

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE 2800 SPROUSE DRIVE

RICHMOND, VIRGINIA 23231



CUSHMAN &
WAKEFIELD

THALHIMER

148,877 SF TOTAL BUILDING

SITUATED ON 10.73 ACRES

AVAILABLE
10/1/2026

PROPERTY FEATURES



±148,877 SF **±10.73 ACRES**
BUILDING SIZE PROPERTY SIZE



±10% (14,320 SF)
TWO-STORY OFFICE SPACE



CEILING HEIGHT
22' WITH SECTIONS UP TO 50'



LOADING
13 DOCK DOORS
(7 WITH LEVELERS)
1 DRIVE-IN (12' X 16')



ELECTRICAL
3-PHASE, 4 WIRE, 277/480V
5 X 2,000
2,500 AMP SERVICES
10,500 TOTAL AMP



CONDITIONING
HEATING & COOLING
IN MFG AREA



RAIL SPUR
ACTIVE CSX
RAIL SPUR



M-1
ZONING





GRAHAM STONEBURNER, SIOR
Executive Vice President
804 344 7159
graham.stoneburner@thalhimer.com

MICHAEL MAYHEW
Senior Vice President
804 697 3454
michael.mayhew@thalhimer.com

Thalhimer Center
1100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

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