

LBA Logistics 

RICHMOND LOGISTICS CENTER

12 BUILDING INDUSTRIAL PARK

1,902,600 SF | 119.63 ACRES

4101-4445 CAROLINA AVENUE
RICHMOND, VIRGINIA 23222



PARK OVERVIEW AND CURRENT AVAILABILITIES

RICHMOND LOGISTICS CENTER

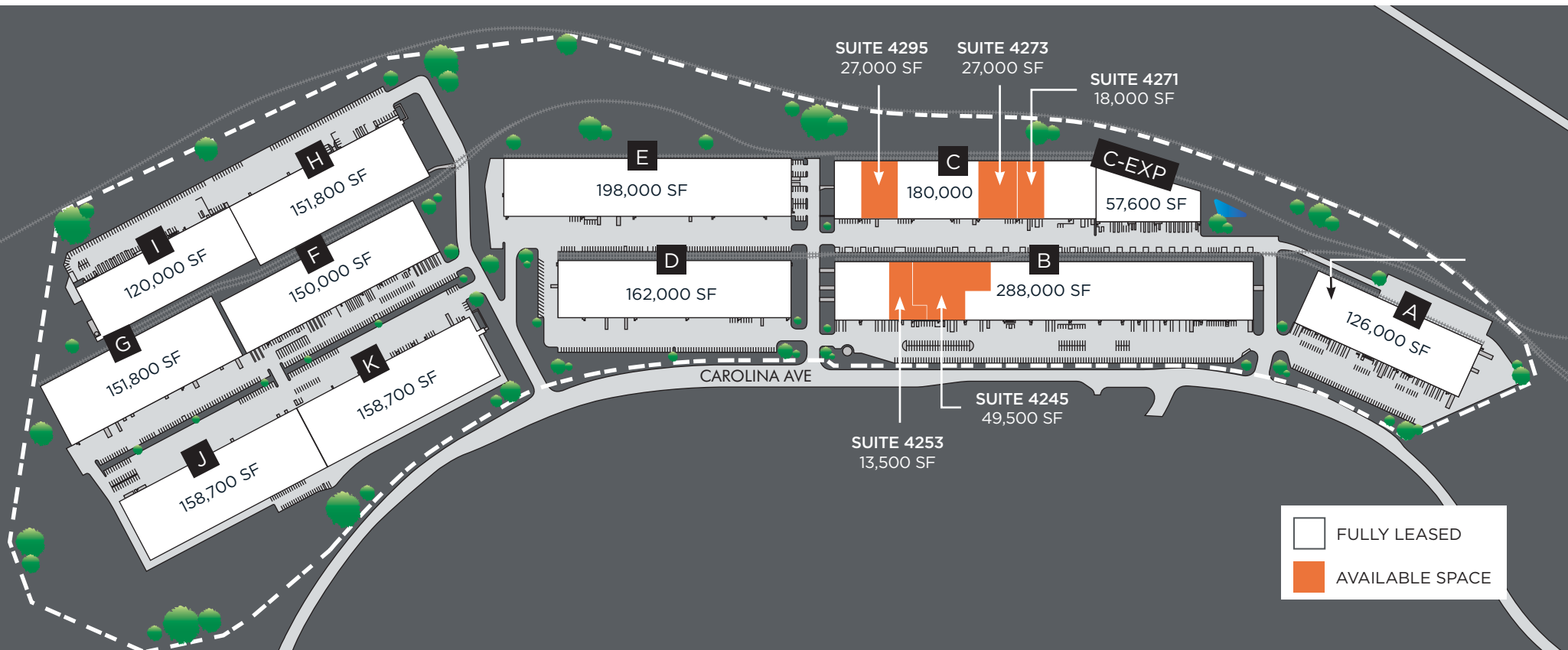
ADDRESS	BUILDING	RSF	STRUCTURE	CLEAR HEIGHT	LOADING	AVAILABILITY
4101-4127 CAROLINA AVE	BUILDING A	126,000	Pre-Cast Concrete	21'	Front	Fully Leased
4201-4261 CAROLINA AVE	BUILDING B	288,000	Pre-Cast Concrete	21'	Front	13,500-63,000 SF Available
4263-4299 CAROLINA AVE	BUILDING C	180,000	Pre-Cast Concrete	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

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)

13,500-63,000 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

RENTABLE BUILDING AREA SUITE 4253

WAREHOUSE 12,671 SF

OFFICE 829 SF

TOTAL 13,500 SF

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

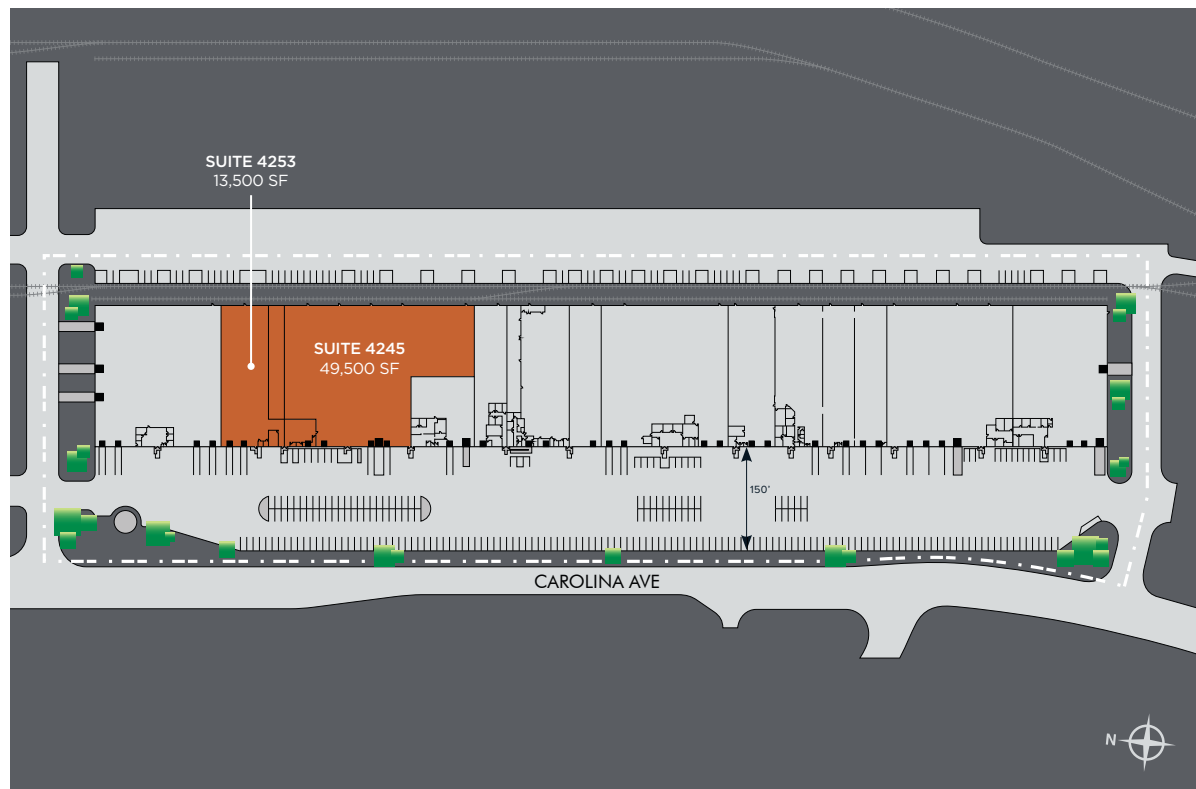
FIRE PROTECTION Wet & ESFR

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

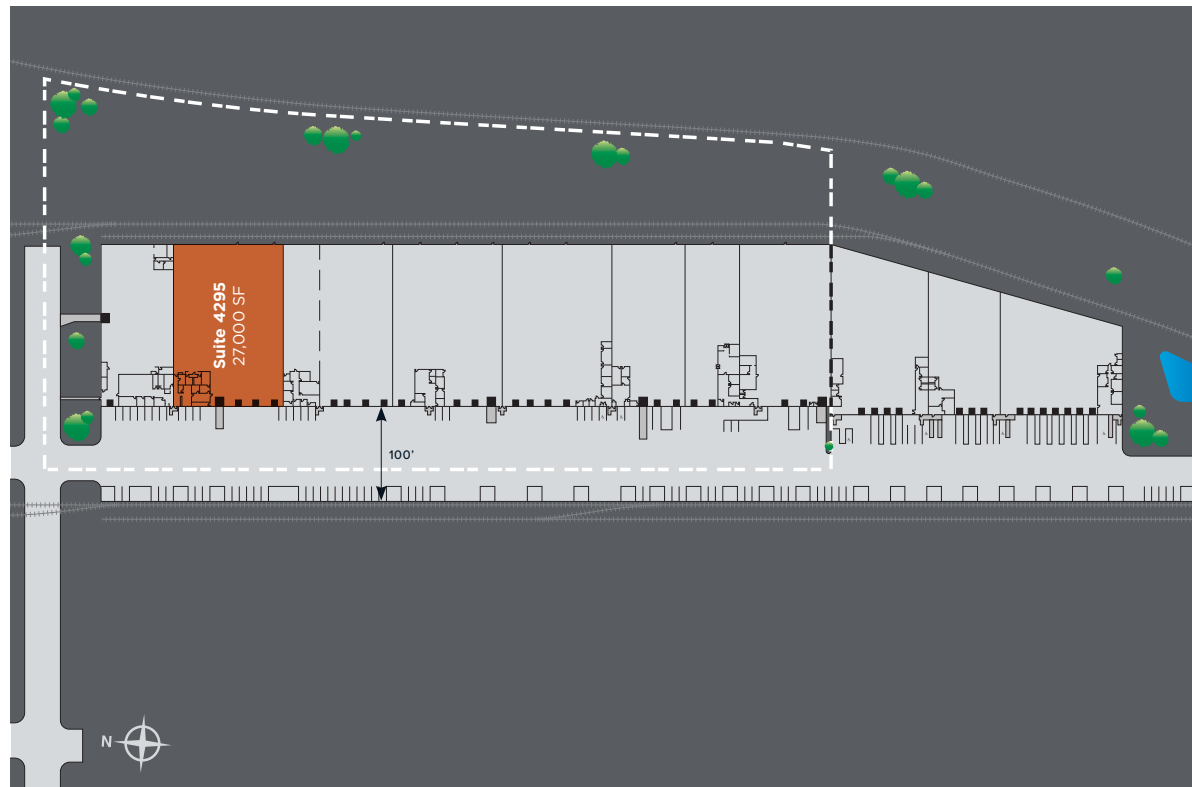
FIRE PROTECTION Wet & ESFR

WAREHOUSE LIGHTING Fluorescent & LED

OFFICE LIGHTING Fluorescent & LED

ELECTRICAL 7800A 277/480 V

AUTO PARKING 98 Spaces



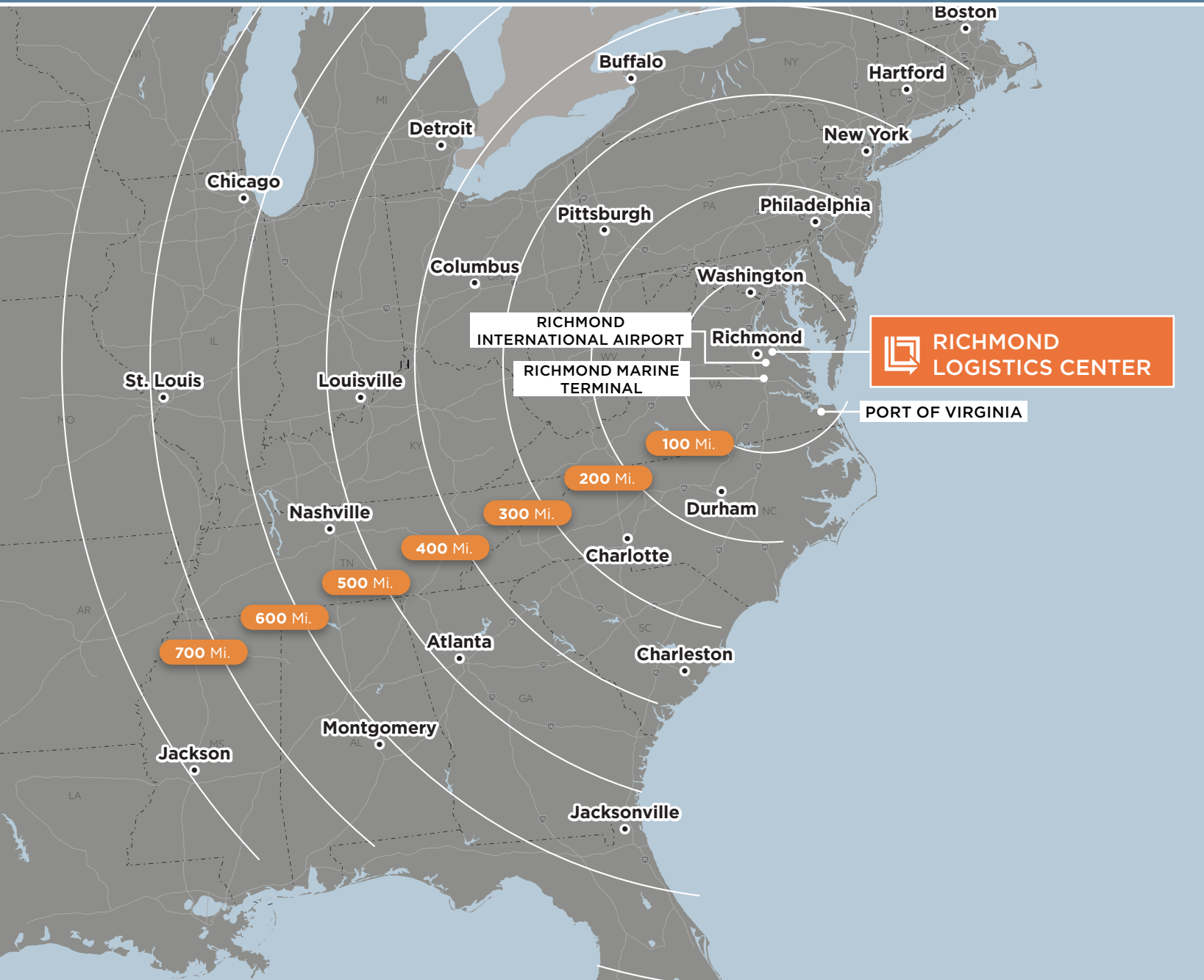
PROXIMITY TO PORT OF VIRGINIA

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 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



3
miles to

I-64

3
miles to

I-95

4.5
miles to

I-295

12
miles to

Richmond
Marine Terminal

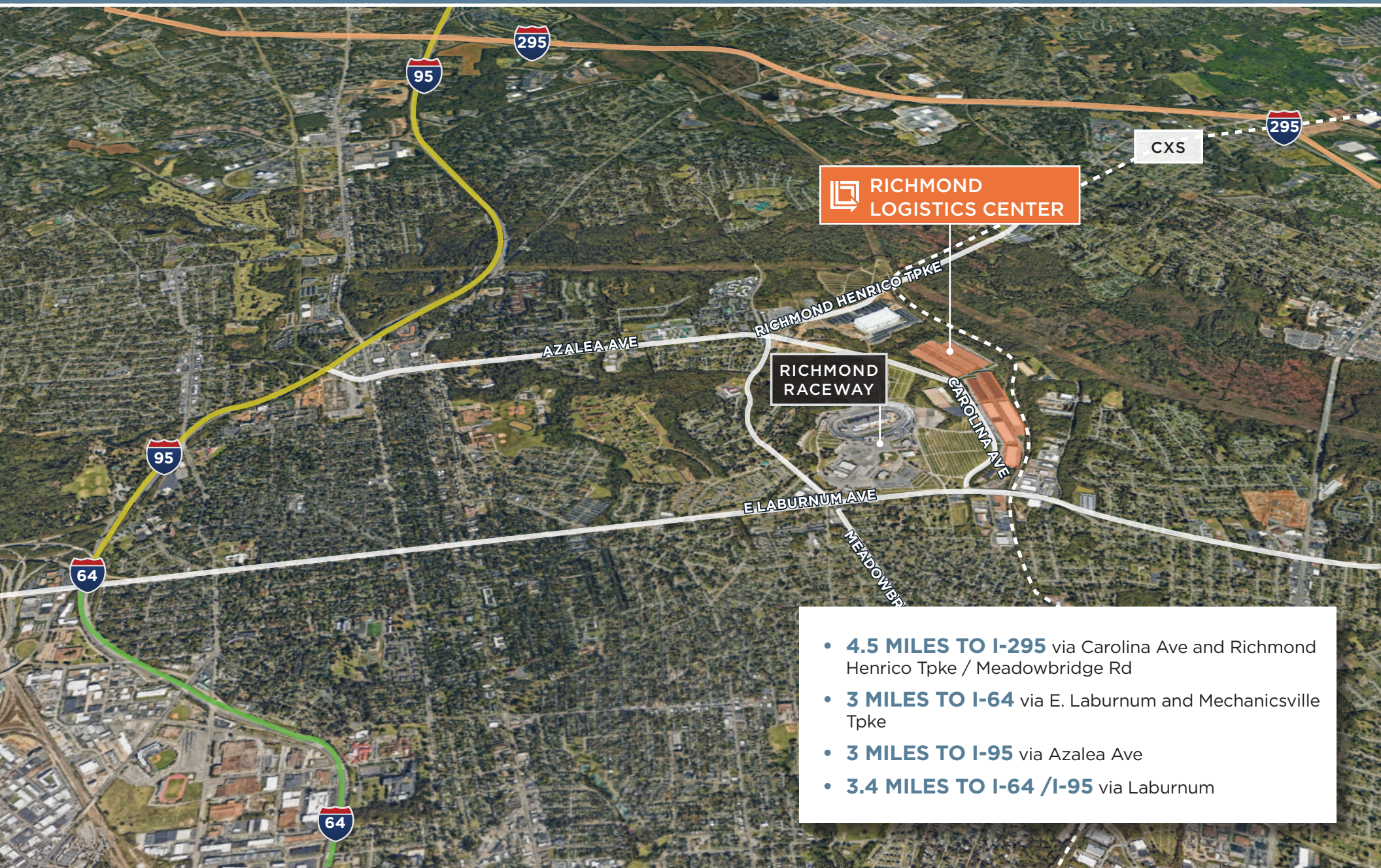
12
miles to

Richmond
International Airport

95
miles to

Port of Virginia

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

NEARBY TENANTS



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

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