

# Atlee Station Logistics Center

Times Dispatch Boulevard  
Mechanicsville, VA 23116



Availability			
Total Building Space:	185,000 sq. ft. / 17,187.06 sq. m.	Total Available Space:	185000 sq. ft. /17,187 sq. m.
Max. Contiguous Space:	185,000 sq. ft. / 17,187.06 sq. m.	Min. Available Space:	N/A
Lease:	Yes	Sale:	No
Multi-Tenant:	No	Recent Use:	New
Specifications			
No. of Floors:	1	LEED Certified:	No
Expansion Size:		Graded Expansion Pad:	No
Min. Ceiling Height:	30 ft.	Max. Ceiling Height:	30 ft.
No. of Dock Doors:	40	No. of Drive-In Doors:	2
Construction Type:	Tilt-up Masonry	Construction Year:	2021
Site Area:	23 acres	Zoning:	M-1
Utilities			
Electric Provider:	Dominion Energy		
Natural Gas Provider:	Virginia Natural Gas	Distance:	0 ft.
Water Provider:	Hanover County	Distance:	0 ft.
Sewer Provider:	Hanover County	Distance:	0 ft.
Fiber/Broadband Provider:	Comcast Business Communications	Distance:	0 ft.
Other Fiber/Broadband Provider:			
Transportation			
Interstate/Distance:	Interstate 295 /2.1 miles		
4-Lane Highway/Distance:	U.S. Highway 301 /1.9 miles		
International Airport:	Washington-Dulles International Airport /115.5 miles /105 minutes		
Commercial Airport:	Richmond International Airport /14.0 miles /20 minutes		
General Aviation Airport:	Hanover County Municipal Airport /7.1 miles /12 minutes		
Port of Virginia:	81.3 miles /74 min		
Port of Virginia (Inland Port):	16.9 miles / 24 min		
Rail Served :	No		



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## Contact

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## Comments

Outstanding new speculative flex building under construction in Hanover County, set for delivery in summer 2022. Atlee Station Logistics Center will provide nearly 185,000 s.f. of space, with 40 dock and two drive-in doors, 30' ceilings, and full utilities on 23 beautiful acres. Ample parking will be available, with 150 car and 46 dedicated truck/trailer spaces. The location is hard to beat; adjacent to I-295, with access 1.6 miles away via U.S. 301, this building will be in the heart of Hanover County's Atlee neighborhood. This fast growing community offers tremendous residential, restaurant, and retail options, as well as other amenities, and neighbors in the park include Owen's & Minor's corporate headquarters, The Richmond Times Dispatch, and the future site of the state's Forensics Science Lab.