



47,858 S.F. Class A Warehouse

FOR LEASE

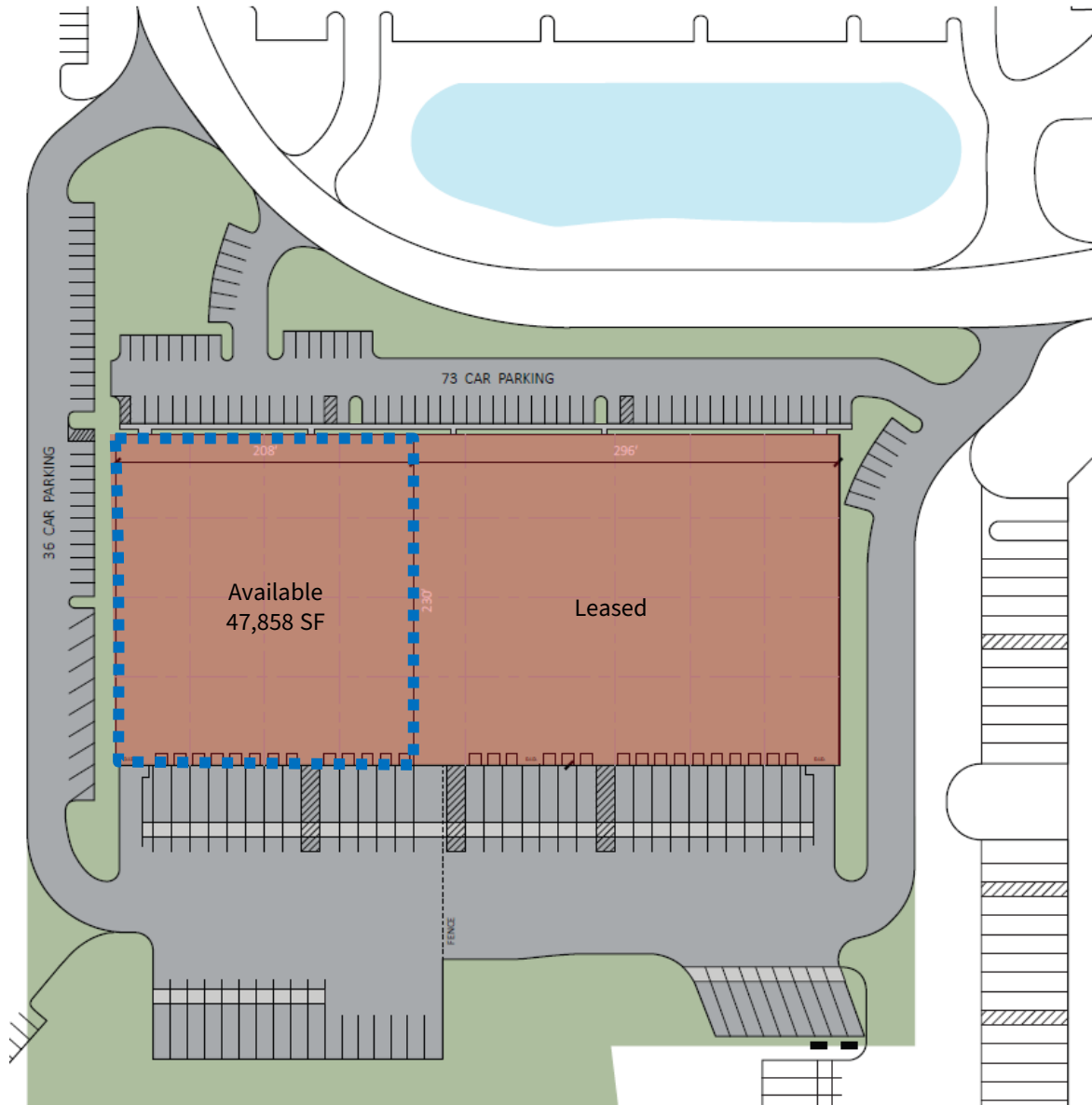
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SITE PLAN




PROPERTY SUMMARY

- 47,858 SF Available
(building tot. 115,856 SF)
- 2,700 SF total office area
- Twelve (12) dock level doors
- One (1) oversized drive-in door
- 32' minimum clear height
- 52' x 57'6" column spacing
- Trailer parking: 17 off dock trailer drops
- Fire suppression: EFSR
- Zoned M-1C in Henrico County

LOCATION OVERVIEW

- Within 500 miles of 60% of the nation's consumers
- Access to extensive network of highways including I-64, I-95, I-295, I-85 and I-895
- Access to the more than 100 motor freight companies serving the area
- Access to rail freight service through CSX and Norfolk Southern
- Access to Richmond International Airport (RIC) which handles more than 85 million pounds of cargo annually
- Located in Foreign-Trade Zone (FTZ) # 207
- Port of Virginia is under 100 miles away



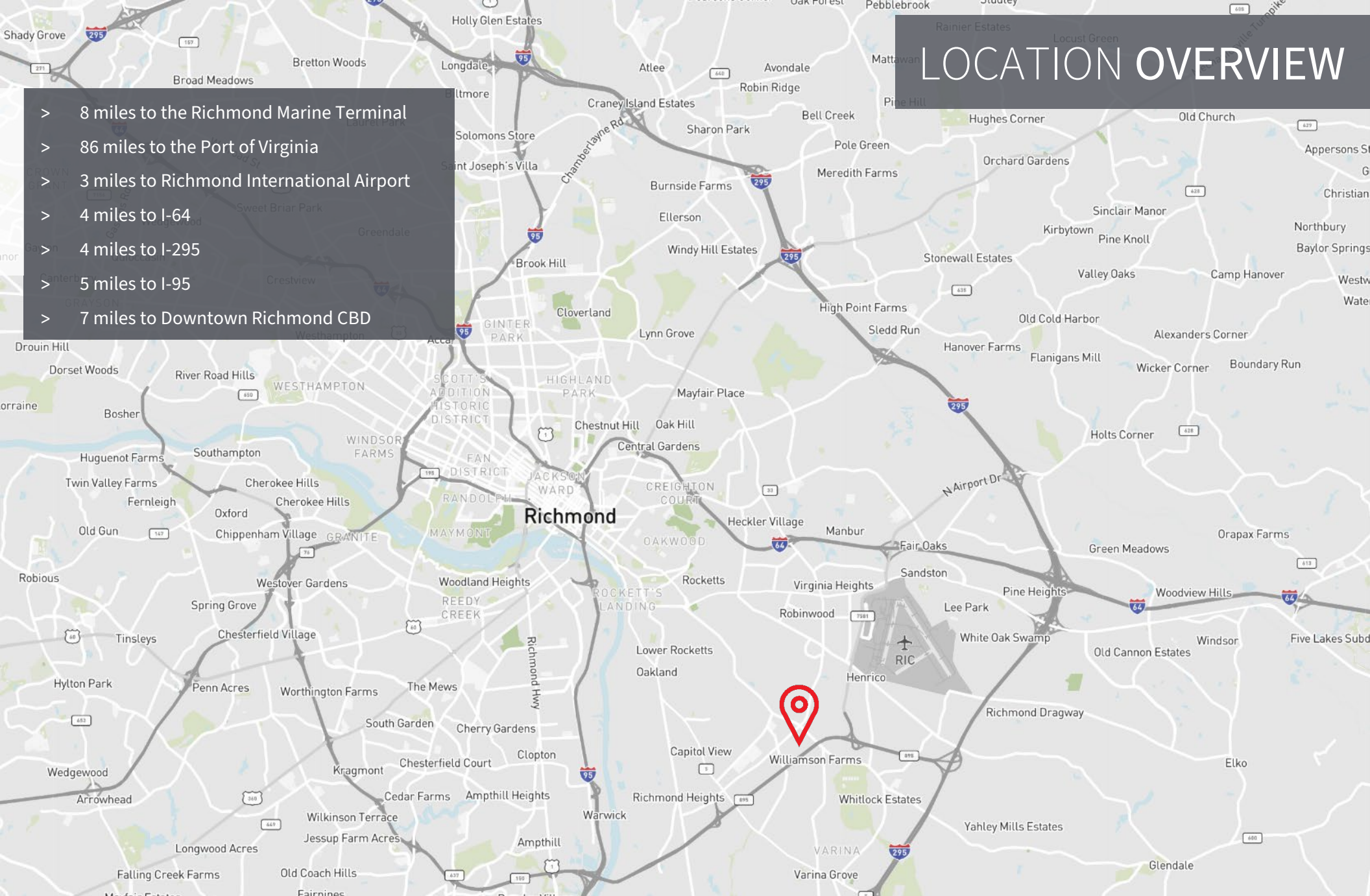


AERIAL OVERVIEW



LOCATION OVERVIEW

- > 8 miles to the Richmond Marine Terminal
- > 86 miles to the Port of Virginia
- > 3 miles to Richmond International Airport
- > 4 miles to I-64
- > 4 miles to I-295
- > 5 miles to I-95
- > 7 miles to Downtown Richmond CBD



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