

**CLASS A INDUSTRIAL  
FOR LEASE**

# 10384 Cedar Lane

Glen Allen, VA

**22,921 SF AVAILABLE**

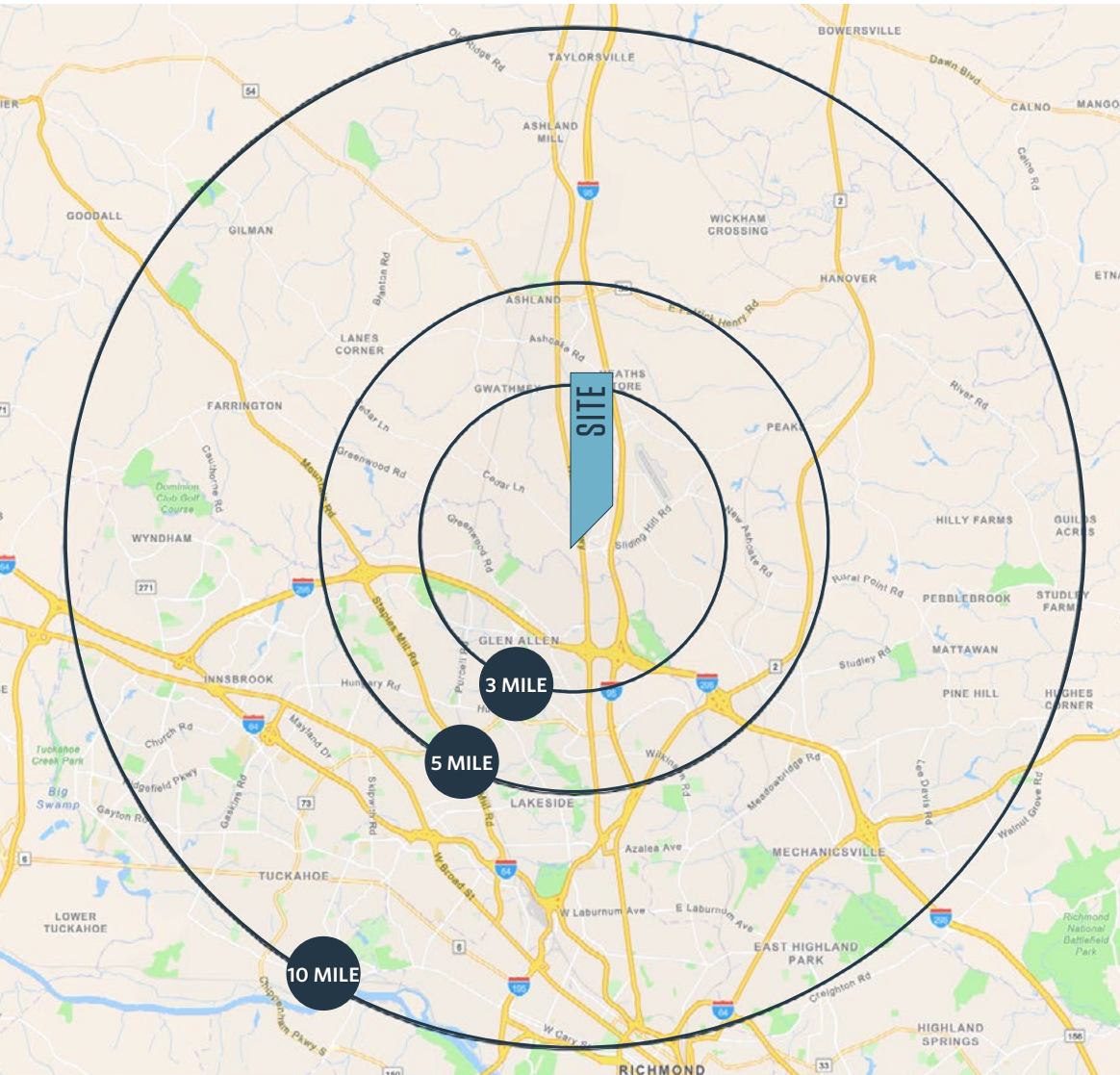


## BUILDING

Address	10380 Cedar Lane, Glen Allen, VA
Building	71,749 SF
Available Space	22,921 SF (Q1 2025)
Clearance	32' to joist
Columns	45' x 45'
Loading	Three 9' x 10' docks One 12' x 14' Drive in
Truck Court	140'
Parking	0.78/1,000
Power	1600A; 277-480V, 3-phase
Delivery	Cold, dark shell with restroom
Pricing	\$12.75/SF, triple net ( $\pm$ \$3.00/SF)

# LOCATION

10384 Cedar Ln, Glen Allen, VA



Radius	1 mi.	3 mi.	5 mi.
Population	2,472	30,759	87,703
Households	1,085	11,529	33,968
Avg. Size	2.8	2.66	2.55
Avg. 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

	DISTANCE	
Hanover County Municipal Airport . . . . .	3 mi	7 min
I-95 . . . . .	3.7 mi	7 min
Richmond . . . . .	13.5 mi	17 min
Richmond Airport . . . . .	21 mi	24 min
Washington DC . . . . .	97.4 mi	1hr44min

# LOCATION

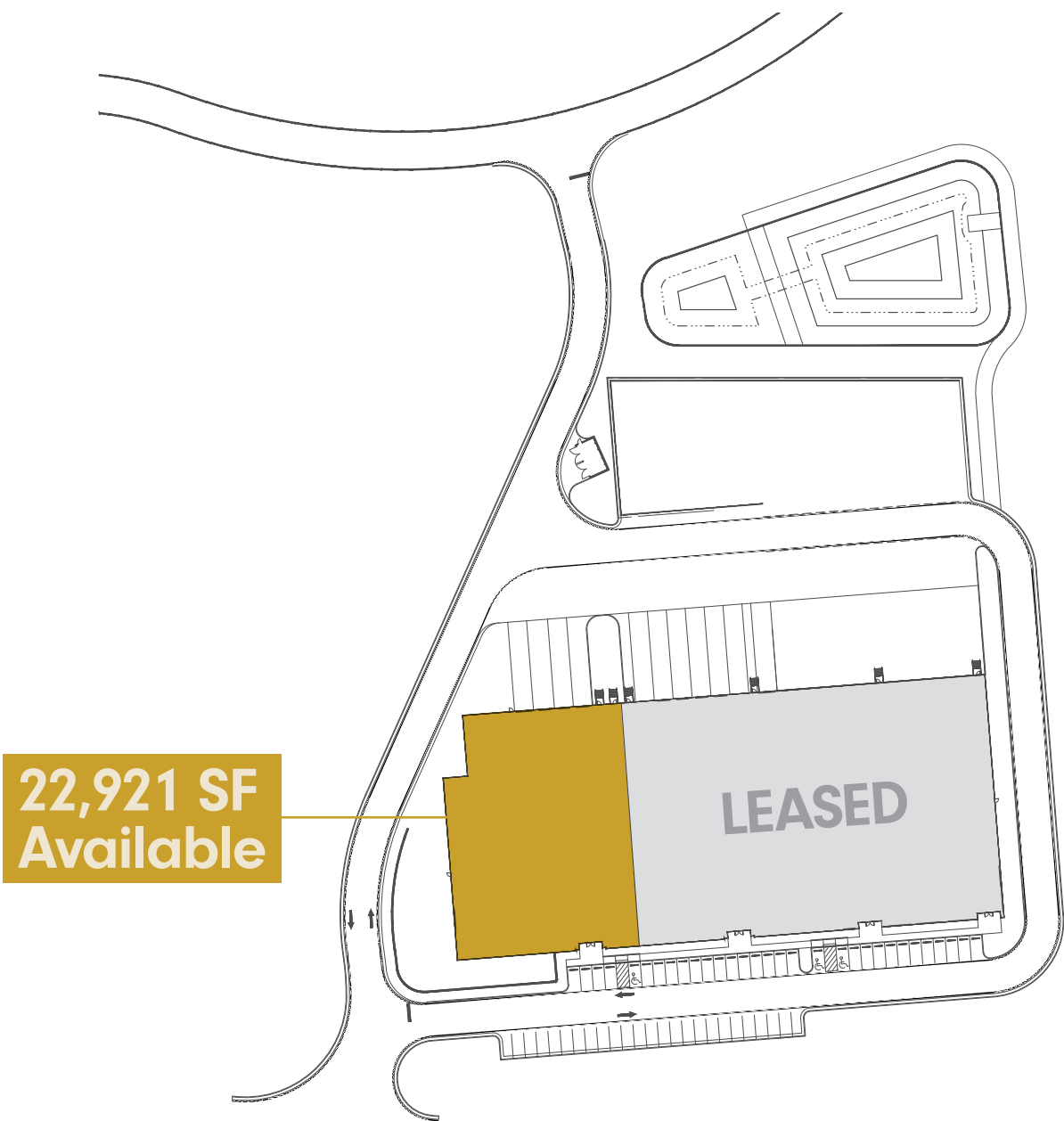
10384 Cedar Ln, Glen Allen, VA



Josh Katz | 703.334.5608 | jkatz@klnb.com  
Harrison McVey | 804.796.0517 | hmcvey@rangecommercial.com

# THE PLAN

10384 Cedar Ln, Glen Allen, VA

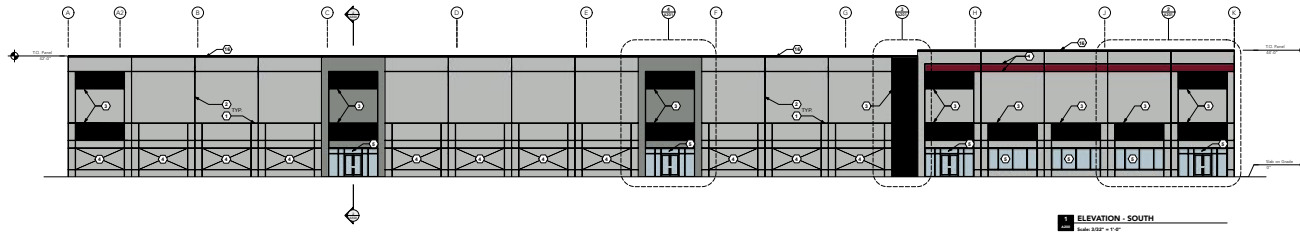


**22,921 SF Available**

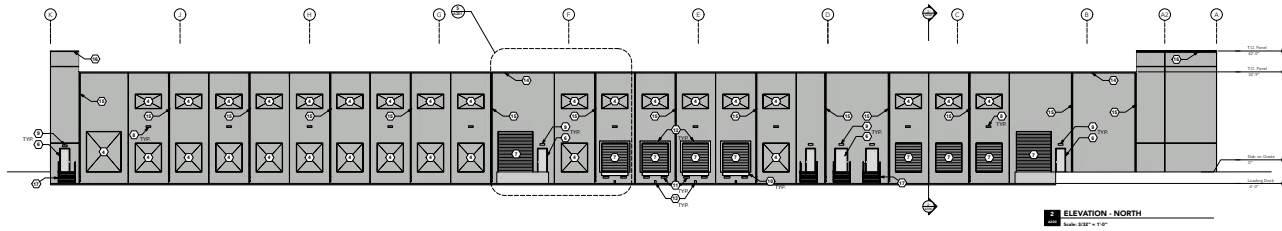
Josh Katz | 703.334.5608 | [jkatz@klnb.com](mailto:jkatz@klnb.com)  
Harrison McVey | 804.796.0517 | [hmcvey@rangecommercial.com](mailto:hmcvey@rangecommercial.com)

# ELEVATIONS

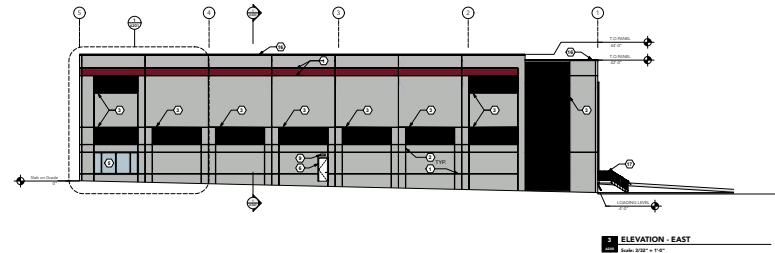
10384 Cedar Ln, Glen Allen, VA



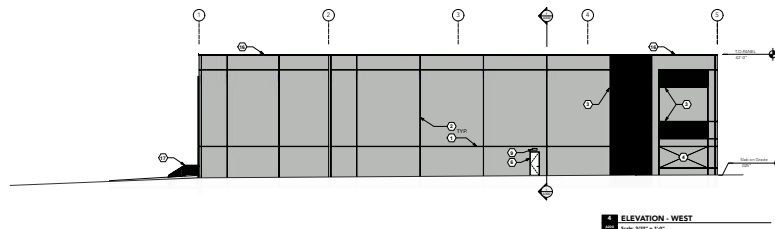
**1 ELEVATION - SOUTH**  
Scale: 3/32" = 1'-0"



**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 48 panel horizontal band insulate
- 2 Concrete 48 panel vertical insulate
- 3 Concrete 48 panel full floor base: 800-FitGuard® for base, pattern 4802
- 4 Knock out for future panel opening. See structural drawing for additional information on concrete panel details. Location: All proposed future panel opening locations to be verified with structural Engineer prior to cast (check).
- 5 Slab-on-assembly: 800-Koncrete-Triple-Insulate® 8117 (Thermal) glazing system. Front plane with 1" insulated glazing unit. Customized Silver Glass. Complete hardware from 800-TPG. Perimeter seal: Aluminum extrusion of 800-Koncrete-Triple-Insulate® 8117.
- 6 Perforated hollow metal steel door. See structural drawing.
- 7 Overhead loading. See structural drawing.
- 8 Glass with park light.
- 9 Wall.
- 10 Wall.
- 11 Wall.
- 12 Wall.
- 13 Wall.
- 14 Wall.
- 15 Wall.
- 16 Wall.
- 17 Wall.
- 18 Wall.
- 19 Wall.
- 20 Wall.
- 21 Wall.
- 22 Wall.
- 23 Wall.
- 24 Wall.
- 25 Wall.
- 26 Wall.
- 27 Wall.
- 28 Wall.
- 29 Wall.
- 30 Wall.
- 31 Wall.
- 32 Wall.
- 33 Wall.
- 34 Wall.
- 35 Wall.
- 36 Wall.
- 37 Wall.
- 38 Wall.
- 39 Wall.
- 40 Wall.
- 41 Wall.
- 42 Wall.
- 43 Wall.
- 44 Wall.
- 45 Wall.
- 46 Wall.
- 47 Wall.
- 48 Wall.
- 49 Wall.
- 50 Wall.
- 51 Wall.
- 52 Wall.
- 53 Wall.
- 54 Wall.
- 55 Wall.
- 56 Wall.
- 57 Wall.
- 58 Wall.
- 59 Wall.
- 60 Wall.
- 61 Wall.
- 62 Wall.
- 63 Wall.
- 64 Wall.
- 65 Wall.
- 66 Wall.
- 67 Wall.
- 68 Wall.
- 69 Wall.
- 70 Wall.
- 71 Wall.
- 72 Wall.
- 73 Wall.
- 74 Wall.
- 75 Wall.
- 76 Wall.
- 77 Wall.
- 78 Wall.
- 79 Wall.
- 80 Wall.
- 81 Wall.
- 82 Wall.
- 83 Wall.
- 84 Wall.
- 85 Wall.
- 86 Wall.
- 87 Wall.
- 88 Wall.
- 89 Wall.
- 90 Wall.
- 91 Wall.
- 92 Wall.
- 93 Wall.
- 94 Wall.
- 95 Wall.
- 96 Wall.
- 97 Wall.
- 98 Wall.
- 99 Wall.
- 100 Wall.

### CONCRETE PANELS

Special Panel: Smooth face panel, painted with color type "981", U.S.G. (see special painting / finish specs, this sheet)

NOTES:  
Refer to Structural Drawing for actual panel sizes and thicknesses. Architectural elevations are for design intent based on loading and opening content, and finish specifications only. All items to be precast in situ.

### TYPICAL PAINTING / FINISH SPECIFICATIONS

1. Each panel shall be precast and finished in accordance with the following:

2. All items to be precast in situ.

