

333,450± SF Industrial Space for Lease

West Creek | Goochland, VA 23238



Q2 2027 Delivery

For More Information:

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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



Building Clear Height
36'



Slab
7-inch, 4,000 PSI



Trailer parks
67



Drive in
2- 14' x 16'



Parking
283



Dock High Doors
58 with 9' x 10' doors,
29 positions with full equipment



Fire Protection
ESFR

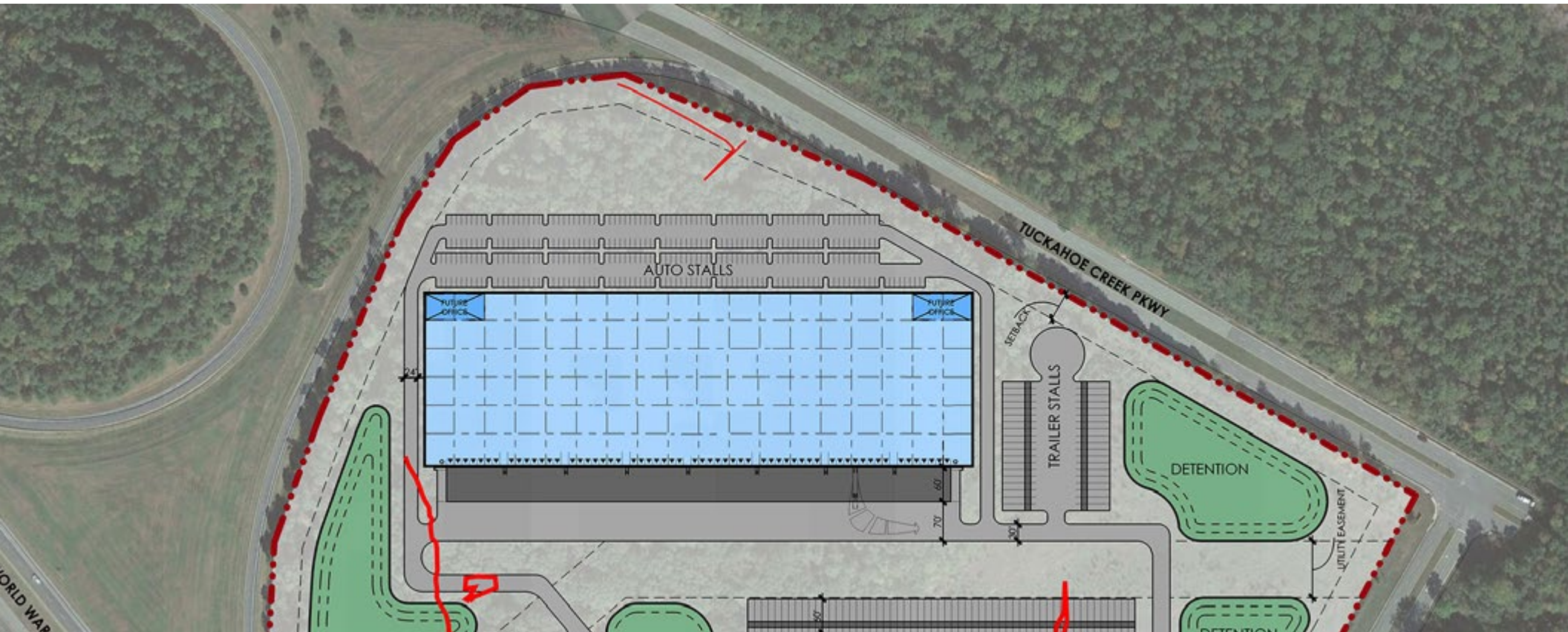
Truck Court
130' truck court
depth



Column Spacing
Typical bay 54' x 50' with 60' speedbay



Electrical
4,000 AMP electrical service (expandable)



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'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. **2 miles from location**



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

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