RICHMOND LOGISTICS CENTER

12 BUILDING INDUSTRIAL PARK

1,902,600 SF | 119.63 ACRES

4101-4445 CAROLINA AVENUE
RICHMOND, VIRGINIA 23222

JLL

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PARK OVERVIEW AND CURRENT AVAILABILITIES

RICHMOND LOGISTICS CENTER

ADDRESS	BUILDING	RSF	STRUCTURE	CLEAR HEIGHT	LOADING	AVAILABILITY
4101-4127 CAROLINA AVE	BUILDING A	126,000	Pre-Cast Concrete	21′	Front	Fully Leased
4201-4261 CAROLINA AVE	**BUILDING B**	**288,000**	**Pre-Cast Concrete**	**21′**	**Front**	**49,500 SF Available**
4263-4299 CAROLINA AVE	**BUILDING C**	**180,000**	**Pre-Cast Concrete**	**21′**	**Front**	**27,000 SF Available**
4263F-4263N CAROLINA AVE	BUILDING C EXPANSION	57,600	Concrete Block-Metal Panel	21′	Front	Fully Leased
4301-4335 CAROLINA AVE	BUILDING D	162,000	Pre-Cast Concrete	21′	Front	Fully Leased
4337-4379 CAROLINA AVE	BUILDING E	198,000	Pre-Cast Concrete	21′	Front	Fully Leased
4501-4549 CAROLINA AVE	BUILDING F	150,000	Concrete Block-Metal Panel	23′	Front	Fully Leased
4551-4593 CAROLINA AVE	BUILDING G	151,800	Concrete Block-Metal Panel	23′	Front	Fully Leased
4601-4643 CAROLINA AVE	BUILDING H	151,800	Concrete Block-Metal Panel	24’	Front	Fully Leased
4645-4683 CAROLA AVE	BUILDING I	120,000	Concrete Block-Metal Panel	23′	Front	Fully Leased
4447-4491 CAROLINA AVE	BUILDING J	158,700	Concrete Block-Metal Panel	21’	Front	Fully Leased
4401-4445 CAROLINA AVE	BUILDING K	158,700	Concrete Block-Metal Panel	21’	Front	Fully Leased

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SITE PLAN AND PROPERTY HIGHLIGHTS

Richmond Logistics Center ("RLC") is a twelve building, 1,902,600 square foot industrial park. Built between 1973 and 1988, RLC is conveniently located approximately ten minutes from downtown Richmond, Virginia and five separate highway interchanges. The Park is exceptionally located with ample parking and rail service and offers a variety of tenant suite sizes ranging from 9,000 SF up to entire buildings greater than 300,000 SF.

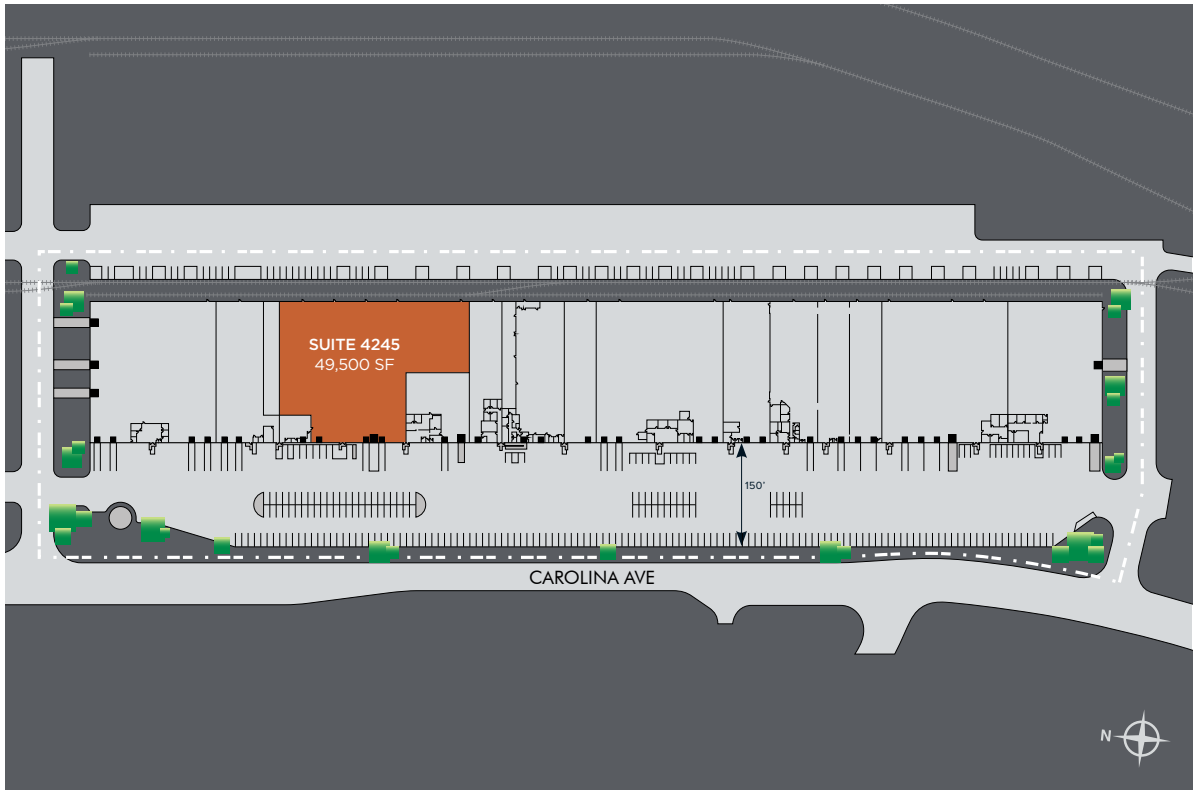
PROPERTY HIGHLIGHTS

- Richmond's largest multi-tenant infill industrial park
- Rail service available
- Excellent highway access
- Offers future growth and expansion opportunities

4201-4261
CAROLINA AVENUE (BUILDING B)

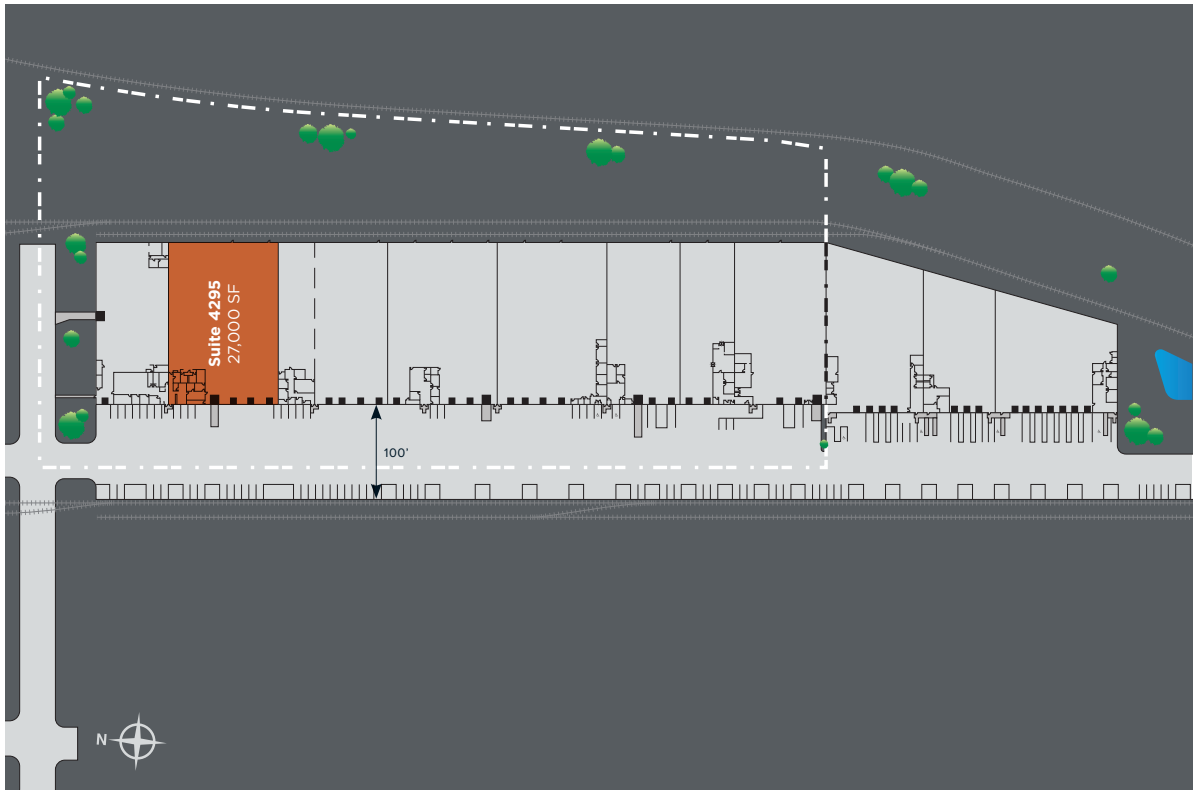
49,500 SF AVAILABLE

ZONING	M-2 (General Industrial District)
YEAR BUILT	1976
RENTABLE BUILDING AREA SUITE 4245	
WAREHOUSE	±46,700 SF
OFFICE	±2,800 SF
TOTAL	**49,500 SF**
Dock Doors	**4**
STRUCTURE	Pre-Cast Concrete
DIMENSIONS	200' D x 1440' L
CONFIGURATION	Front-Load
CLEAR HEIGHT	21'
COLUMN SPACING	40' x 45'
LOADING DOCKS	28 Dock-High Doors 9 Drive-in Doors
TRUCK COURTS	150' Depth
ROOF	TPO/EPDM
ROOF AGE	2016
FIRE PROTECTION	Wet & ESFR
WAREHOUSE LIGHTING	Fluorescent & LED
OFFICE LIGHTING	Fluorescent & LED
ELECTRICAL	9350A 277/480 V
AUTO PARKING	240 Spaces



4263-4299
CAROLINA AVENUE (BUILDING C)
27,000 SF AVAILABLE

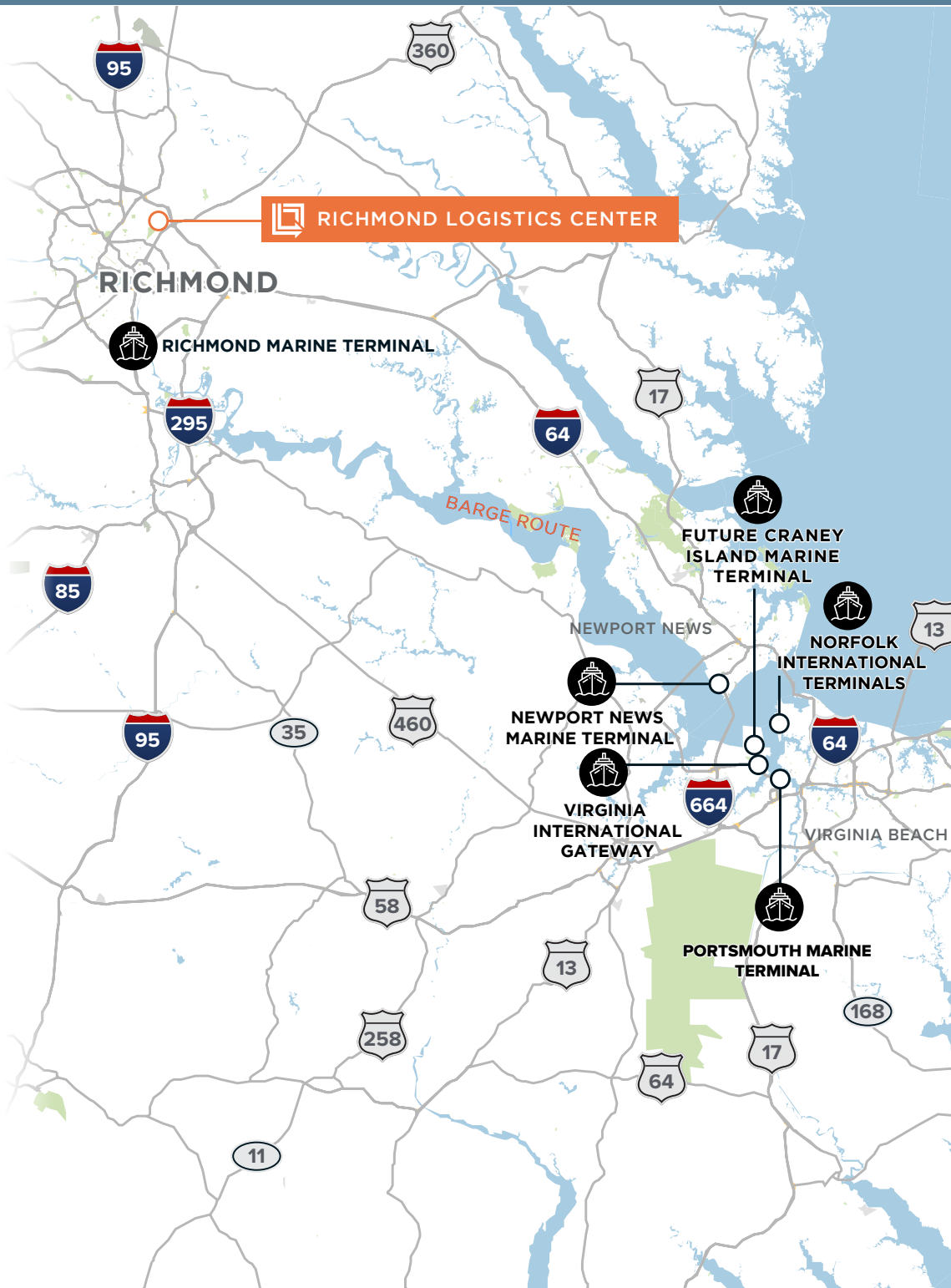
ZONING	M-2 (General Industrial District)
YEAR BUILT	1976
RENTABLE BUILDING AREA SUITE 4295	
WAREHOUSE	±25,143 SF
OFFICE	±1, 857 SF
TOTAL	**27,000 SF**
Dock Doors	**3**
Drive-ins	**1**
STRUCTURE	Pre-Cast Concrete
DIMENSIONS	200' D x 900' L
CONFIGURATION	Front-Load
CLEAR HEIGHT	21'
COLUMN SPACING	40' x 45'
LOADING DOCKS	22 Dock-High Doors 4 Drive-in Doors
TRUCK COURTS	100' Depth
ROOF	TPO
ROOF AGE	2016
FIRE PROTECTION	Wet & ESFR
WAREHOUSE LIGHTING	Fluorescent & LED
OFFICE LIGHTING	Fluorescent & LED
ELECTRICAL	7800A 277/480 V
AUTO PARKING	98 Spaces



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 post 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



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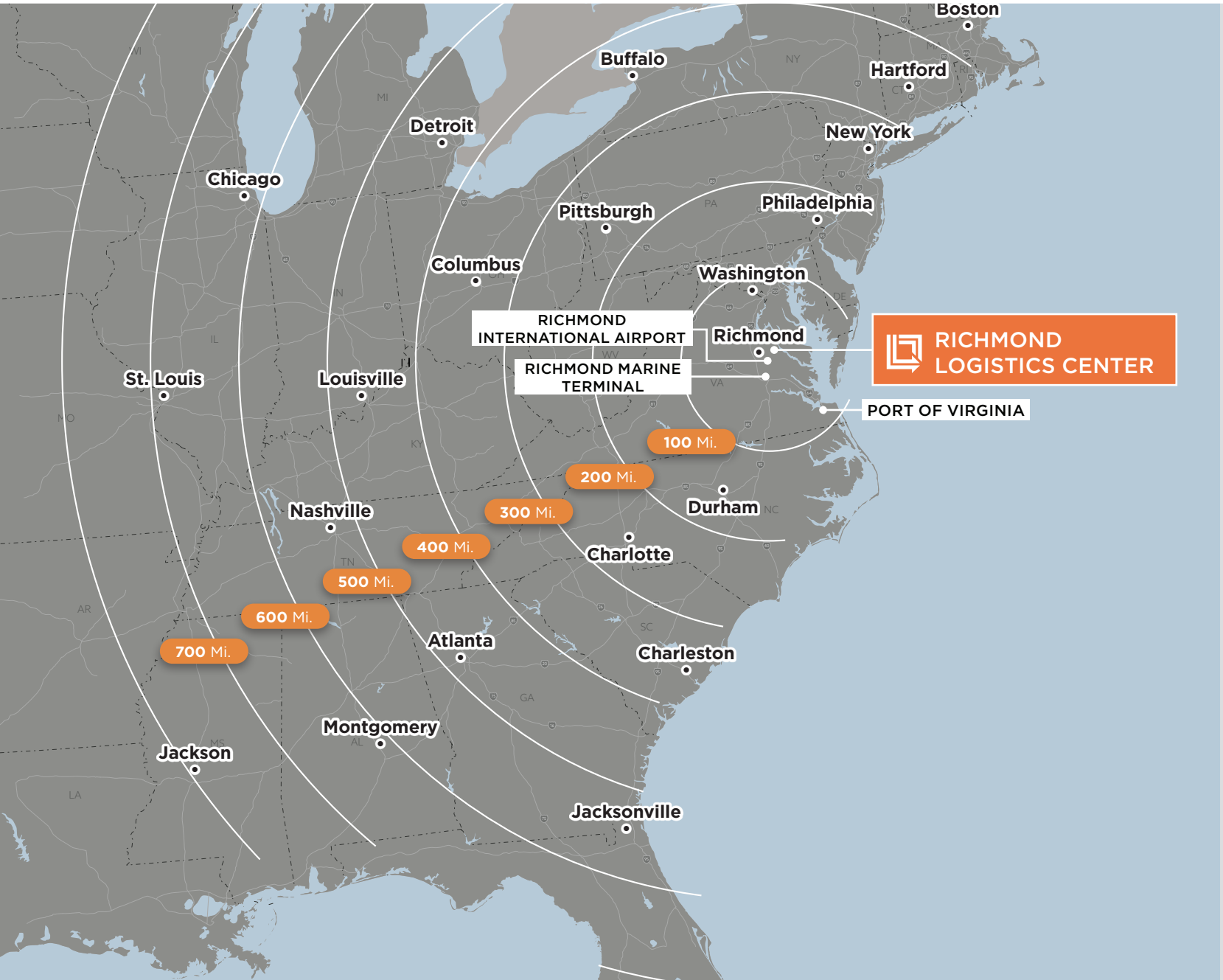
LOCATION



3 miles to I-64

3 miles to I-95

4.5 miles to I-295

12 miles to Richmond Marine Terminal

12 miles to Richmond International Airport

95 miles to Port of Virginia

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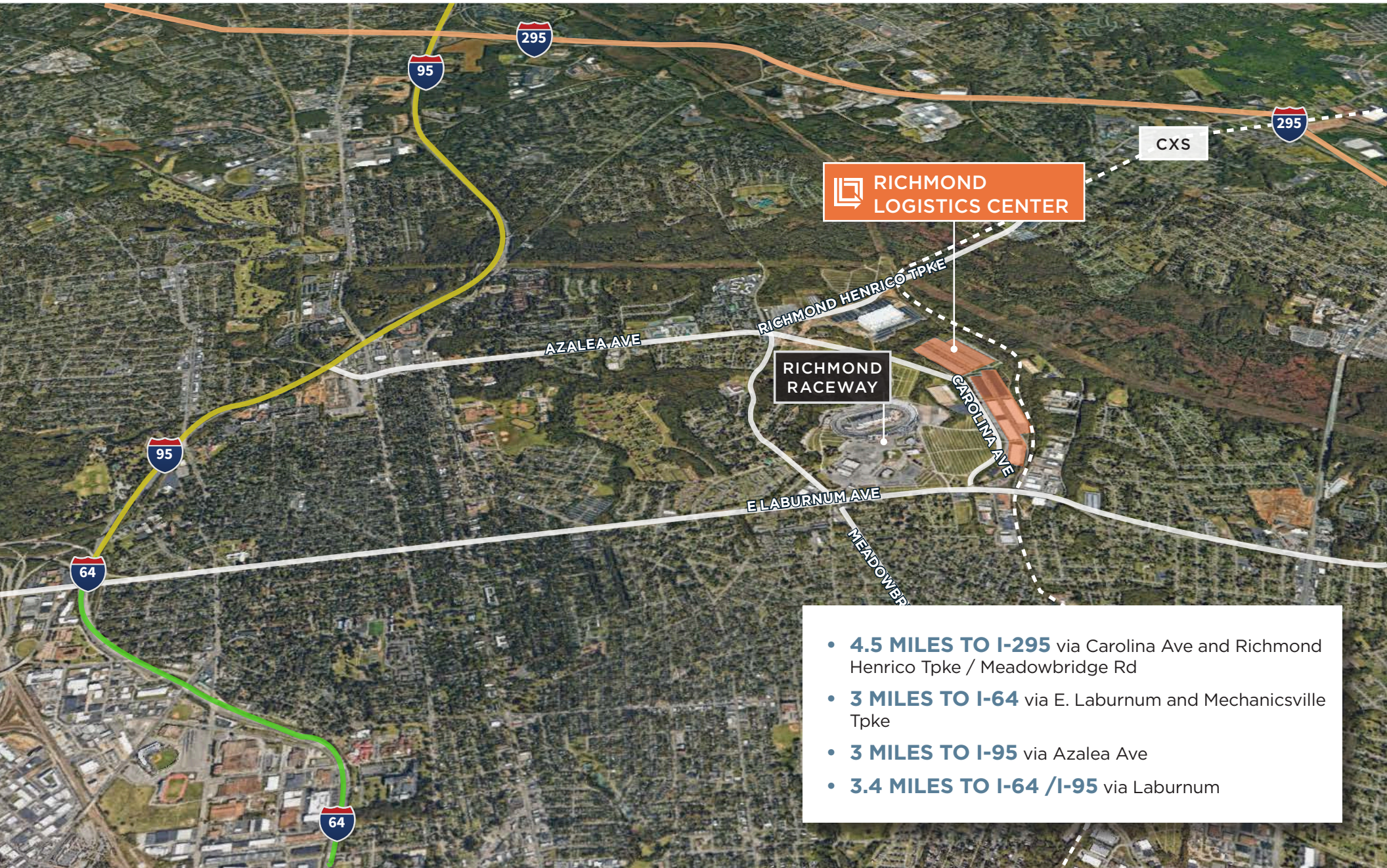
ACCESS



- **4.5 MILES TO I-295** via Carolina Ave and Richmond Henrico Tpke / Meadowbridge Rd
- **3 MILES TO I-64** via E. Laburnum and Mechanicsville Tpke
- **3 MILES TO I-95** via Azalea Ave
- **3.4 MILES TO I-64 /I-95** via Laburnum

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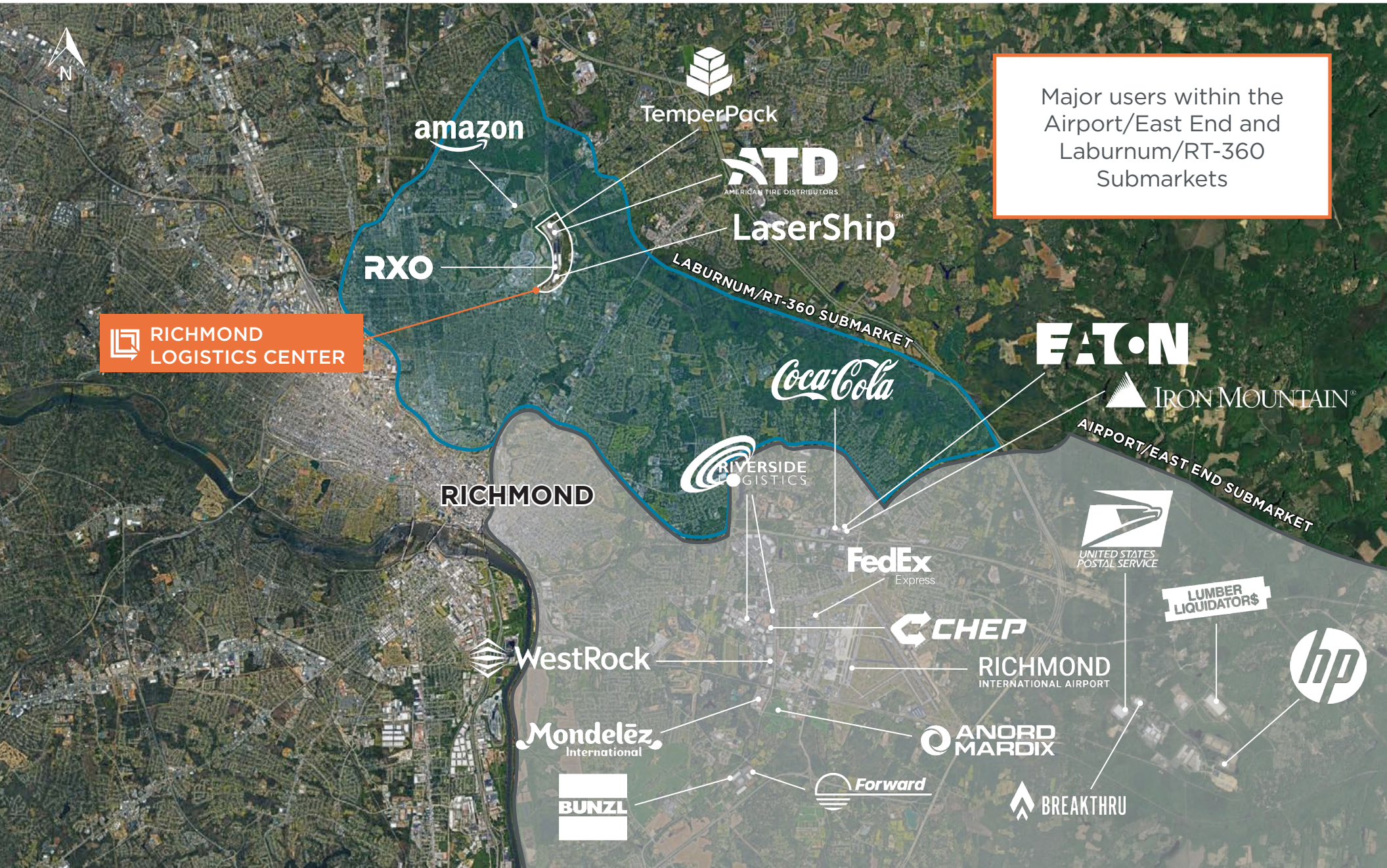
NEARBY TENANTS



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12 BUILDING INDUSTRIAL PARK

1,902,600 SF | 119.63 ACRES

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