



LBA Logistics 

# WOODLANDS

## LOGISTICS CENTER

**4 BUILDING INDUSTRIAL PARK**

344,102 SF | 23.63 ACRES

520-570 Eastpark Court, Richmond, Virginia 23222





# PARK OVERVIEW & CURRENT AVAILABILITIES

## WOODLANDS LOGISTICS CENTER

ADDRESS	BUILDING	RSF	STRUCTURE	CLEAR HEIGHT	LOADING	AVAILABILITY
520 EASTPARK COURT	BUILDING I	144,228	Concrete Block-Metal Panel	24'	Front	Fully Leased
510 EASTPARK COURT	BUILDING II	51,874	Concrete Block-Masonry	18'	Rear	6,928 SF available
540 EASTPARK COURT	BUILDING III	100,000	Tilt-Up Concrete	24'	Front	Fully Leased
530 EASTPARK COURT	BUILDING IV	48,000	Concrete Block-Masonry	18'	Rear	Fully Leased



# SITE PLAN & PROPERTY HIGHLIGHTS

Woodland Logistics Center (“WLC”) is a four building, 344,102 SF industrial park adjacent to I-64 and less than six miles to downtown Richmond. WLC also benefits from close proximity to Richmond International Airport (RIC). The Park features a mix of small and large bay industrial and flex buildings, accommodating tenants of all sizes, from 5,000 SF-144,228 SF.

## PROPERTY HIGHLIGHTS

- Immediate I-64 access
- 3 miles to I-295
- Rail service available to Building I
- Nearby food and lodging amenities
- Close proximity to Richmond International Airport



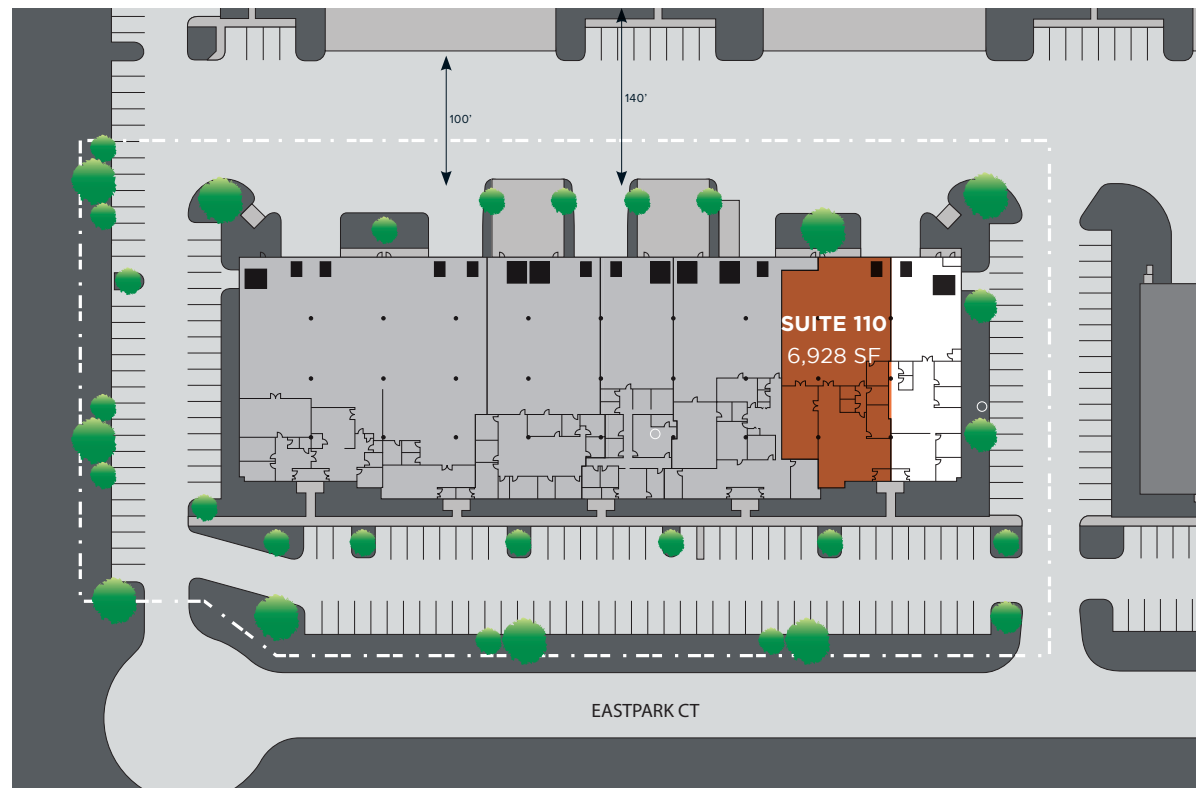


# 510 EASTPARK COURT

## 4,956 SF AVAILABLE

(WOODLANDS LOGISTICS CENTER II)

ZONING	M-1 (Light Industrial)
YEAR BUILT	1989
RENTABLE BUILDING AREA	
WAREHOUSE	3,782 SF
OFFICE	3,146 SF
TOTAL	<b>6,928 SF</b>
STRUCTURE	Concrete Block-Masonry
DIMENSIONS	135' D x 400' L
CONFIGURATION	Rear-load
CLEAR HEIGHT	18'
COLUMN SPACING	30' x 40'
LOADING DOCKS	1 Dock-high doors
TRUCK COURTS	100' - 140' depth
FIRE PROTECTION	Wet
WAREHOUSE LIGHTING	Fluorescent, LED, & Metal Halide
OFFICE LIGHTING	Fluorescent & LED
ELECTRICAL	3-phase



# PROXIMITY TO PORT OF VIRGINIA

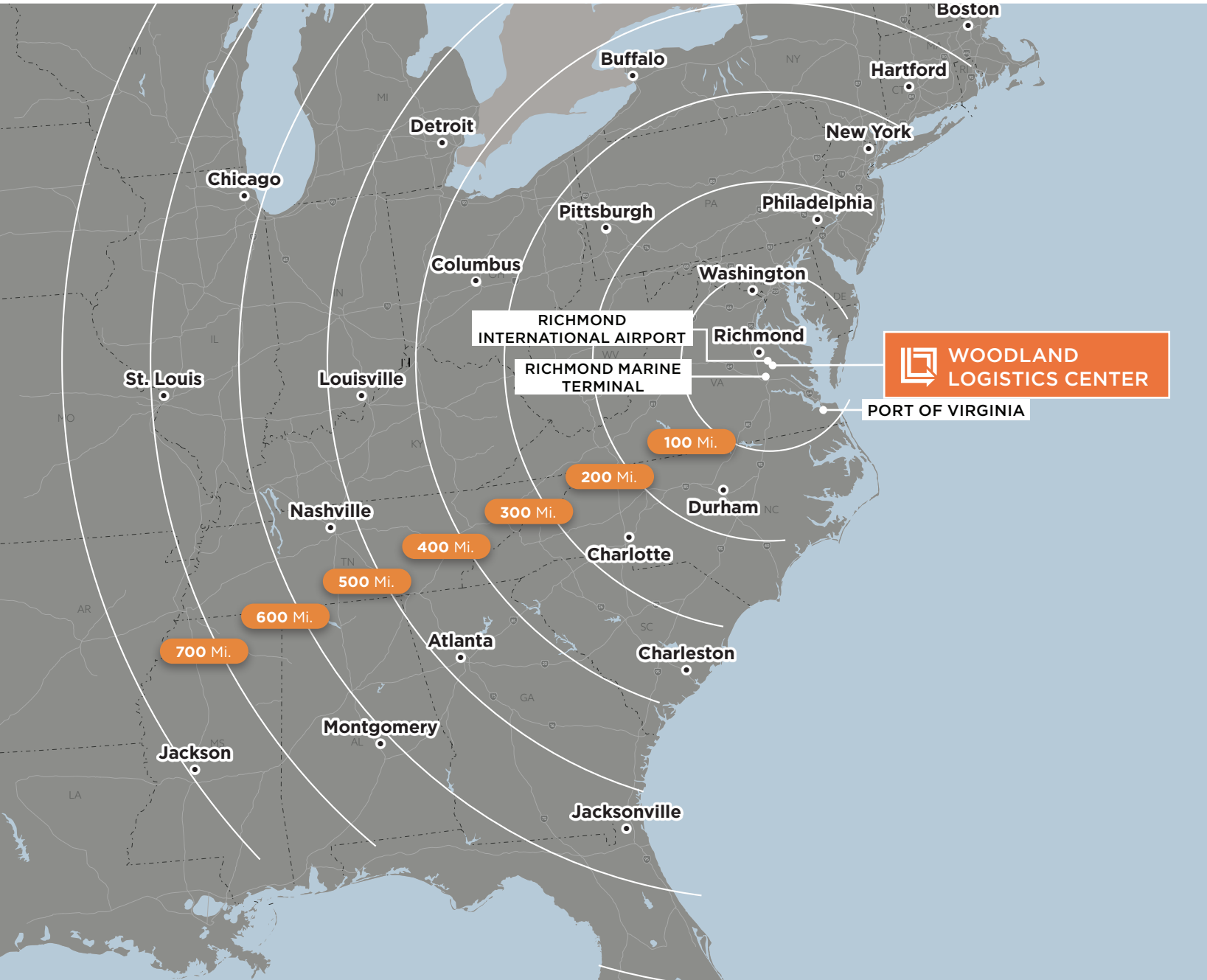
## A HUB OF CONNECTIVITY

- Port of Virginia will be the deepest and widest port on the East Coast by 2024
- The future Craney Island Marine Terminal is the largest fully-permitted port expansion project on the east coast
- 75% of the U.S. population lives within a two-day drive from the Port of Virginia
- Richmond Marine Terminal is westernmost port in the Mid-Atlantic and Northeast
- 2.5 hours to open sea with no air draft restrictions
- \$6.95 million available in Virginia Port incentives each year
- Port of Virginia had the highest increase in 2021 TEU volume (25.1%) out of all the U.S. ports
- #1 most efficient port ranking in the world by SP Global
- The Port of Virginia has a comprehensive ESG strategy with a commitment to reach net zero across our business by 2040





# LOCATION



**.25**  
miles to

I-64

**3**  
miles to

I-295

**4**  
miles to

I-95

**15**  
miles to

Richmond  
Marine Terminal

**2.8**  
miles to

Richmond  
International Airport

**87**  
miles to

Port of Virginia



# ACCESS





# NEARBY TENANTS





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