

SOUTH RICHMOND BUSINESS CENTER



INDUSTRIAL FOR LEASE | 604,500 TOTAL SF AVAILABLE

SOUTH RICHMOND BUSINESS CENTER

1930 Bellwood Road
Richmond, Virginia 23237



THALHIMER

DEVELOPED BY

AshleyCapital

1930 BELLWOOD ROAD

RICHMOND, VA 23237



OVERVIEW

The South Richmond Business Center is a strategically located Class A industrial complex located along I-95 approx. 8 miles South of Richmond's CBD. The property is approx. 55 acres and will be home to two state-of-the-art industrial facilities totaling 604,500 SF. Located along Bellwood Road and bordering I-95, this site offers great visibility to over 102,000 VPD (I-95) as well as great access to I-95.

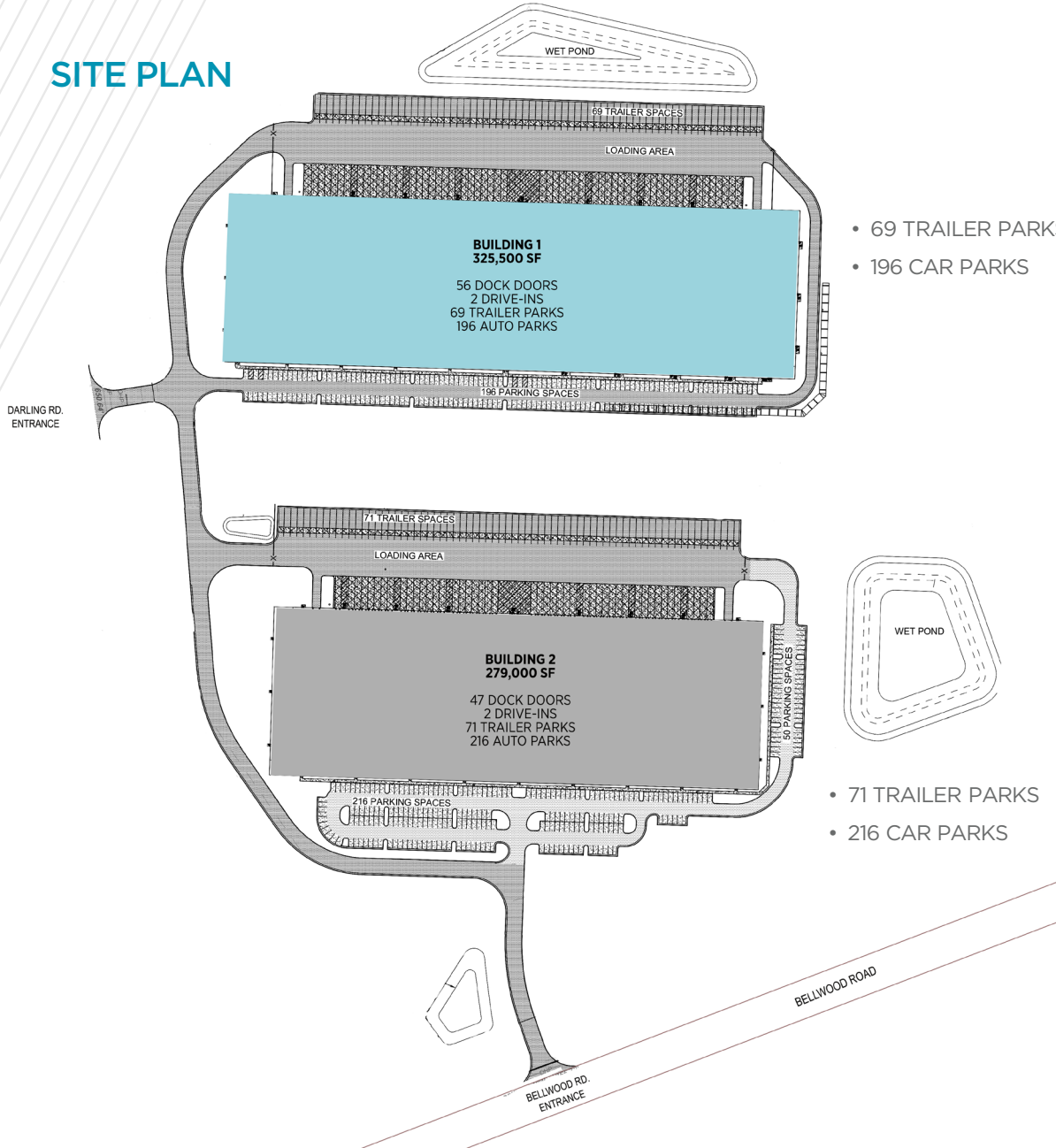
This infill location is just 3 miles to Richmond Marine Terminal ([website](#)), less than 10 miles to Richmond International Airport, and within a 20-minute drive to all points of Richmond's MSA making it a great location for logistics and labor recruitment.



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SITE PLAN



| | BUILDING 1 | BUILDING 2 |
|-----------------------|---------------------------|---------------------------|
| Total SF | 325,500 SF | 279,000 SF |
| Building Dimensions | 1050' x 310' | 900' x 310' |
| Office SF | To suit | To suit |
| Clear Height | 36' | 36' |
| Column Spacing | 50' x 52.5' | 50' x 50' |
| Dock High Doors | 34 | 23 |
| Drive-In Doors | 2 - 12' x 14' | 2 - 12' x 14' |
| Future K.O. Positions | 8 | 9 |
| Fire Protection | ESFR | ESFR |
| Auto Parking | 196 spaces | 216 spaces |
| Trailer Parking | 69 spaces | 71 spaces |
| Truck Court Depth | 185' | 185' |
| HVAC | Roof-mounted exhaust fans | Roof-mounted exhaust fans |
| Zoning | I-3 | I-3 |

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JAMES RIVER



11.4 MILES TO RICHMOND CBD
7.2 MILES TO RICHMOND MARINE TERMINAL

BUILDING 1
325,500 SF

**SOUTH RICHMOND
BUSINESS CENTER**

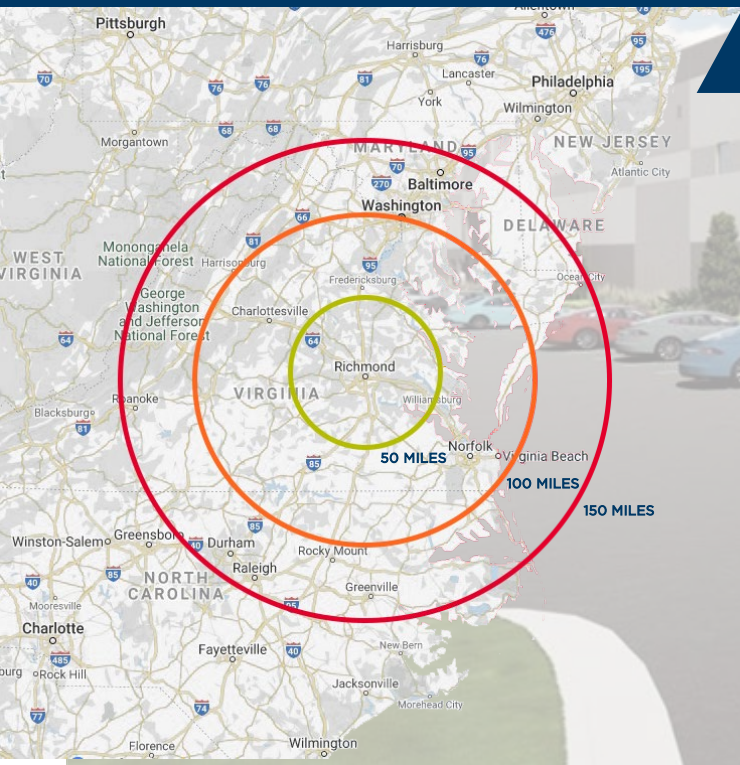
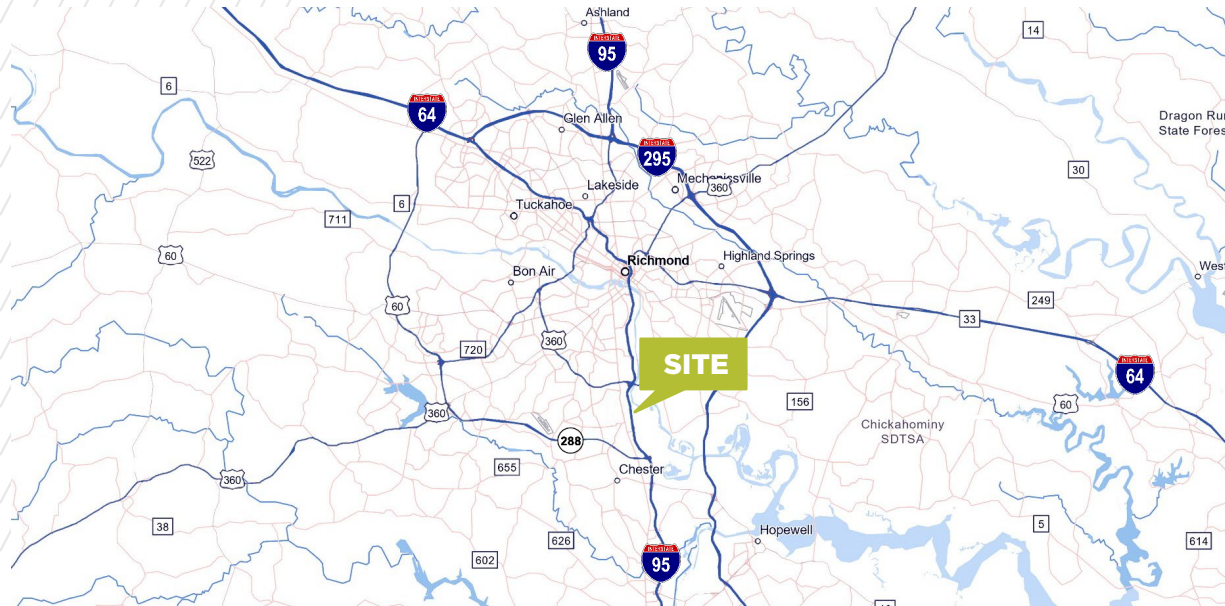
BUILDING 2
279,000 SF

FT. DARLING RD.

BELLWOOD RD.

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RICHMOND, VA 23237



LOCATION & DEMOGRAPHICS (20 MILE RADIUS)



POPULATION (2021)
1,125,922



AVERAGE HOUSEHOLD INCOME
\$94,570



TOTAL BUSINESSES
48,700+



LABOR FORCE POPULATION
566,695



UNEMPLOYMENT RATE
3.1%



EDUCATION ATTAINMENT

| | |
|---------------|-------|
| HIGH SCHOOL | 19.1% |
| ASSOC. DEGREE | 7.6% |
| BACH. DEGREE | 24.6% |
| GRAD. DEGREE | 15.9% |



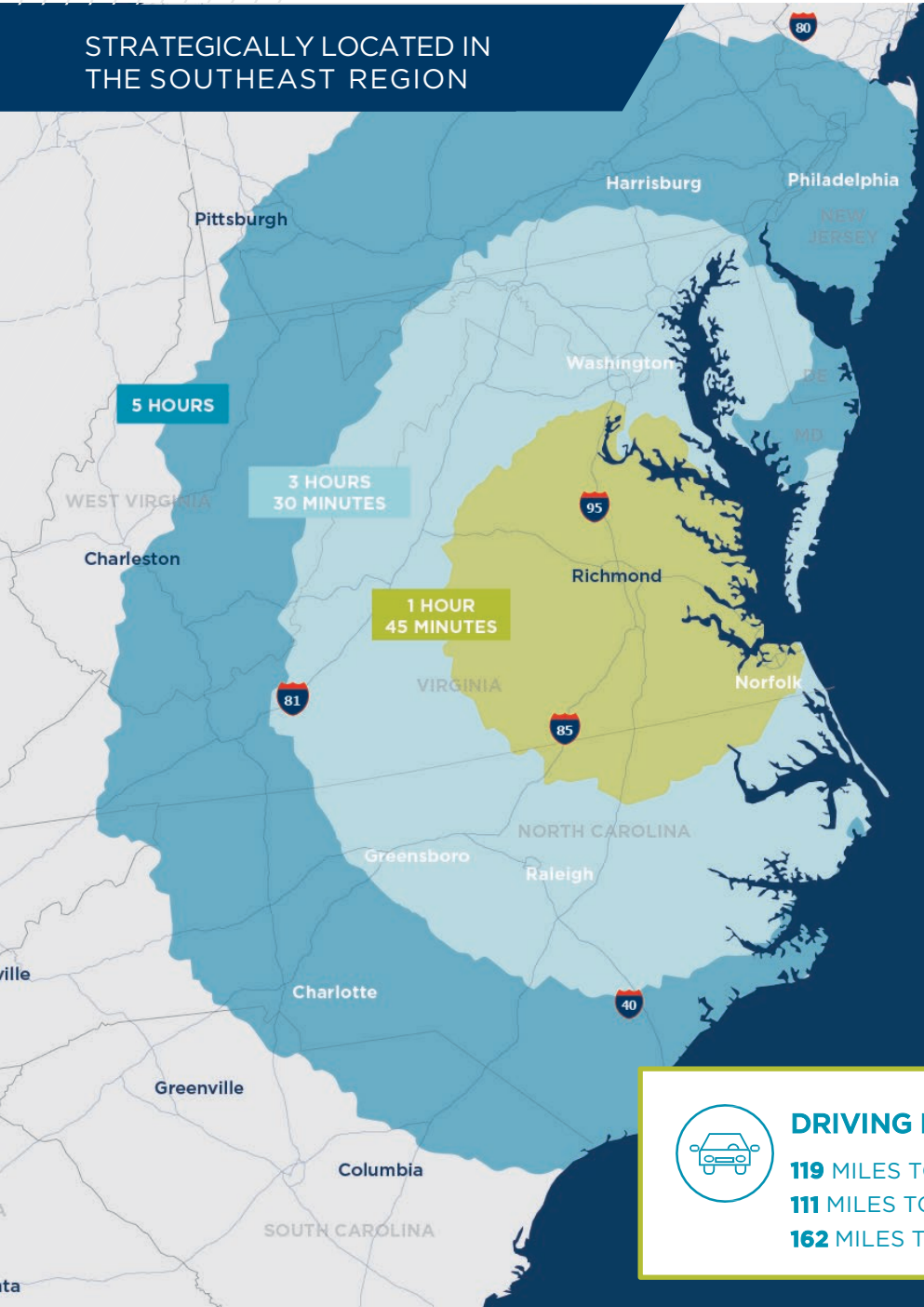
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**SOUTH RICHMOND
BUSINESS CENTER**



STRATEGICALLY LOCATED IN
THE SOUTHEAST REGION



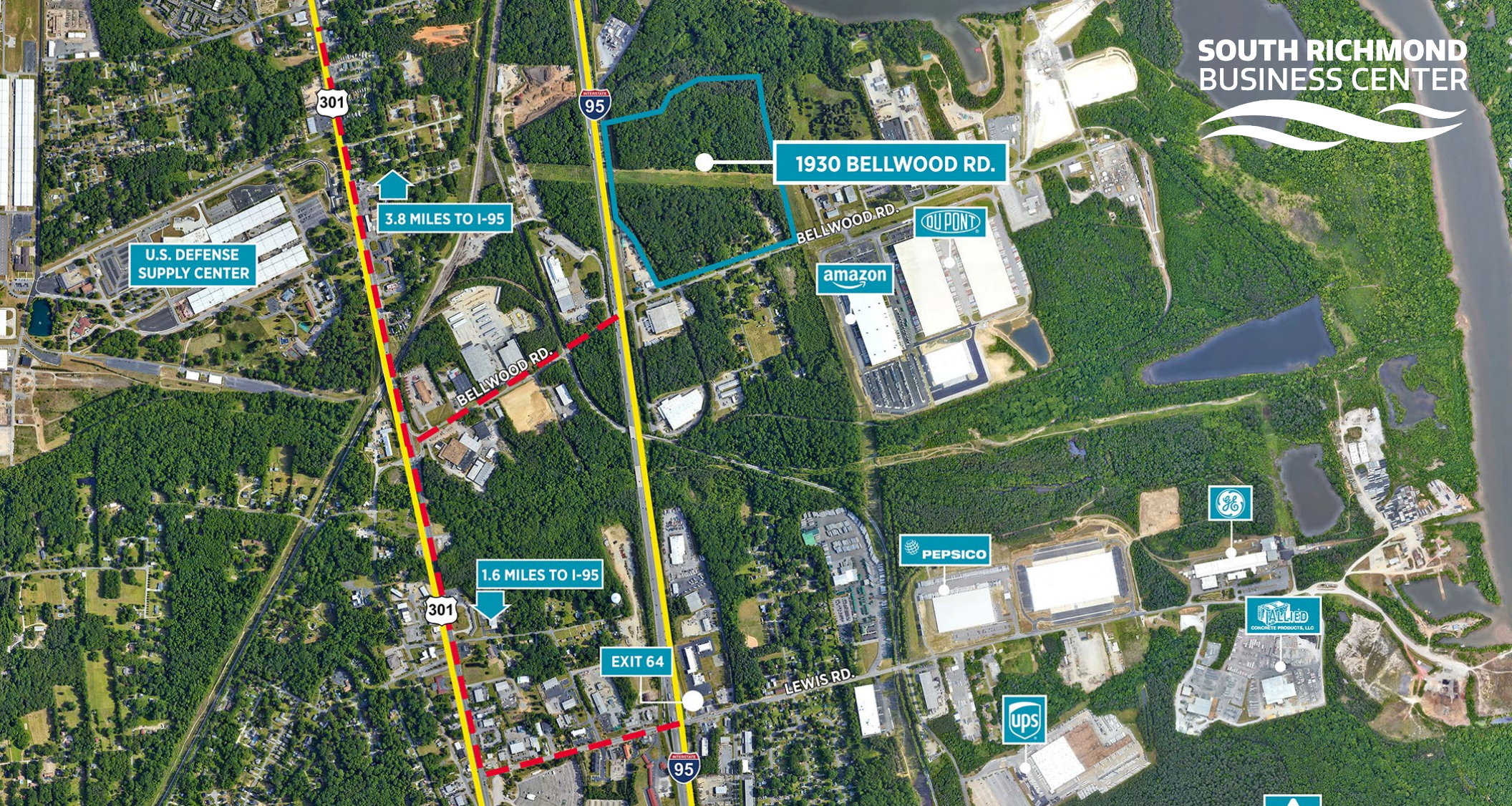
DRIVING DISTANCES:

119 MILES TO WASHINGTON DC

111 MILES TO VIRGINIA BEACH, VA

162 MILES TO RALEIGH, NC

SOUTH RICHMOND BUSINESS CENTER



FOR MORE INFORMATION CONTACT:

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