

FOR SALE / FOR LEASE
Ruther Glen Distribution Center

11266 ENTERPRISE PKWY
RUTHER GLEN, VIRGINIA



± 359,800 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**

THALHIMER

**FOR SALE/
LEASE**

PROPERTY HIGHLIGHTS



AVAILABLE

359,800 SF



LOADING

Cross-dock loading
Twenty-Six (26) dock doors;
Two (2) 16' x 12' drive-ins



FENCED/PAVED AREA

± 2.5 AC (excluding loading areas)



PARKING

159 Auto Spaces
141 Trailer Spaces



CLEAR HEIGHT

34'-38' in warehouse



ZONING

M-1 Light Industrial



POWER

Three-phase, four-wire;
1600 A, 277/480V



CONDITIONING

Heating in warehouse

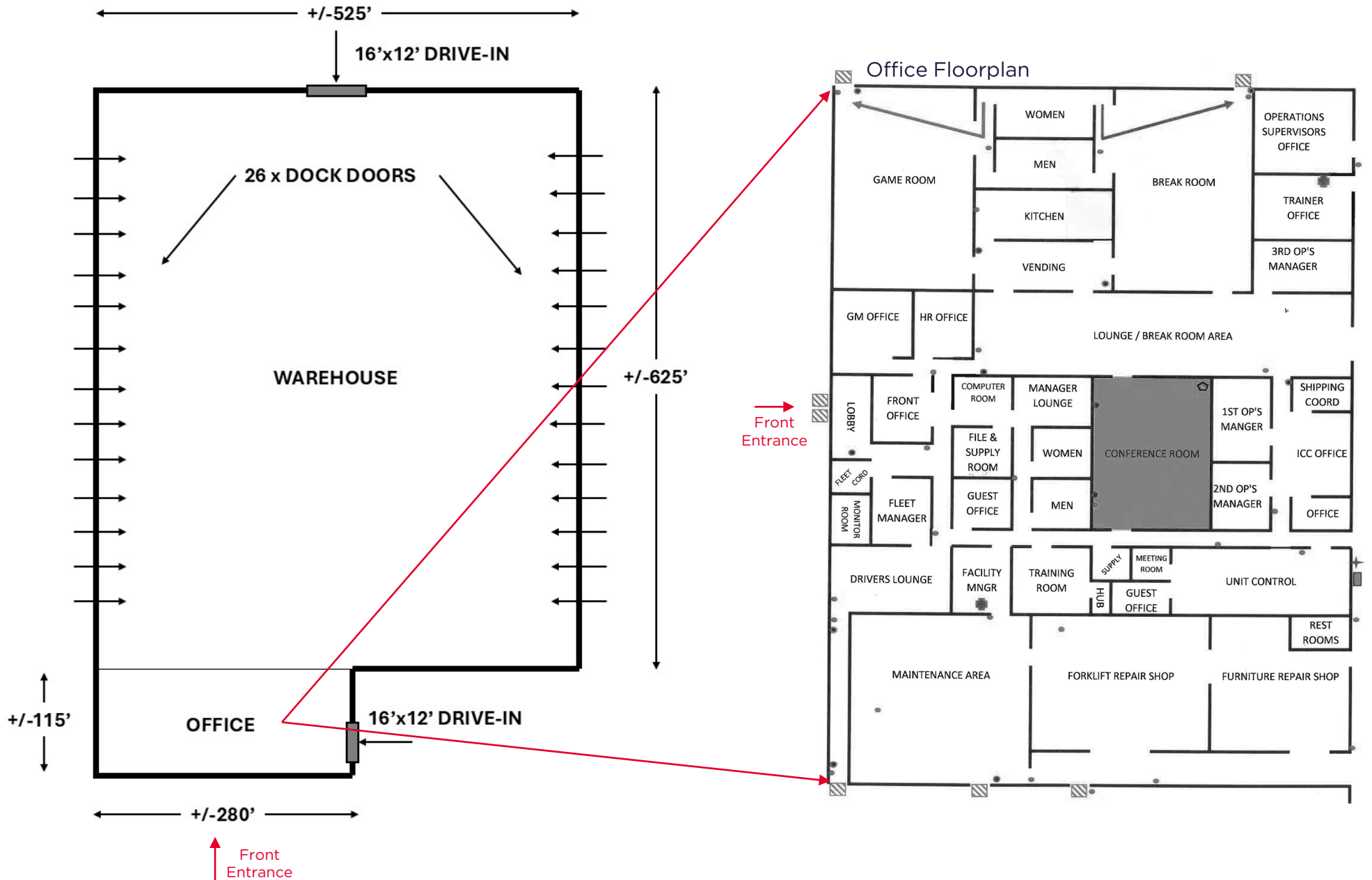


LOCATION

1.2 miles from I-95



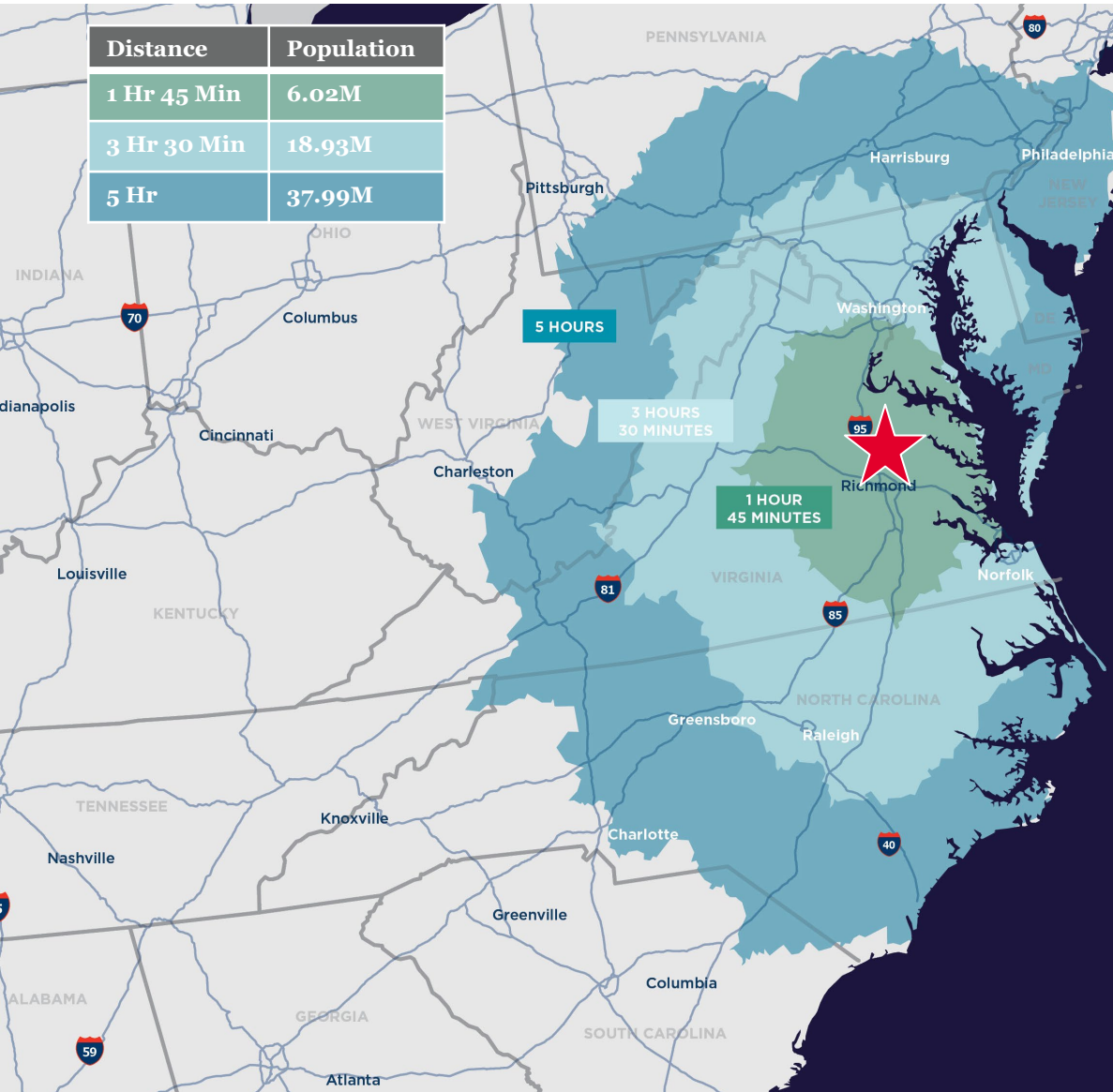
BUILDING FLOORPLAN



AERIAL IMAGES



DEMOGRAPHICS MAP



LOCATION & DEMOGRAPHICS 20 MILE RADIUS



POPULATION WITHIN
150 MILES
17,404,214



AVERAGE HOUSEHOLD
INCOME
\$134,966



TOTAL
BUSINESSSES
4,781+



UNEMPLOYMENT
RATE
2.8%



EDUCATION ATTAINMENT

HIGH SCHOOL	23.7%
ASSOC. DEGREE	7.6%
BACH. DEGREE	24.5%
GRAD. DEGREE	16.8%



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