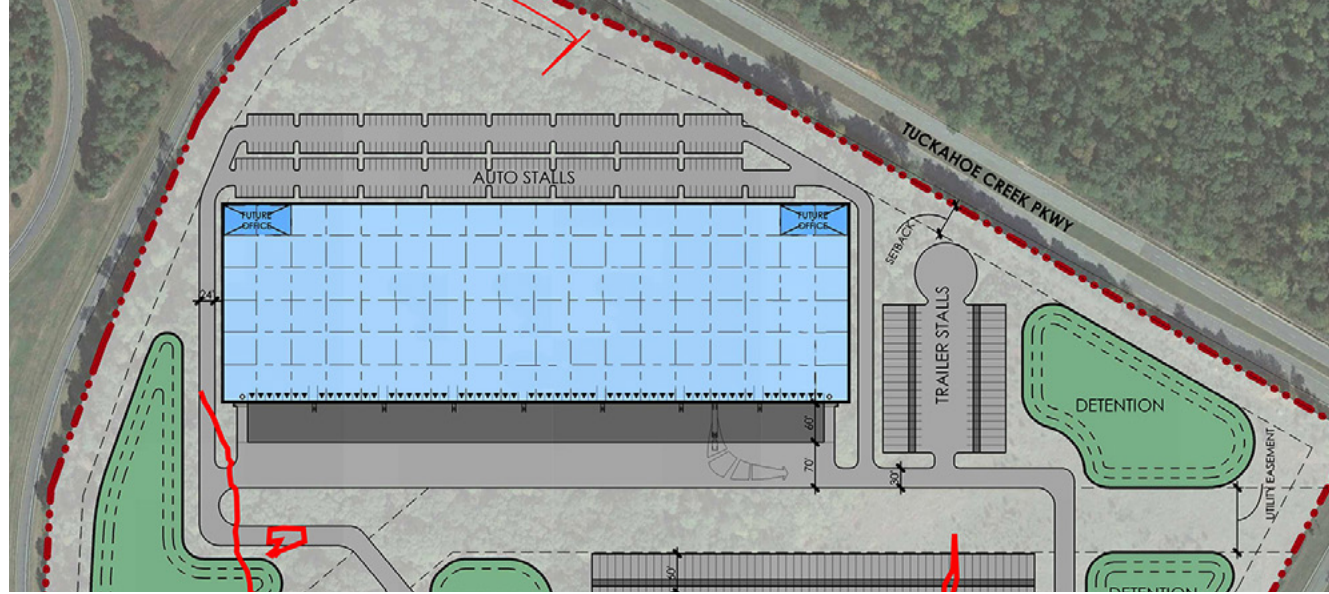
- › 333,450 SF new construction warehouse for lease in Goochland County on a 60± AC campus
- › Building dimensions: 1,026' x 325'
- › Great location in West Creek with Interstate visibility from Route 288
- › Zoned M-1



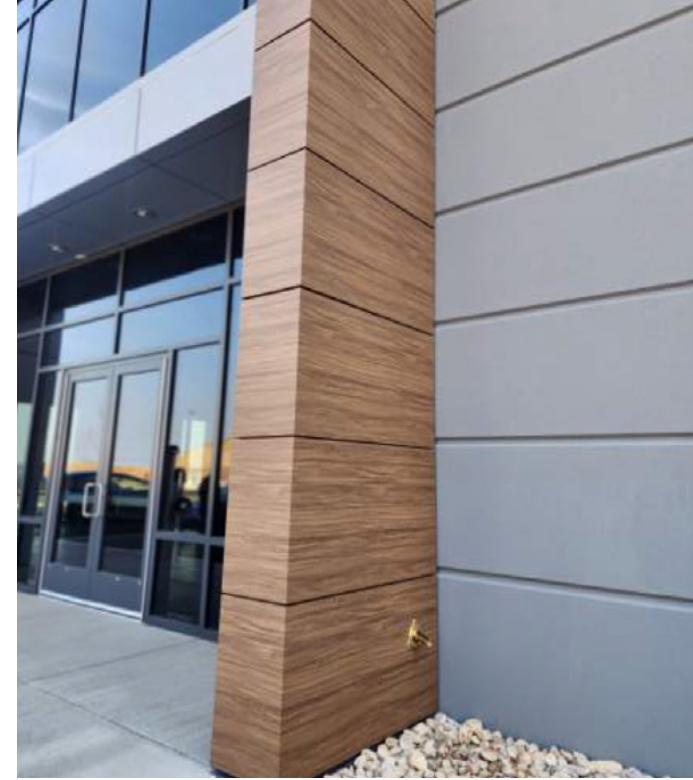
Trailer parks
67



Truck Court
130' truck court
depth



RENDERINGS



LOCATION HIGHLIGHTS



West Creek Business Park in Goochland, Virginia, is a prominent and rapidly developing commercial hub with a blend of natural beauty, strategic location, and major corporate investment.

Direct access to major highways: I-64, I-95, I-295, Broad Street (Route 250), and Patterson Avenue (Route 6)

Businesses in the region: Capital One, CarMax, Virginia Farm Bureau, Performance Food Group, and the Federal Reserve Bank of Richmond.

Pharmaceutical giant **Eli Lilly** and Company announced a \$5 billion investment to build a state-of-the-art manufacturing facility in West Creek. **Creating 650 high-paying jobs.**



Hardywood West Creek - 2 miles

Hardywood's destination brewery includes a public taproom with a built-in stage, a mezzanine-level private event space with conference room, an outdoor patio and beer garden, gazebos and fire pits, and a large outdoor tent.



DRIVE TIMES	MINUTES	MILES
Interstate 64	2	1.7
Highway 288	2	2
Interstate 295	6	3.2
Short Pump	9	5
Interstate 95	15	15
Richmond International Airport	31	27.1
Richmond Marine Terminal	37	25
Charlottesville	52	54
Port of Virginia	120	113

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	39,293	90,729	319,154
AVERAGE HH INCOME	\$138,985	\$146,782	\$131,854
DAYTIME EMPLOYEES	14,957	42,547	187,766

FOR MORE INFORMATION:

RYAN FANELLI

Senior Vice President | Partner
 804-400-6163
 rfanelli@commonwealthcommercial.com

BEN BRUNI, SIOR

Senior Vice President | Partner
 804-793-0046
 bbruni@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

