



*Example of potential development

Fully entitled industrial site for sale

+/- 12 acres in the Carmel Church Business Center





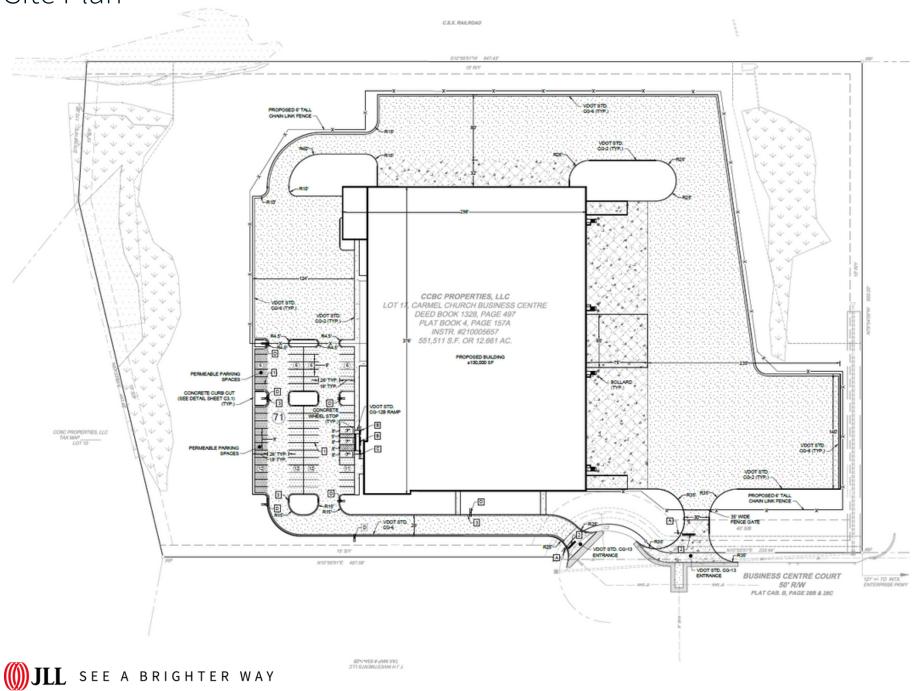


PROPERTY FEATURES

- Located in an established industrial park
- 12.66 acres
- 1 mile from I-95
- Zoned: M-1
- POD approved for 112,000 SF warehouse
- Efficient site
- All site and property due diligence complete and available



Site Plan





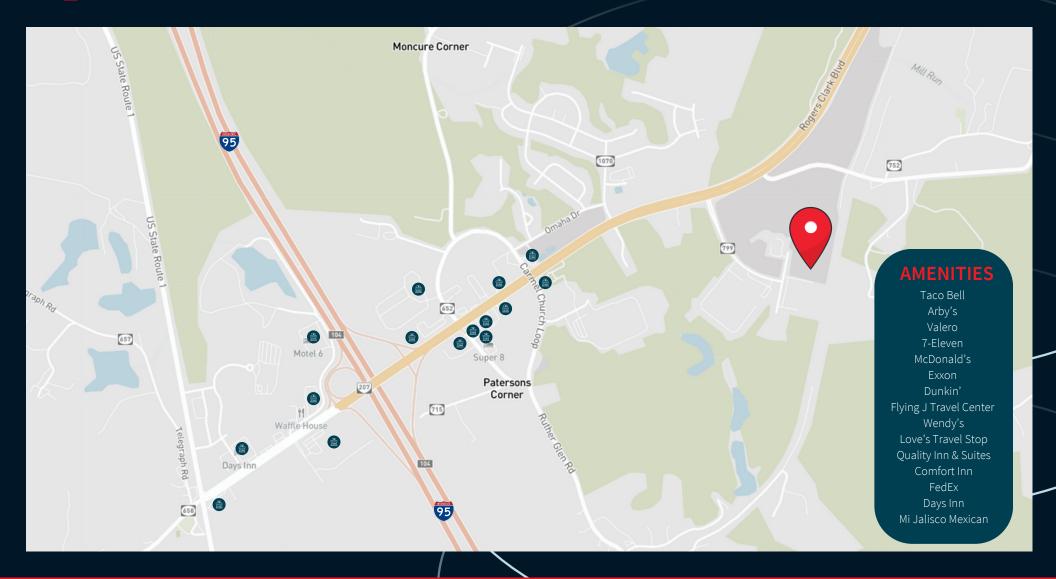


ACCESS

Route 301	0.7 miles	12min	Port of Richmond	17.7 miles	20 mins
I-295/I-95 Interchange	1.6 mile	4 mins	Port of Virginia	82.7 miles	1 hr 18 mins
1-64	9.1 miles	13 min	Virginia International Gateway	95.2 miles	1 hr 30 min
Downtown Richmond	11.5 miles	17 min	Washington, DC	101 miles	1 hr 56 min
Richmond Airport	16.4 miles	23 min			







Jimmy Appich

Executive Managing Director jimmy.appich@jll.com +1 (804) 200 6420