

Cardinal Commerce Center - Cardinal South

Cedar Lane
Glen Allen, VA 23059



Availability

Total Building Space:	260,000 sq. ft. / 24,154.79 sq. m.	Total Available Space:	260000 sq. ft. /24,155 sq. m.
Maximum Contiguous Space:	260,000 sq. ft. / 24,154.79 sq. m.	Minimum Available Space:	40000
Lease:	Yes	Sale:	No
Multi-Tenant:	Yes	Recent Use:	Flex Space

Specifications

Number of Floors:	1	LEED Certified:	No
Expansion Size:		Graded Expansion Pad:	No
Minimum Ceiling Height:	32 ft.	Maximum Ceiling Height:	32 ft.
Number of Dock Doors:	32	Number of Drive-In Doors:	2
Construction Type:	Tilt-up Masonry	Construction Year:	2020
Site Area:	65.1 acres	Zoning:	M-2

Utilities

Electric Provider:	Dominion Energy		
Natural Gas Provider:	Virginia Natural Gas	Distance:	0 ft.
Water Provider:	Henrico 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 95 /1.3 miles
4-Lane Highway/Distance:	U.S. Highway 1 /0.4 miles
International Airport:	Washington-Dulles International Airport /109.6 miles /99 minutes
Commercial Airport:	Richmond International Airport /19.8 miles /23 minutes
General Aviation Airport:	Hanover County Municipal Airport /3.2 miles /6 minutes
Port of Virginia:	87.0 miles /78 min
Port of Virginia (Inland Port):	20.1 miles / 23 min
Rail Served :	No



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Contact

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Comments

Outstanding speculative building development, with the first phase (Cardinal South) to be delivered to market in Q4 of 2020; adjacent to U.S. Highway 1 and less than a mile to the Sliding Hill interchange with I-95. Location of building will provide outstanding access to major markets in the northeast and southeast thanks to quick access to I-95 and I-64, and is less than 20 minutes from Richmond International Airport and the Richmond Marine Terminal. Adjacent to Cardinal South will be a pad to be developed as a future phase. Called "Cardinal North", this building is proposed to be approximately 420,000 +/- s.f. There is no timeline for development, but would be expedited based on tenant demand.