

FOR LEASE

Airport Logistics Center, Bldg. 4

Henrico, VA 23231



SPACE FOR LEASE

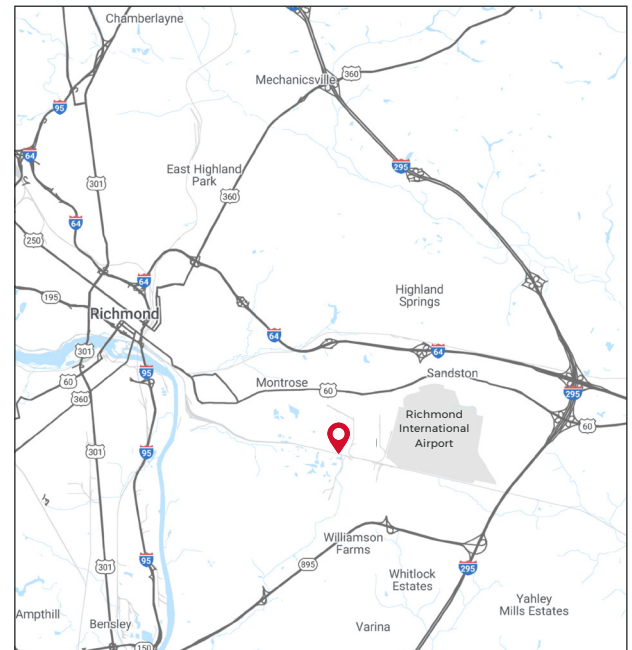
±187,500 SF Proposed Building Class A Modern Bulk Distribution Facility

HIGHLIGHTS:

- 4 Building Master Park | Airport Logistics Center
- Build-to-Suit Office
- 19 Docks and 2 Drive-In Doors

ACCESS:

- Located in Enterprise and Opportunity Zone
- Located just 1.5 miles from the Richmond International Airport
- Easy Access to I-64 (3.25 miles) & I-95 (6.52 miles)
- Located Less than 80 miles from the Port of Virginia
- 55% of Nation's Consumers are Located Within 2 Days Drive



LEASING BY:



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BUILDING HIGHLIGHTS

TOTAL BUILDING SIZE:
±187,500 SF (750' x 250')

AVAILABLE SPACE:
Up to ±187,500 SF (750' x 250')

ZONING:
M-2 unrestricted

ACRES:
±17.1

OFFICE:
Build-to-Suit Office

COLUMN SPACING:
47.5' x 50'

SPEED BAY:
60'

CLEAR HEIGHT:
32'

LOADING
19 (9' x 10')

KNOCK-OUTS:
25

DRIVE-IN DOORS:
2 (12' x 14')

TRUCK COURT:
130'

CAR PARKING:
162

SPRINKLERS:
ESFR

ELECTRICAL:
1000A, 277/480 volt, 3-phase

LIGHTING:
LED w/ Motion Sensors

ROOF:
.60 Mil TPO Membrane System

FLOORING:
7" Unreinforced Slab



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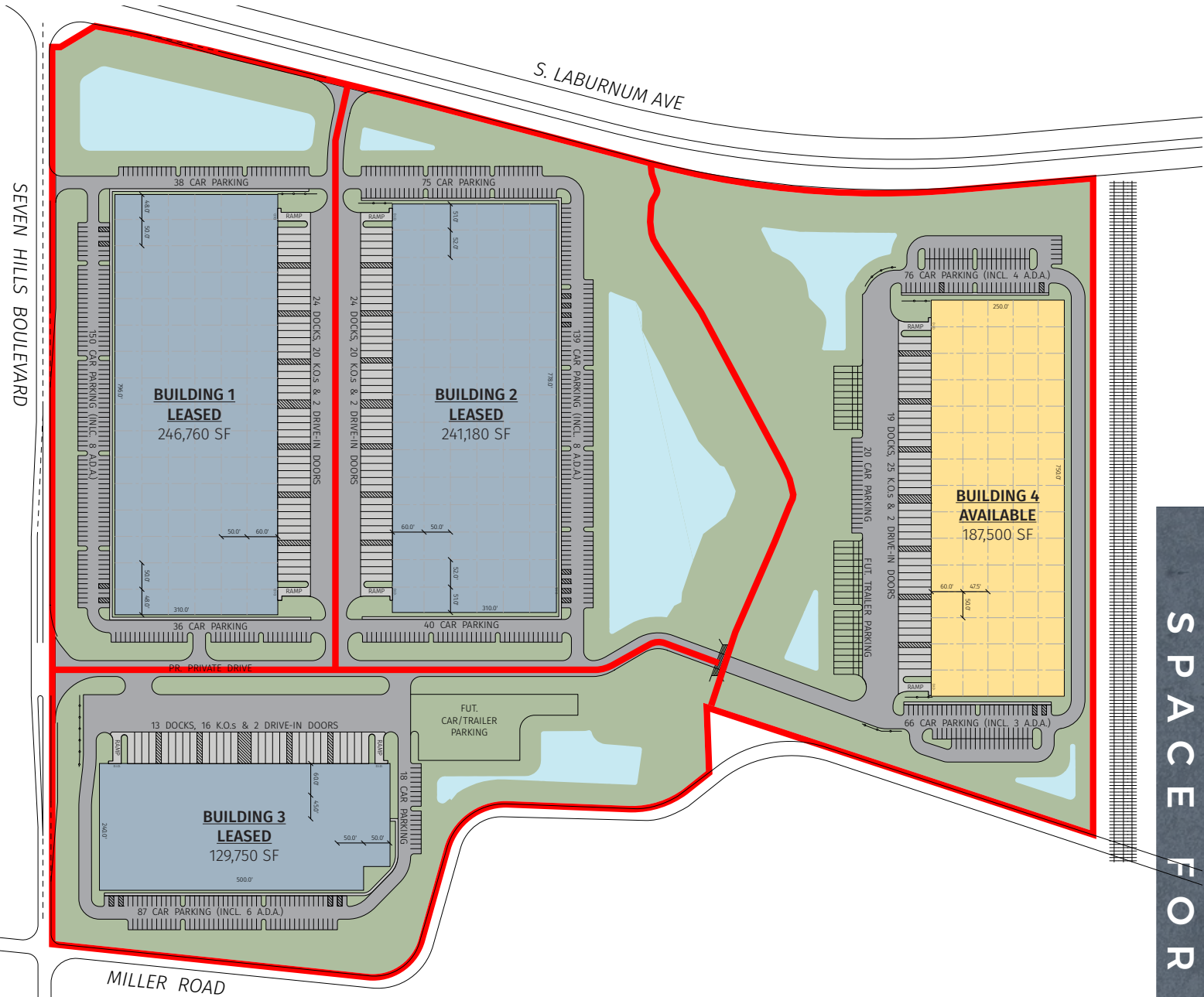


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SITE PLAN



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