



SEVEN HILLS DISTRIBUTION CENTER

2900, 2901, 3000 & 3001 Seven Hills Blvd.,
Richmond, VA 23231



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Four Building, 820,800 SF Industrial Park | Speculative & Build-to-Suit Options Available

Wood Thornton, SIOR

Senior Vice President
+1 804 267 7221
wood.thornton@colliers.com

Rob Dirom

Senior Vice President
+1 804 267 7207
rob.dirom@colliers.com

Frank Hargrove, III

Vice President
+1 804 339 2912
frank.hargrove@colliers.com



SEVEN HILLS DISTRIBUTION CENTER

BUILDING 1 | 267,840 SF WAREHOUSE UNDER CONSTRUCTION

BUILD-TO-SUIT OPPORTUNITIES
Building sites 2, 3 and 4 are currently available for build-to-suit construction that would enable the tenant to own and allow for customization of the building.



UNDER CONSTRUCTION

BUILDING 1
267,840 SF
864' x 310'

BUILDING 3
186,000 SF
600' x 310'

BUILDING 2
218,240 SF
704' x 310'

BUILDING 4
148,720 SF
572' x 260'

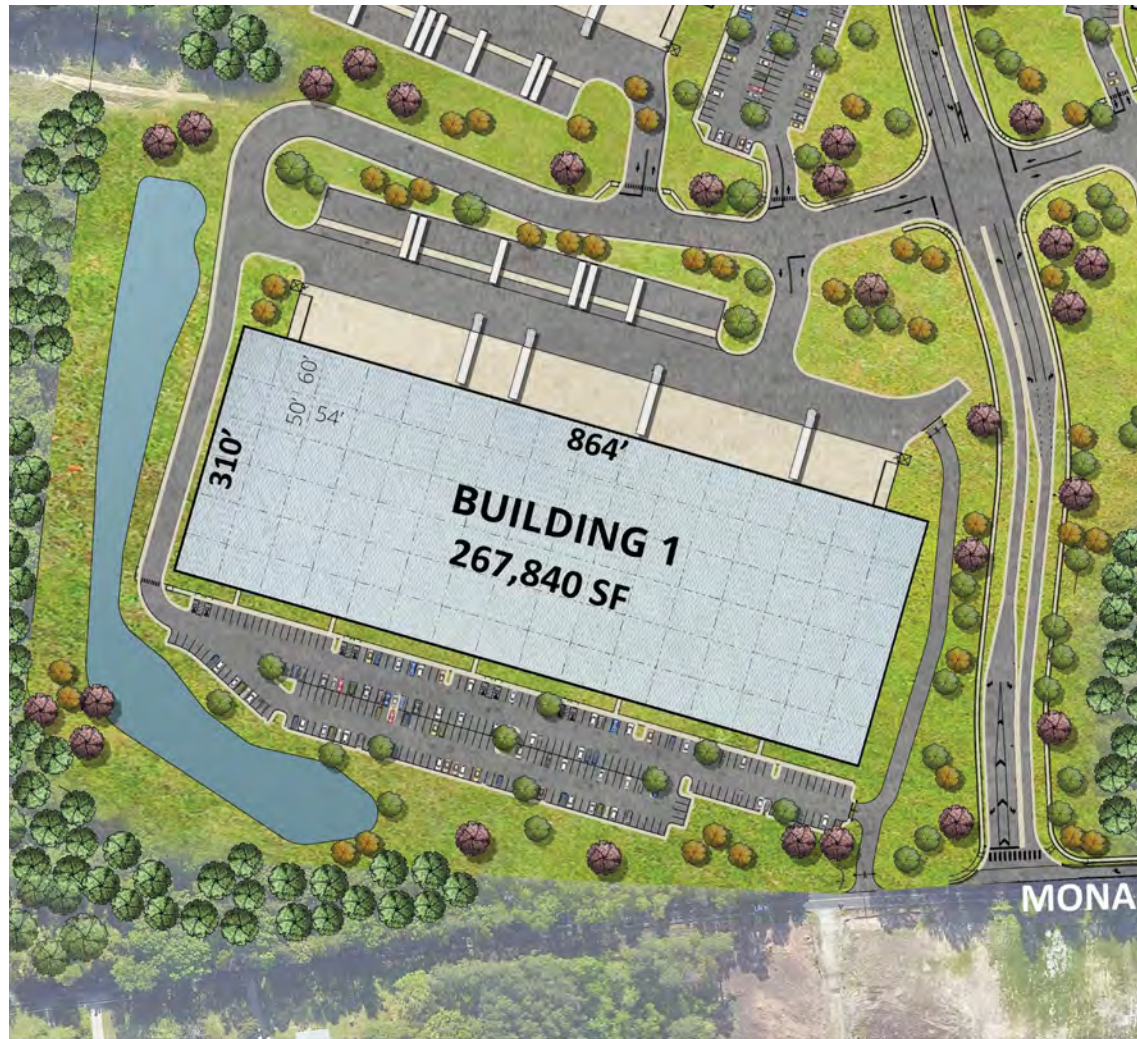
SEVEN HILLS DISTRIBUTION CENTER

UNDER CONSTRUCTION | FEBRUARY 2027 DELIVERY

Building 1 | 3001 Seven Hills Boulevard, Richmond, VA 23231

Building Specs

Zoning	M-2C (General Industrial)
Building Size	267,840 SF (will demise)
Dimensions	310' D x 864' W
Clear Height	36'
Spec Office	± 3,000 SF with restrooms
Column Spacing	54' x 50' w/ 60' speed bay
Floor Slab	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
Loading	<ul style="list-style-type: none"> • Front loaded • Fifty-two (52) 9' x 10' manual overhead doors • Twenty-six (26) 45,000 lb. mechanical levelers + seals • Two (2) drive in 14' x 16' motorized roll-up doors
Truck Court	192'-deep truck court with 72' concrete apron and heavy-duty drive aisle
Lighting	<ul style="list-style-type: none"> • 30 foot candles throughout • Motion sensors
Electrical	<ul style="list-style-type: none"> • One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel • Two, 200 amp distribution panels
Fire Protection	ESFR sprinkler system
Roof	Mechanically attached .60 mil TPO with R-30 insulation
HVAC	<ul style="list-style-type: none"> • Heat for freeze protection, 1 air change per hour • 6 HVLS fans delivered spec in speed bay
Parking	<ul style="list-style-type: none"> • 268 Parking Spaces • 36 Trailer Drops
Size Acreage	± 23.94 acres



SEVEN HILLS DISTRIBUTION CENTER

BUILD-TO-SUIT (8-10 MONTH BUILD)

Building 2 | 2900 Seven Hills Boulevard, Richmond, VA 23231

Building Specs

Zoning	M-2C (General Industrial)
Building Size	218,240 SF (will demise)
Dimensions	310' D x 704' W
Clear Height	36'
Spec Office	± 3,000 SF with restrooms
Column Spacing	54' x 50' w/ 60' speed bay
Floor Slab	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
Loading	<ul style="list-style-type: none"> • Rear loaded • Forty (40) 9' x 10' manual overhead doors • Twenty (20) 45,000 lb. mechanical levelers + seals • Two (2) 14' x 16' motorized roll-up doors at drive-ins
Truck Court	190'-deep truck court with 70' concrete apron and heavy-duty drive aisle
Lighting	<ul style="list-style-type: none"> • 30 foot candles throughout • Motion sensors
Electrical	<ul style="list-style-type: none"> • One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel • Two, 200 amp distribution panels
Fire Protection	ESFR sprinkler system
Roof	Mechanically attached .60 mil TPO with R-30 insulation
HVAC	<ul style="list-style-type: none"> • Heat for freeze protection, 1 air change per hour • HVLS fans delivered spec in speed bay
Parking	<ul style="list-style-type: none"> • 222 Parking Spaces • 33 Trailer Drops
Size Acreage	± 21.45 acres



SEVEN HILLS DISTRIBUTION CENTER

BUILD-TO-SUIT (8-10 MONTH BUILD)

Building 3 | 2901 Seven Hills Boulevard, Richmond, VA 23231

Building Specs

Zoning	M-2C (General Industrial)
Building Size	186,000 SF (will demise)
Dimensions	310' D x 600' W
Clear Height	36'
Spec Office	± 3,000 SF with restrooms
Column Spacing	54' x 50' w/ 60' speed bay
Floor Slab	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
Loading	<ul style="list-style-type: none">• Rear loaded• Thirty-four (34) 9' x 10' manual overhead doors• Seventeen (17) 45,000 lb. mechanical levelers + seals• Two (2) 14' x 16' motorized roll-up doors at drive-ins
Truck Court	190'-deep truck court with 70' concrete apron and heavy-duty drive aisle
Lighting	<ul style="list-style-type: none">• 30 foot candles throughout• Motion sensors
Electrical	<ul style="list-style-type: none">• One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel• Two, 200 amp distribution panels
Fire Protection	ESFR sprinkler system
Roof	Mechanically attached .60 mil TPO with R-30 insulation
HVAC	<ul style="list-style-type: none">• Heat for freeze protection, 1 air change per hour• HVLS fans delivered spec in speed bay
Parking	<ul style="list-style-type: none">• 230 Parking Spaces• 24 Trailer Drops
Size Acreage	± 22.38 acres



SEVEN HILLS DISTRIBUTION CENTER

BUILD-TO-SUIT (8-10 MONTH BUILD)

Building 4 | 3000 Seven Hills Boulevard, Richmond, VA 23231

Building Specs

Zoning	M-2C (General Industrial)
Building Size	148,720 SF (will demise)
Dimensions	260' D x 572' W
Clear Height	36'
Spec Office	± 3,000 SF with restrooms
Column Spacing	54' x 50' w/ 60' speed bay
Floor Slab	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
Loading	<ul style="list-style-type: none">• Front loaded• Thirty-four (34) 9' x 10' manual overhead doors• Seventeen (17) 45,000 lb. mechanical levelers + seals• Two (2) 14' x 16' motorized roll-up doors at drive-ins
Truck Court	130'-deep truck court with 70' concrete apron and heavy-duty drive aisle
Lighting	<ul style="list-style-type: none">• 30 foot candles throughout• Motion sensors
Electrical	<ul style="list-style-type: none">• One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel• Two, 200 amp distribution panels
Fire Protection	ESFR sprinkler system
Roof	Mechanically attached .60 mil TPO with R-30 insulation
HVAC	<ul style="list-style-type: none">• Heat for freeze protection, 1 air change per hour• HVLS fans delivered spec in speed bay
Parking	149 Parking Spaces
Size Acreage	± 22.48 acres



MAJOR AREA TENANTS

LIDL, DOMINION PACKAGING INC., ANORD MARDIX, GraybaR, THE HOME DEPOT Pro, MILLER ELECTRIC COMPANY, RIVERSIDE LOGISTICS, FAREVA, novolex, Lineage, Mondelēz International, WestRock, IRON MOUNTAIN, SAPPORO, wesco, Veritiv

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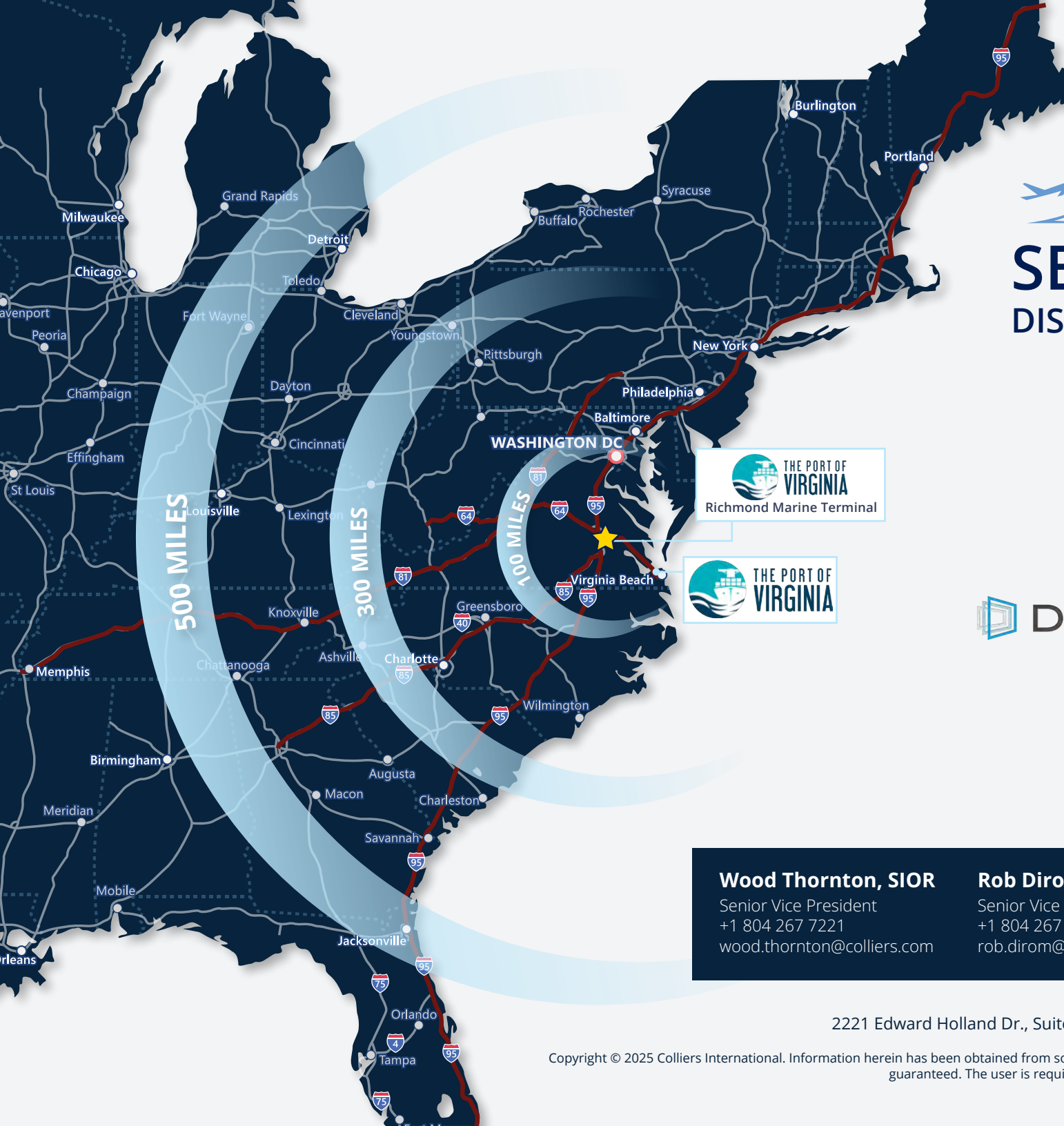
RICHMOND
INTERNATIONAL AIRPORT

White Oak
Expansion

6.5 miles
to I-95

2.5 miles
to I-295

Meta



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<p>Wood Thornton, SIOR Senior Vice President +1 804 267 7221 wood.thornton@colliers.com</p>	<p>Rob Dirom Senior Vice President +1 804 267 7207 rob.dirom@colliers.com</p>	<p>Frank Hargrove, III Vice President +1 804 339 2912 frank.hargrove@colliers.com</p>
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Colliers International
2221 Edward Holland Dr., Suite 600 | Richmond, VA | P: +1 804 320 5500