

# 10384

## CEDAR LANE

**FOR LEASE | CLASS A INDUSTRIAL**

GLEN ALLEN, VA 23059  
AVAILABLE APRIL 2025



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# PROPERTY OVERVIEW



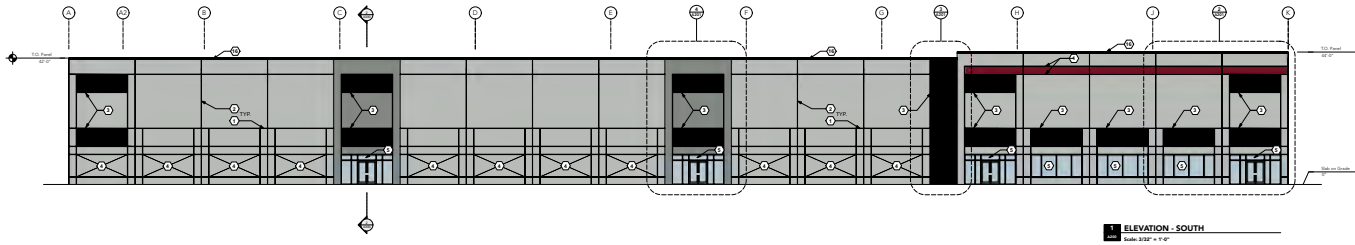
## BUILDING

Address	10384 Cedar Lane, Glen Allen, VA
Building	71,749 SF
Available Space	22,921 SF
Clearance	32' to joist
Columns	45' x 45'
Docks	Three 9' x 10' docks
Drive-Ins	One 12' x 14' Drive in
Truck Court	140'
Parking	18 Employee Spaces
Power	1600A; 277-480V, 3-phase
Fire Suppression	ESFR Sprinkler System
Delivery	Cold, dark shell with restroom

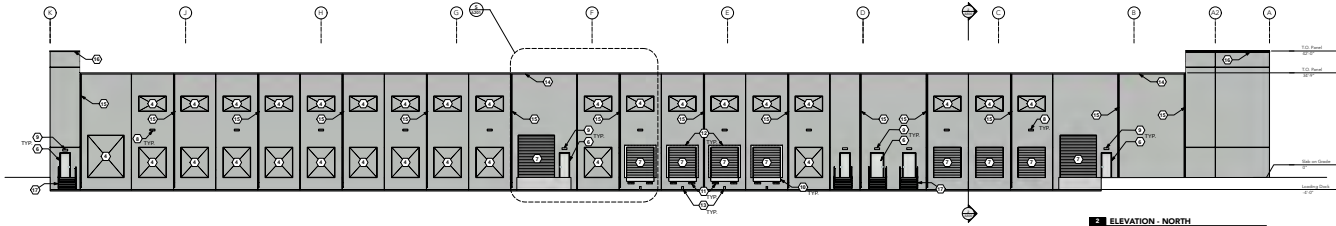
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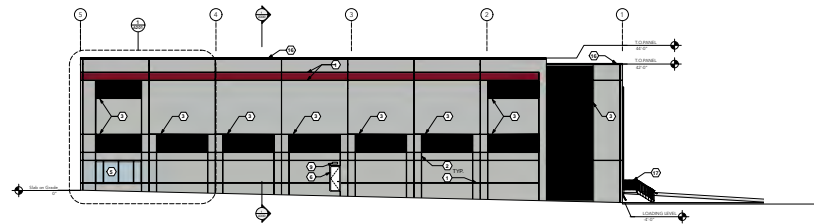
# SITE ELEVATIONS



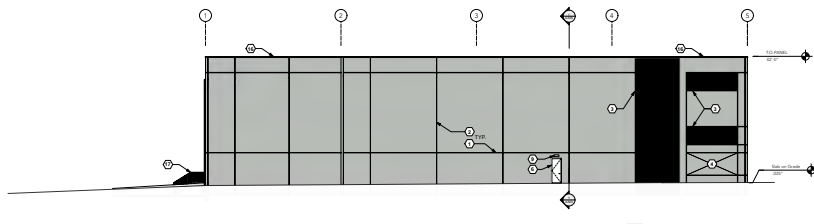
**1 ELEVATION - SOUTH**  
Scale: 3/32" = 1'-0"



**2 ELEVATION - NORTH**  
Scale: 3/32" = 1'-0"



**3 ELEVATION - EAST**  
Scale: 3/32" = 1'-0"



**4 ELEVATION - WEST**  
Scale: 3/32" = 1'-0"

## Keyed Notes - Elevations

- ① Concrete 1/2" panel horizontal band reveals.
- ② Concrete 1/2" panel vertical reveals.
- ③ Concrete 1/2" panel 6" face base. BCCF Ringed For Livers, pattern 14307.
- ④ Truck surface finish panel opening. See structural drawings for additional information on acceptable penetration locations. All proposed future panel opening locations to be verified with structural Engineer prior to start of work.
- ⑤ Scaffolding assembly. BCCF Kiewit Tilt-Up VersaCape 4117 (7'x6'x10') glazing system. Installation with 1" rounded glazing unit. Color TRS2. Vision Glass: Guardian Sargard Low-E color TRS2. Provide estimated aluminum window sill extension color to match storefront.
- ⑥ Painted hollow metal main door. Color to match adjacent wall surface.
- ⑦ Overhead loading door. See door schedule for additional information. Door color to match adjacent wall finish.
- ⑧ Wall pack light fixture.
- ⑨ Egress wall pack light fixture. To be centered on door.
- ⑩ Loading dock heater.
- ⑪ Laminated rubber dock bumper.
- ⑫ Loading dock adjustable hand-pull and seat.
- ⑬ Truck restraint.
- ⑭ Continuous gutter.
- ⑮ Downspout, typical.
- ⑯ Estimated aluminum parapet coping.
- ⑰ Galvalume steel roof decking, with 1/2" diameter riling.

## CONCRETE PANELS

Typical Panel: Smooth face panel painted with color type TRS1, UCLM. (See typical painting / finish specs, this sheet)

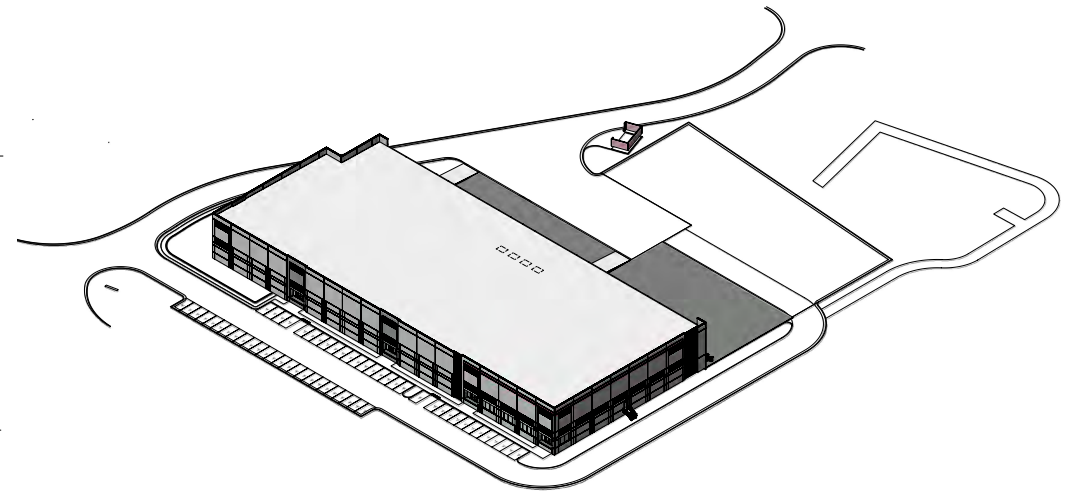
### NOTES:

Refer to Structural Drawings for actual panel sizes and thicknesses. Architectural elevations are for design intent (overall building and opening content, and finish specifications only). All reveals to be painted as indicated.

### TYPICAL PAINTING / FINISH SPECIFICATIONS

1. Each panel shall be painted with Tetraco RL700 Exterior Coating.
2. All reveals to receive paint.
3. Provide paint samples of each color to Architect for approval.
4. Paint Specifications are as follows:

Panel P01 - TRS1 Light Gray
Panel P02 - TRS2 Medium Gray
Panel P03 - TRS3 Dark Gray
Panel P04 - TRS4 Red





# PROPERTY LOCATION

## DEMOGRAPHICS

	1Mi	3Mi	5Mi
Population	2,472	30,759	87,703
Households	1,085	11,529	33,968
Avg. Household Size	2.8	2.66	2.55
Avg. Household Income	\$104,130	\$132,774	\$124,415
Total Consumer Spending	\$970.7M	\$2.4B	\$5B
Daytime Employees	1,778	18,352	45,166

## PROXIMITY TO NOTABLE AREAS & LANDMARKS

Hanover County Municipal Airport	3 mi, 7 min
I-95	0.8 mi, 3 min
Richmond	13.5 mi, 17 min
Richmond Airport	21 mi, 24 min
Washington DC	97.4 mi, 1 hr 44 min



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