



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 | 4,956 SF available |
| 540 EASTPARK COURT | BUILDING III | 100,000 | Tilt-Up Concrete | 24' | Front | 60,000 SF available |
| 530 EASTPARK COURT | BUILDING IV | 48,000 | Concrete Block-Masonry | 18' | Rear | 16,800 SF available |



SITE PLAN & PROPERTY HIGHLIGHTS

Woodland Logistics Center (“WLC”) is a four building, 344,102 square foot 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

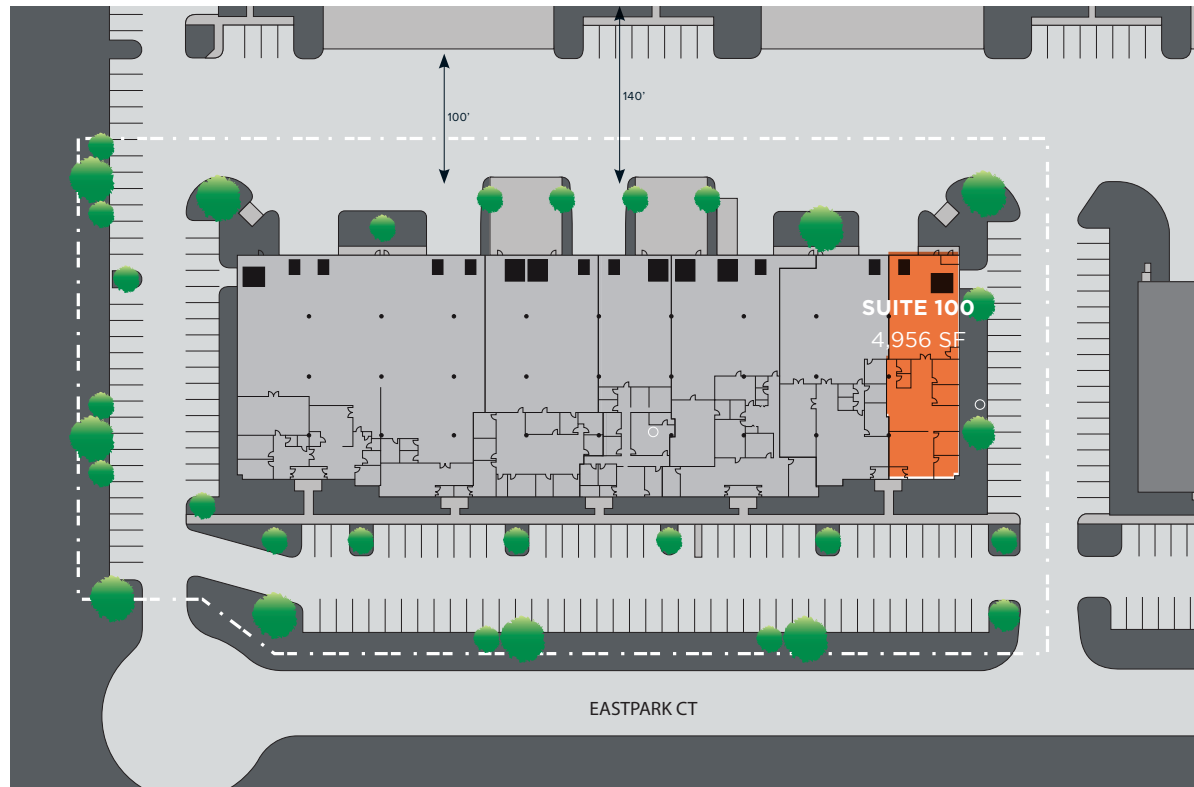


510 EASTPARK COURT

4,956 SF AVAILABLE

(WOODLANDS LOGISTICS CENTER II)

| | |
|------------------------|--|
| ZONING | M-1 (Light Industrial) |
| YEAR BUILT | 1989 |
| RENTABLE BUILDING AREA | |
| WAREHOUSE | 4,021 SF |
| OFFICE | 4,275 SF |
| TOTAL | 4,956 SF |
| 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 1 Grade-level doors |
| TRUCK COURTS | 100' - 140' depth |
| ROOF AGE | Fluorescent, LED, & Metal Halide |
| FIRE PROTECTION | Wet |
| WAREHOUSE LIGHTING | Fluorescent, LED, & Metal Halide |
| OFFICE LIGHTING | Fluorescent & LED |
| ELECTRICAL | 3-phase |

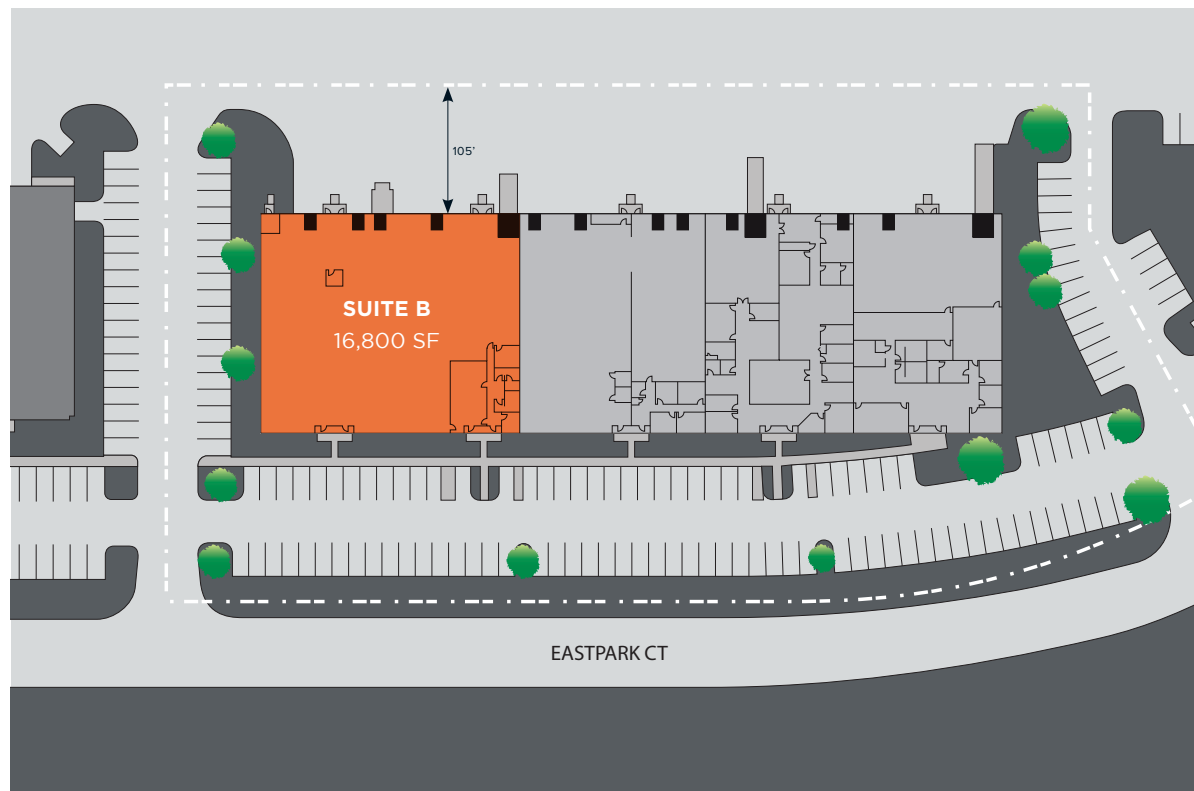


530 EASTPARK COURT

16,800 SF AVAILABLE

(WOODLANDS LOGISTICS CENTER II)

| | |
|----------------------------|--|
| PARCEL ID (HENRICO COUNTY) | 821-719-6732 |
| ZONING | M-1 (Light Industrial) |
| SITE AREA | 3.85 acres |
| YEAR BUILT | 1999 |
| RENTABLE BUILDING AREA | |
| WAREHOUSE | ±30,208 SF (62.9%) |
| OFFICE | ±17,792 SF (37.1%) |
| TOTAL | 48,000 SF |
| STRUCTURE | Concrete Block-Masonry |
| DIMENSIONS | 120' D x 400' L |
| CONFIGURATION | Rear-load |
| CLEAR HEIGHT | 18' |
| COLUMN SPACING | 40' D x 40' L |
| LOADING DOCKS | 4 dock-high doors 1 grade-level doors |
| TRUCK COURTS | 105' depth |
| ROOF | EPDM |
| ROOF AGE | 1999 |
| FIRE PROTECTION | Wet |
| WAREHOUSE LIGHTING | Fluorescent & LED |
| OFFICE LIGHTING | Fluorescent & LED |
| ELECTRICAL | 2600A 277/480V |
| AUTO PARKING | 131 spaces |



540 EASTPARK COURT

60,000 SF AVAILABLE

(WOODLANDS LOGISTICS CENTER III)

ZONING M-1 (Light Industrial)

YEAR BUILT 2008

RENTABLE BUILDING AREA

WAREHOUSE 58,657 SF

OFFICE 1,343 SF

TOTAL 60,000 SF

STRUCTURE Tilt-Up Concrete

DIMENSIONS 200' D x 500' L

CONFIGURATION Front-load

CLEAR HEIGHT 24'

COLUMN SPACING 50' x 50'

LOADING DOCKS 7 dock-high doors
1 grade-level doors

TRUCK COURTS 120' depth

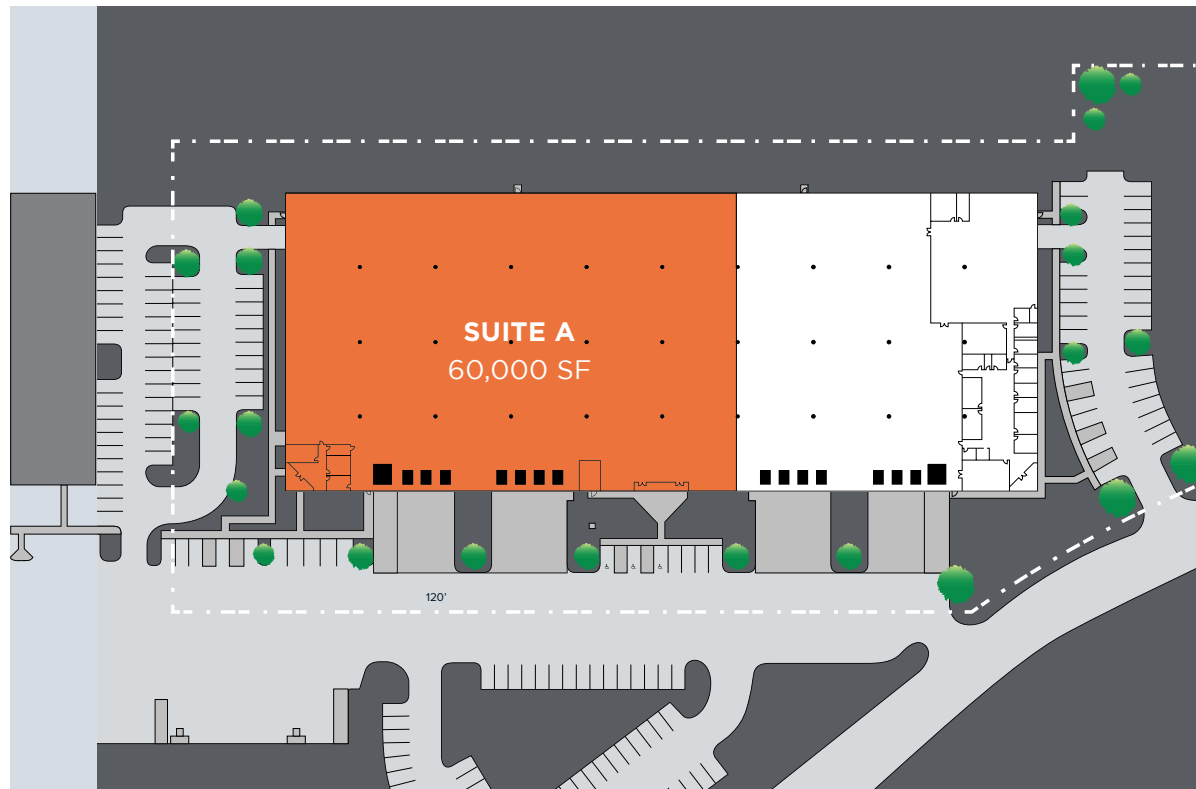
ROOF AGE 2008

FIRE PROTECTION ESR

WAREHOUSE LIGHTING Fluorescent & LED

OFFICE LIGHTING LED

ELECTRICAL 800A 277/480V
(upon verification)



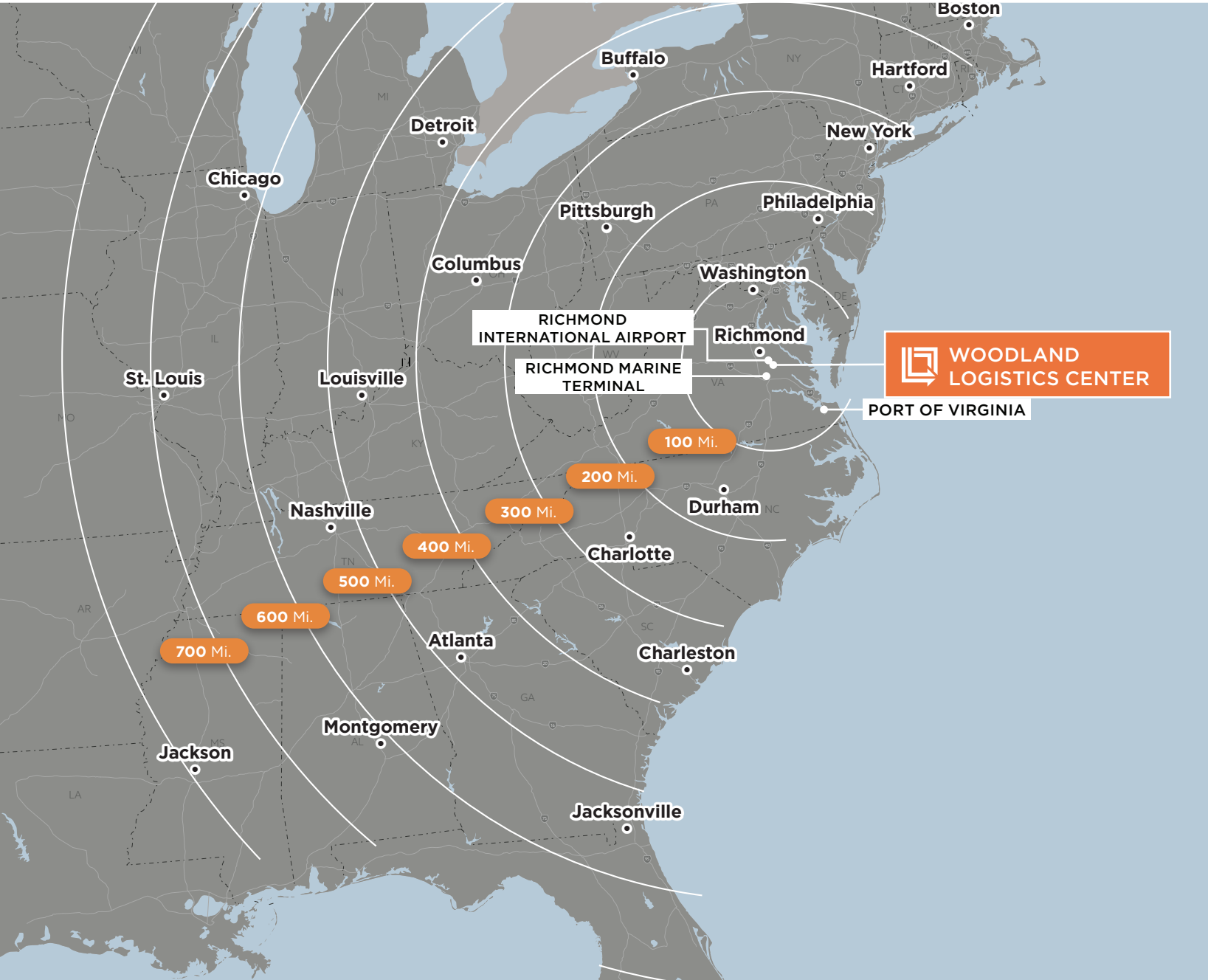
PROXIMITY TO PORT OF VIRGINIA

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

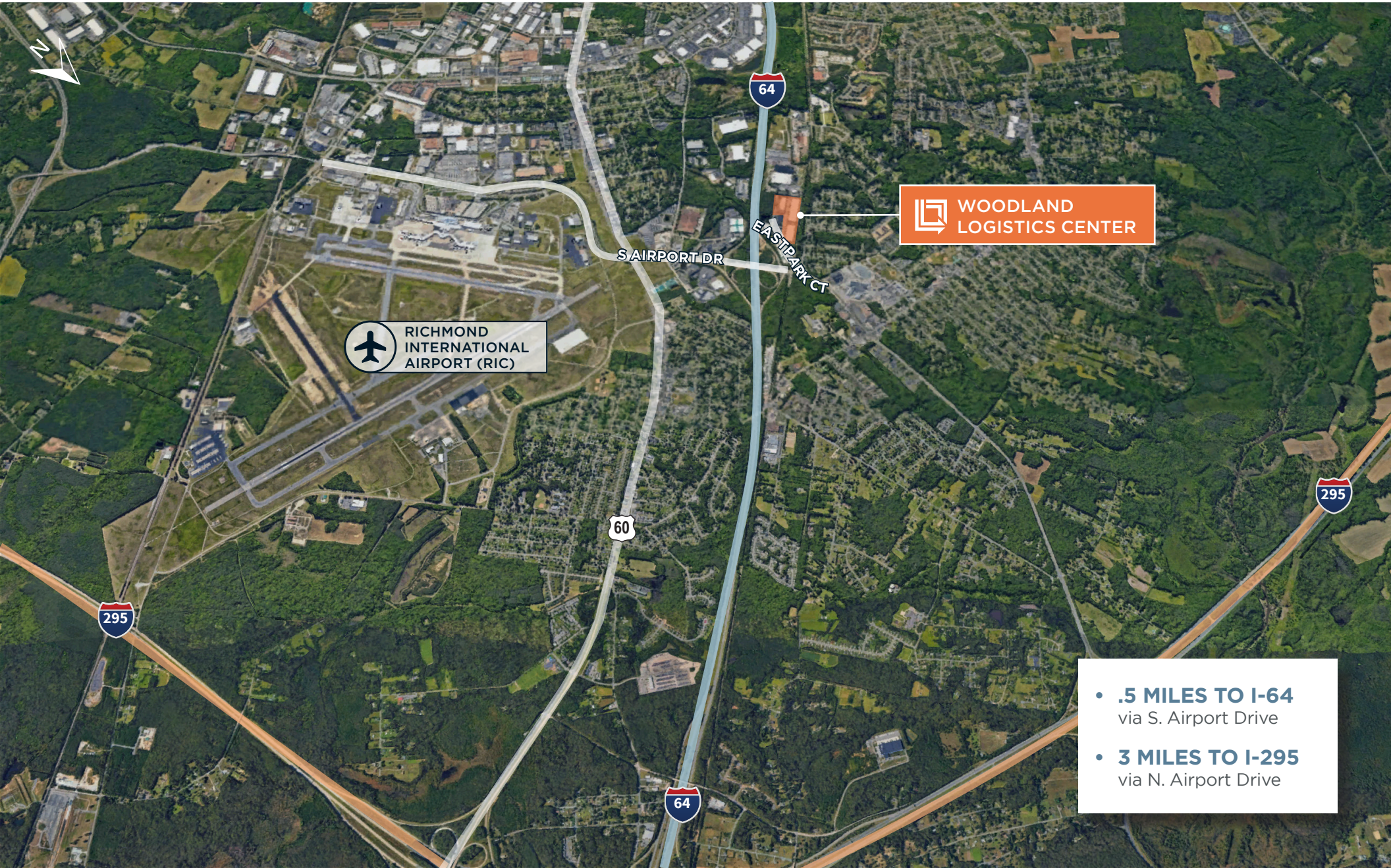
2.8
miles to

Richmond
International Airport

87
miles to

Port of Virginia

ACCESS

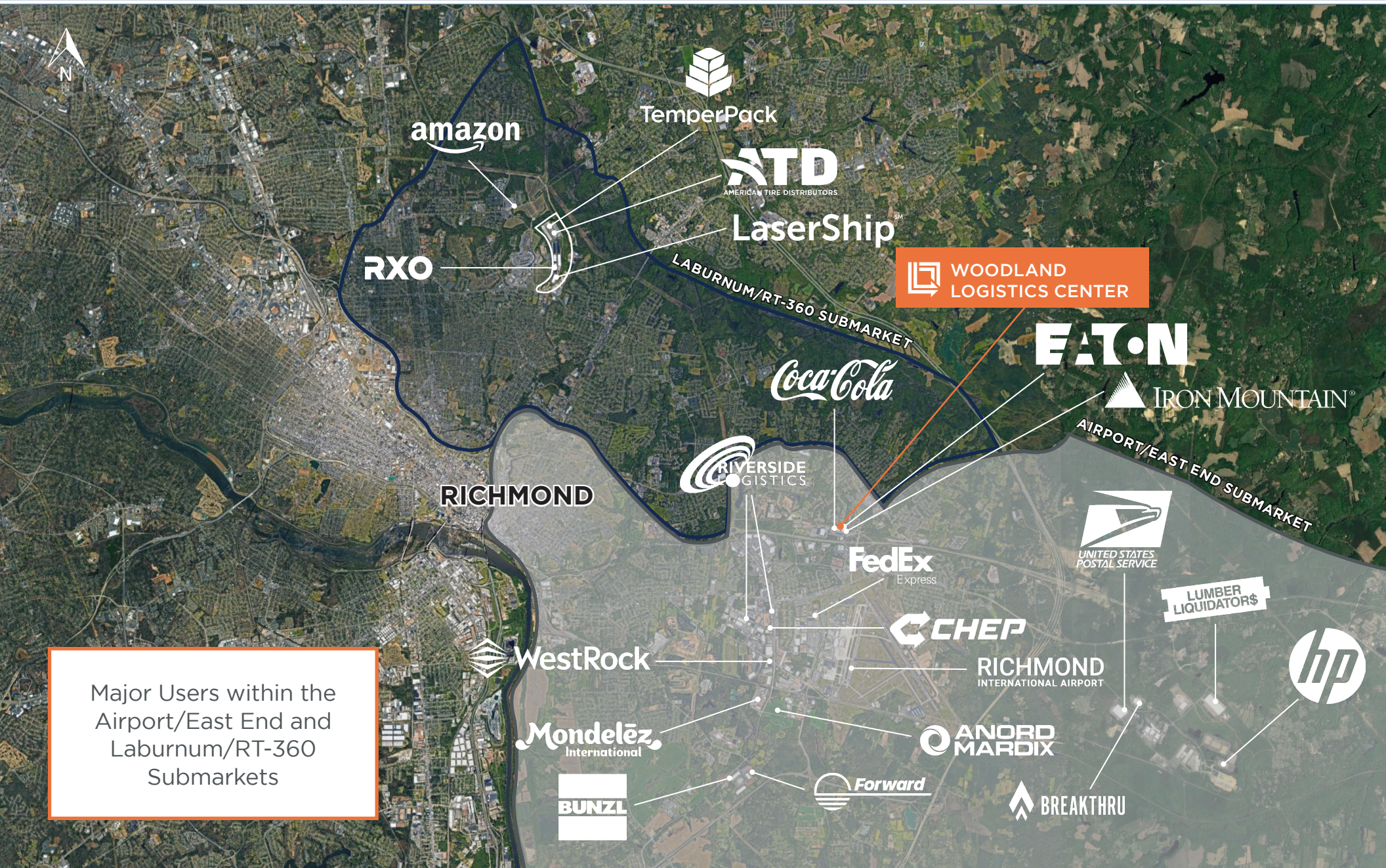


 RICHMOND INTERNATIONAL AIRPORT (RIC)

 WOODLAND LOGISTICS CENTER

- **.5 MILES TO I-64**
via S. Airport Drive
- **3 MILES TO I-295**
via N. Airport Drive

NEARBY TENANTS



amazon

TemperPack

ATD
AMERICAN TIRE DISTRIBUTORS

LaserShipSM

RXO

 WOODLAND LOGISTICS CENTER

LABURNUM/RT-360 SUBMARKET

EATON

Coca-Cola

IRON MOUNTAIN[®]

AIRPORT/EAST END SUBMARKET

RIVERSIDE LOGISTICS

RICHMOND

UNITED STATES POSTAL SERVICE

FedEx
Express

LUMBER LIQUIDATORS^{\$}

CHEP

WestRock

RICHMOND INTERNATIONAL AIRPORT

hp

Mondelēz
International

ANORD MARDIX

BUNZL

Forward

BREAKTHRU

Major Users within the Airport/East End and Laburnum/RT-360 Submarkets

LBA Logistics 



WOODLANDS LOGISTICS CENTER

4 BUILDING INDUSTRIAL PARK
344,102 SF | 23.63 ACRES

520-570 Eastpark Court, Richmond, Virginia 23222

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