

AIRPORT CENTER

RICHMOND, VA

6601 S. LABURNUM AVENUE, RICHMOND, VA 23231

NEW OWNERSHIP



FOR LEASE ±36,651 SF
INDUSTRIAL/WAREHOUSE

JLL



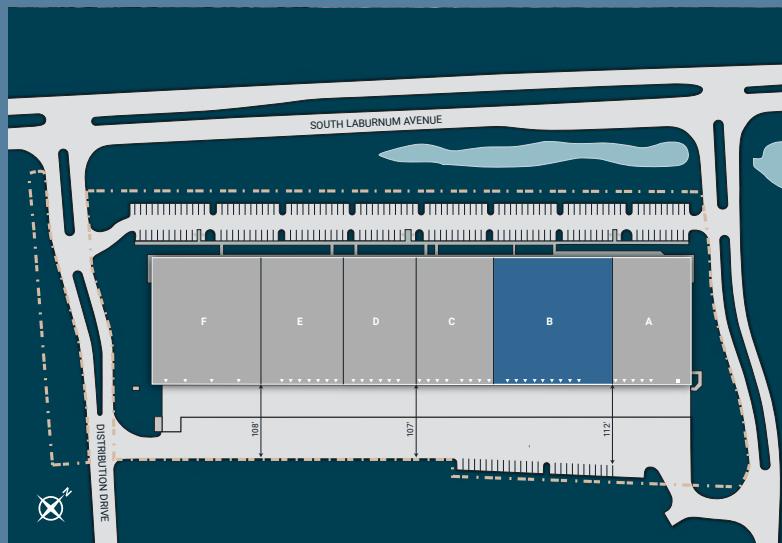
St. Industrial Partners
A KPS Capital Partners Company

Building Overview

AIRPORT CENTER
RICHMOND, VA

6601 S. LABURNUM AVENUE, RICHMOND, VA 23231

6601 S. Laburnum Avenue is a 168,378 SF industrial building and is a part of the Richmond Airport Logistics Portfolio. The property offers excellent accessibility with Richmond International Airport just 2 minutes away and quick access to major highways, including I-295, I-64, and I-895.



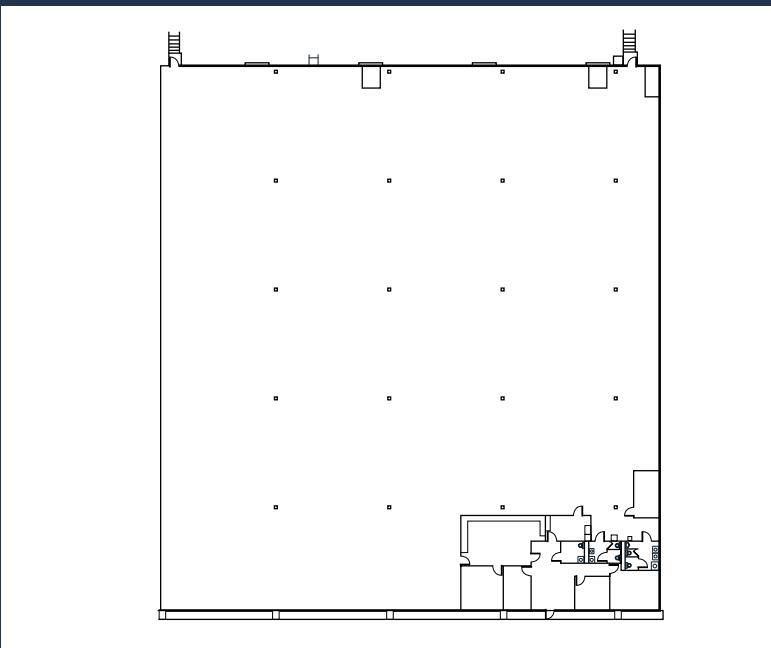
Building Specifications

PROPERTY DESCRIPTION

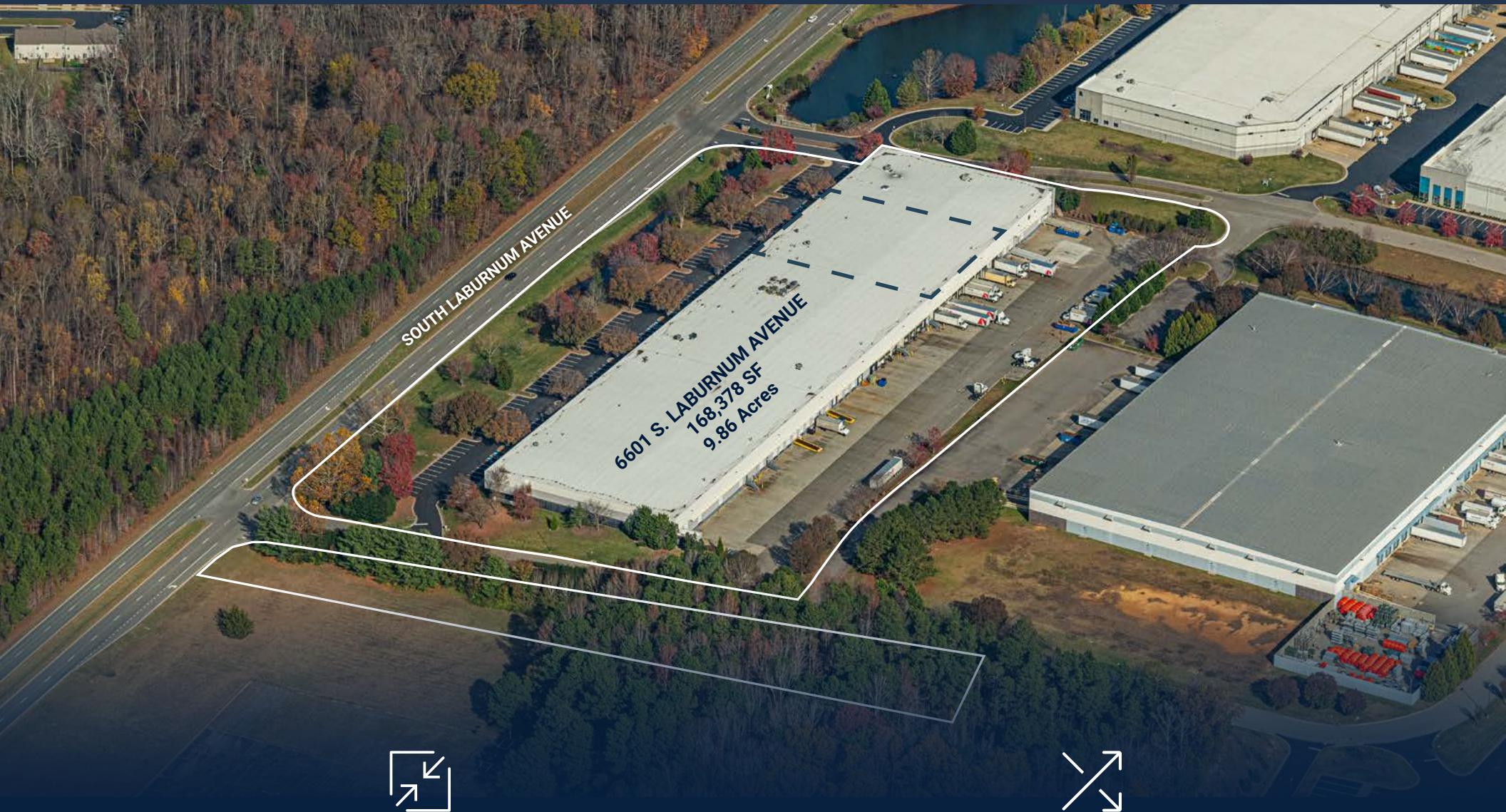
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|----------------------------|--|
| Address | 6601 S. Laburnum, Richmond, VA 23231 |
| Parcel ID (Henrico County) | 813-700-6207 |
| Zoning | M-1C |
| Site Area | 9.86 |
| Year Built | 1999 |
| Rentable Building Area | Warehouse: 155,475 (92.3%) Office: 12,903 (7.7%) Total: 168,378 |
| Availability | Warehouse: 36,651 SF Office: 3,200 SF Dock Doors: 9 |
| Structure | Concrete slab-on-grade over spread footings |
| Dimensions | 219.6' D x 826.8' L |
| Configuration | Rear-Load |
| Clear Height | 25' |
| Column Spacing | 39' D x 42' W |
| Loading Docks | 21 (1 per 4,317 SF) |
| Truck Court depth | 112" |
| Roof | single-ply thermoset membrane |
| Roof Age | 2016 |
| Fire Protection | Wet and dry-pipe sprinkler system |
| Warehouse Lighting | LED |
| Office Lighting | LED |
| Electrical | 277/480-Volt |
| Amperage Building Capacity | 1200 |
| Auto Parking | 202 Total Parking Spaces (1.2 spots per 1,000 SF) |



FLOOR PLAN



6601 S. Laburnum Avenue, Richmond, VA 23231



±168,378
square feet



9.86 acres

Unparalleled Connectivity: Minutes from Richmond International Airport & Major Highways



Proximity to the Port of Virginia

The Portfolio is just under a two (2)- hour drive from the Port of Virginia. This coveted port is the East Coast's 3rd largest port and the 6th largest port system in the United States, currently handling roughly 3.6M million twenty-foot equivalents ("TEUs") ever year. Upon completion of multi-billion dollar infrastructure improvements by fall 2025, it will be the deepest port on the East Coast. In total, Hampton Roads and the Port of Virginia are currently undergoing port and infrastructure improvement projects, totaling \$14.7 billion.

James River Barge Service, a weekly container-on-barge service from Hampton Roads to Richmond, provides a maritime alternative to I-64 by transporting goods on the James River via barges, removing container traffic from local roads and highways.

#1

MOST EFFICIENT PORT IN THE U.S. (CPPI)

55'

DEPTH CHANNEL,
ALLOWING FOR 2-WAY
TRAFFIC OF ULCV'S

75%

U.S. POPULATION WITHIN
TWO-DAY DRIVE

\$2B+

INVESTED IN PORT-RELATED
ECONOMIC DEVELOPMENT

#3

LARGEST PORT ON THE
EAST COAST

36 MIN

AVERAGE TRUCK TURN TIME



2ND

DENSEST INTERSTATE
SYSTEM IN THE SOUTHEAST

DEEPEST & WIDEST

EAST COAST PORT BY 2025
(PORT OF VIRGINIA)

3,000+

MILES OF RAILWAY

2

CLASS 1 RAILROADS

100+

DOMESTIC DESTINATIONS
BY AIR

50+

INTERNATIONAL
DESTINATIONS BY AIR

Transportation Access

INTERSTATE



Richmond sits at the epicentre of three major interstate highways: I-95, I-85 and I-64. This provides excellent regional accessibility for Richmond, with Washington, D.C. less than a two (2)- hour drive and 55.0% of the Nation's consumers located within a one-day delivery radius by truck. Local transportation is enhanced by I-295 (the Outer Beltway) and I-195 (the Richmond Downtown Expressway). Richmond's excellent interstate highway system results in the city having the second lowest average commute time for major metropolitan areas on the Eastern Seaboard, with an average commute time of only 22 minutes, far ahead of the District of Columbia's average commute time of 30 minutes and New York City's average commute time of 40 minutes.

PORT



Richmond's location was strategically established at the highest navigable point on the James River. Today, the Port of Richmond (now known as the Richmond Marine Terminal) is the westernmost port in the Mid-Atlantic and Northeast and has the closest access to I-95 of any port on the East Coast. The port is directly served by CSX, and via a local switch by Norfolk Southern. The 64 Express provides container-on-barge service three (3) times weekly to Hampton Roads, providing a cost-effective alternative to highway transportation. Richmond Airport Logistics Portfolio sits approximately 6.4 miles from the Richmond Marine Terminal.

The Richmond Marine Terminal is only two (2) hours from the Port of Virginia, the 3rd largest Port on the East Coast and the 6th largest in the nation. Over 95% of the world's shipping lines call on the Port of Virginia, which links the state to more than 380 ports worldwide.

AIRPORTS



Richmond International Airport (RIC) is accessible in less than five (5) minutes by vehicle from all six (6) properties in the Portfolio. RIC recently underwent a \$300 million overhaul, creating more efficient entry/exit points and increasing the number of gates and ticketing counters available. RIC is served by nine (9) air carriers, offering non-stop flights to major domestic destinations and connecting service to points around the globe.

RIC is one the busiest air cargo facilities in the nation, handling over 140 million pounds of cargo every year by carriers such as Federal Express (FedEx) and United Parcel Service (UPS). The airport's cargo facilities currently offer over 750,000 square feet of cargo apron and 142,000 square feet of air cargo warehouse space with direct apron access. RIC's prime, central Mid-Atlantic location means that shipments can reach 50% of the U.S. population within 24 hours. This results in lower costs, more efficient manufacturing and improved expansion capabilities for local companies.

RAIL



In the 1860s, Richmond was the first location in the world to feature a triple railroad crossing. To this day, Richmond's access to rail networks remains strong: the City is served by CSX Transportation directly, by Norfolk Southern Railway via a local switch, and passenger service is provided by Amtrak, whose Richmond Station (Main Street Station) is located approximately fifteen (15) minutes from the Portfolio. Amtrak service runs to Norfolk, Washington, D.C., New York City and Boston via the Northeast Regional train.

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