



LBA Logistics 

WOODLANDS

LOGISTICS CENTER

4 BUILDING INDUSTRIAL PARK

344,102 SF | 23.63 ACRES

520-570 Eastpark Court, Richmond, Virginia 23222



PARK OVERVIEW & CURRENT AVAILABILITIES

WOODLANDS LOGISTICS CENTER

ADDRESS	BUILDING	RSF	STRUCTURE	CLEAR HEIGHT	LOADING	AVAILABILITY
520 EASTPARK COURT	BUILDING I	144,228	Concrete Block-Metal Panel	24'	Front	Fully Leased
510 EASTPARK COURT	BUILDING II	51,874	Concrete Block-Masonry	18'	Rear	4,956 SF available
540 EASTPARK COURT	BUILDING III	100,000	Tilt-Up Concrete	24'	Front	60,000 SF available
530 EASTPARK COURT	BUILDING IV	48,000	Concrete Block-Masonry	18'	Rear	Fully Leased

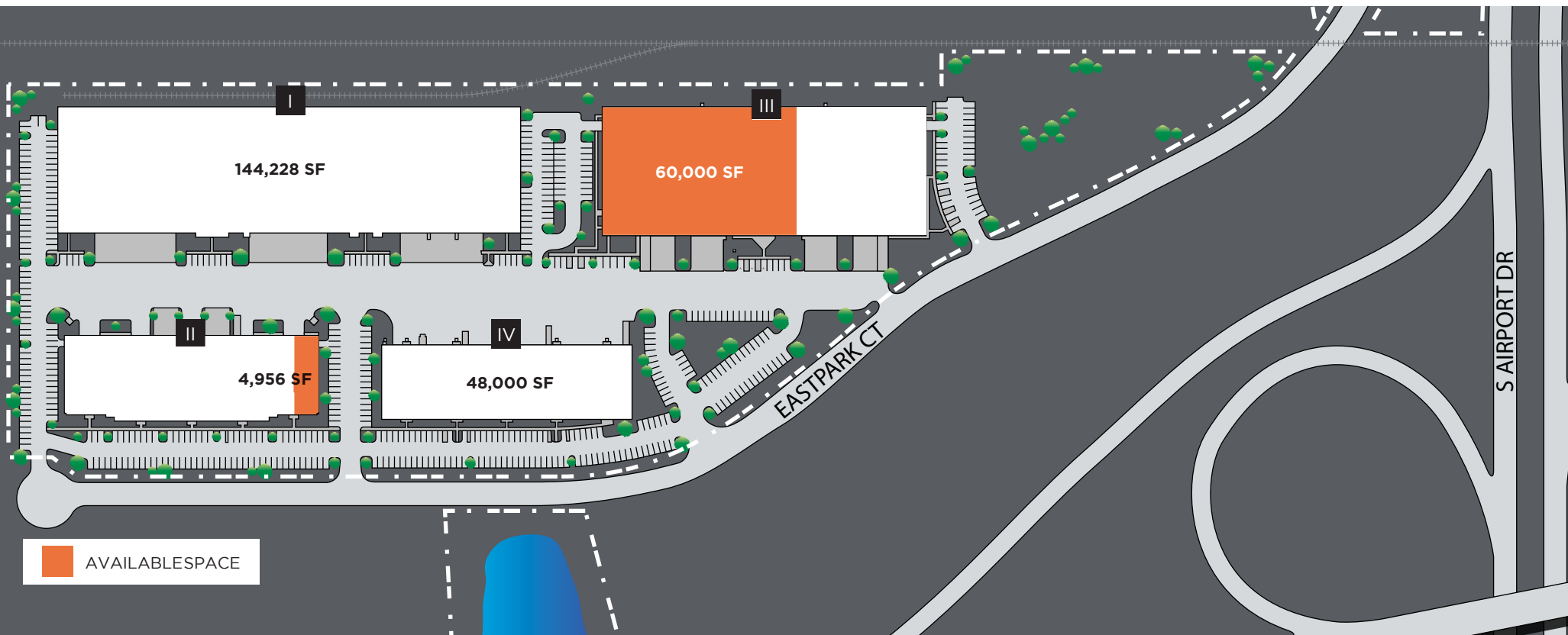


SITE PLAN & PROPERTY HIGHLIGHTS

Woodland Logistics Center (“WLC”) is a four building, 344,102 SF industrial park adjacent to I-64 and less than six miles to downtown Richmond. WLC also benefits from close proximity to Richmond International Airport (RIC). The Park features a mix of small and large bay industrial and flex buildings, accommodating tenants of all sizes, from 5,000 SF-144,228 SF.

PROPERTY HIGHLIGHTS

- Immediate I-64 access
- 3 miles to I-295
- Rail service available to Building I
- Nearby food and lodging amenities
- Close proximity to Richmond International Airport

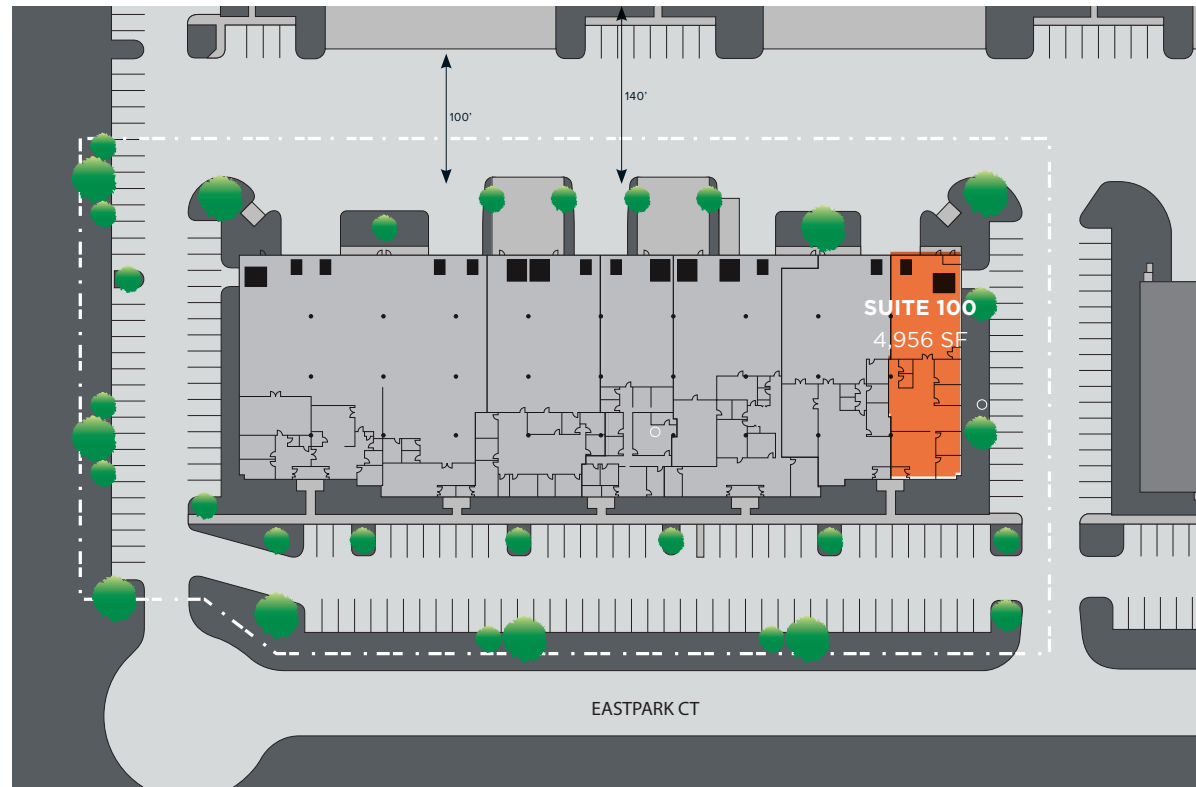


510 EASTPARK COURT

4,956 SF AVAILABLE

(WOODLANDS LOGISTICS CENTER II)

ZONING	M-1 (Light Industrial)
YEAR BUILT	1989
RENTABLE BUILDING AREA	
WAREHOUSE	4,021 SF
OFFICE	4,275 SF
TOTAL	4,956 SF
STRUCTURE	Concrete Block-Masonry
DIMENSIONS	135' D x 400' L
CONFIGURATION	Rear-load
CLEAR HEIGHT	18'
COLUMN SPACING	30' x 40'
LOADING DOCKS	1 Dock-high doors 1 Grade-level doors
TRUCK COURTS	100' - 140' depth
ROOF AGE	Fluorescent, LED, & Metal Halide
FIRE PROTECTION	Wet
WAREHOUSE LIGHTING	Fluorescent, LED, & Metal Halide
OFFICE LIGHTING	Fluorescent & LED
ELECTRICAL	3-phase



540 EASTPARK COURT

60,000 SF AVAILABLE

(WOODLANDS LOGISTICS CENTER III)

ZONING M-1 (Light Industrial)

YEAR BUILT 2008

RENTABLE BUILDING AREA

WAREHOUSE 58,657 SF

OFFICE 1,343 SF

TOTAL 60,000 SF

STRUCTURE Tilt-Up Concrete

DIMENSIONS 200' D x 500' L

CONFIGURATION Front-load

CLEAR HEIGHT 24'

COLUMN SPACING 50' x 50'

LOADING DOCKS 7 dock-high doors
1 grade-level doors

TRUCK COURTS 120' depth

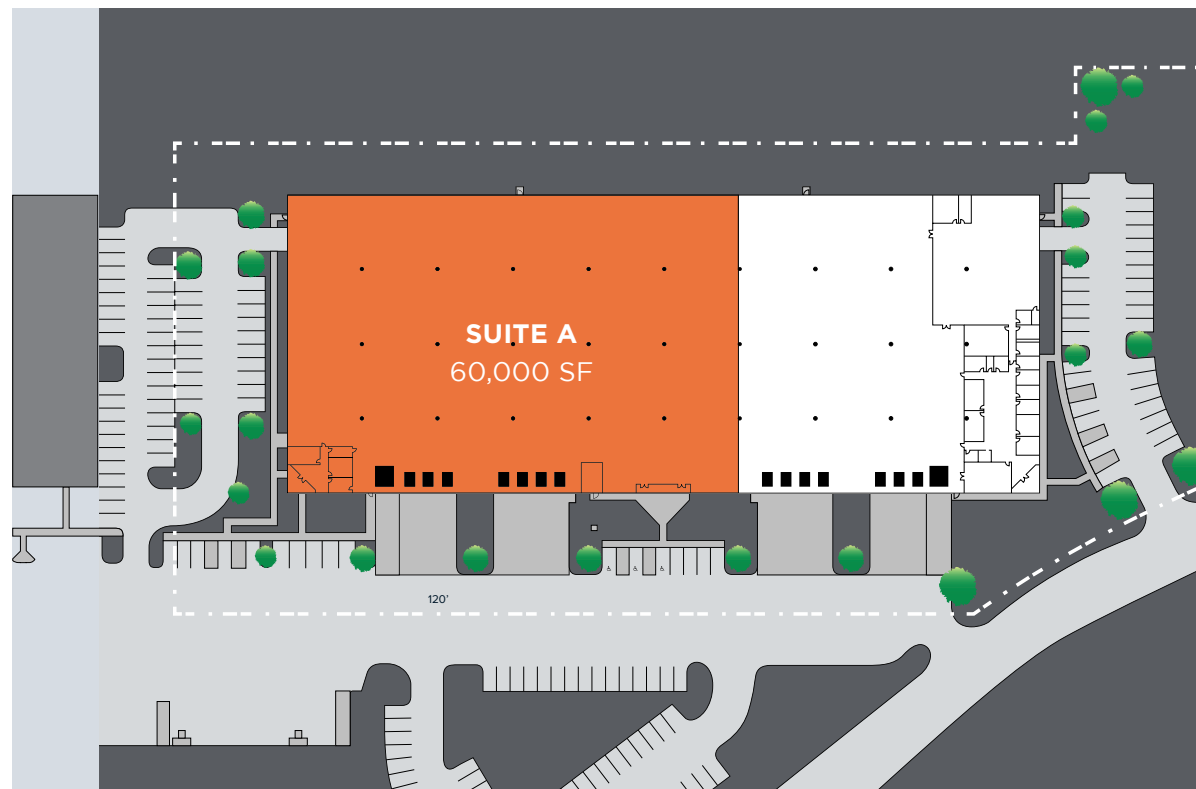
ROOF AGE 2008

FIRE PROTECTION ESFR

WAREHOUSE LIGHTING Fluorescent & LED

OFFICE LIGHTING LED

ELECTRICAL 800A 277/480V
(upon verification)



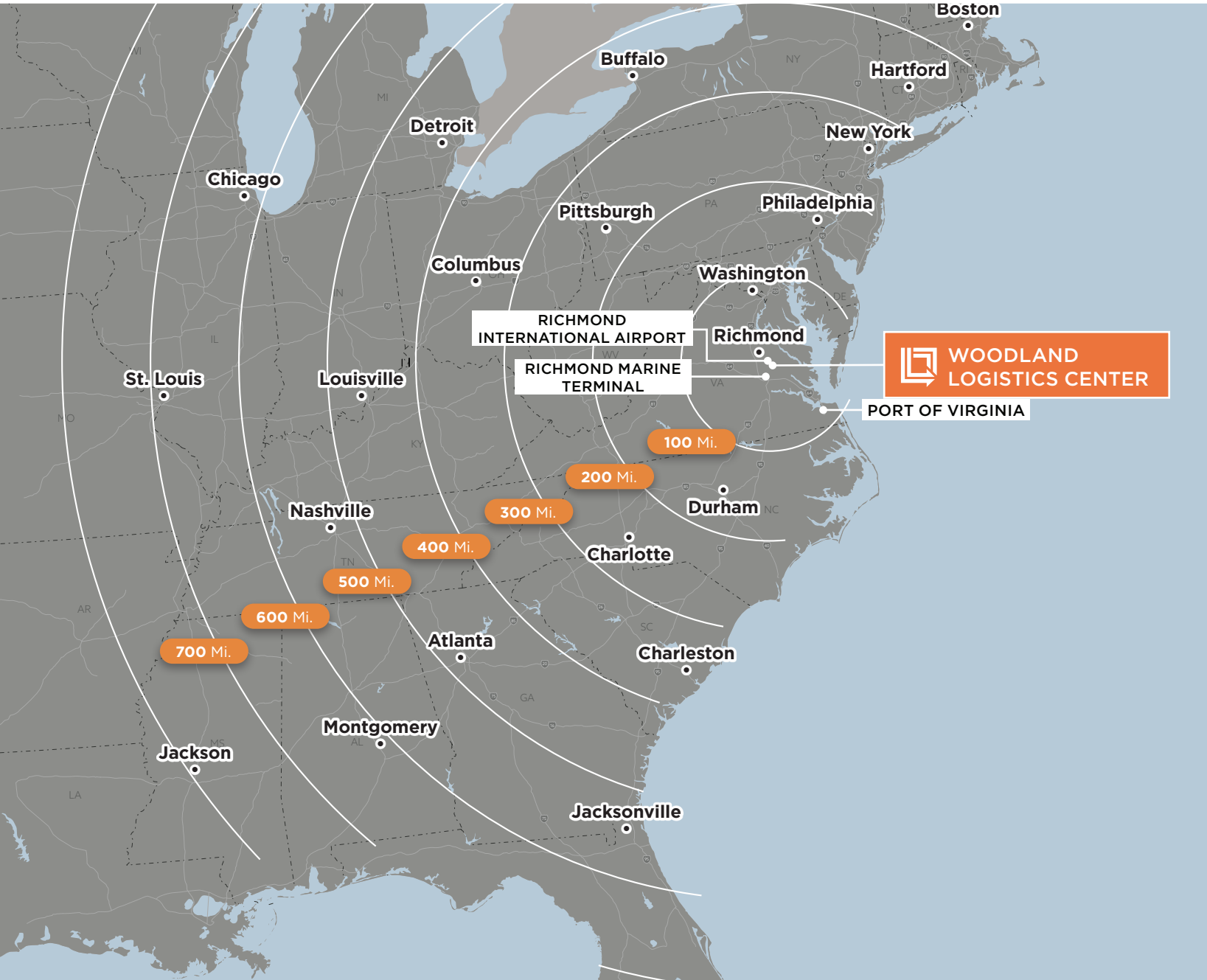
PROXIMITY TO PORT OF VIRGINIA

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



.25
miles to

I-64

3
miles to

I-295

4
miles to

I-95

15
miles to

Richmond
Marine Terminal

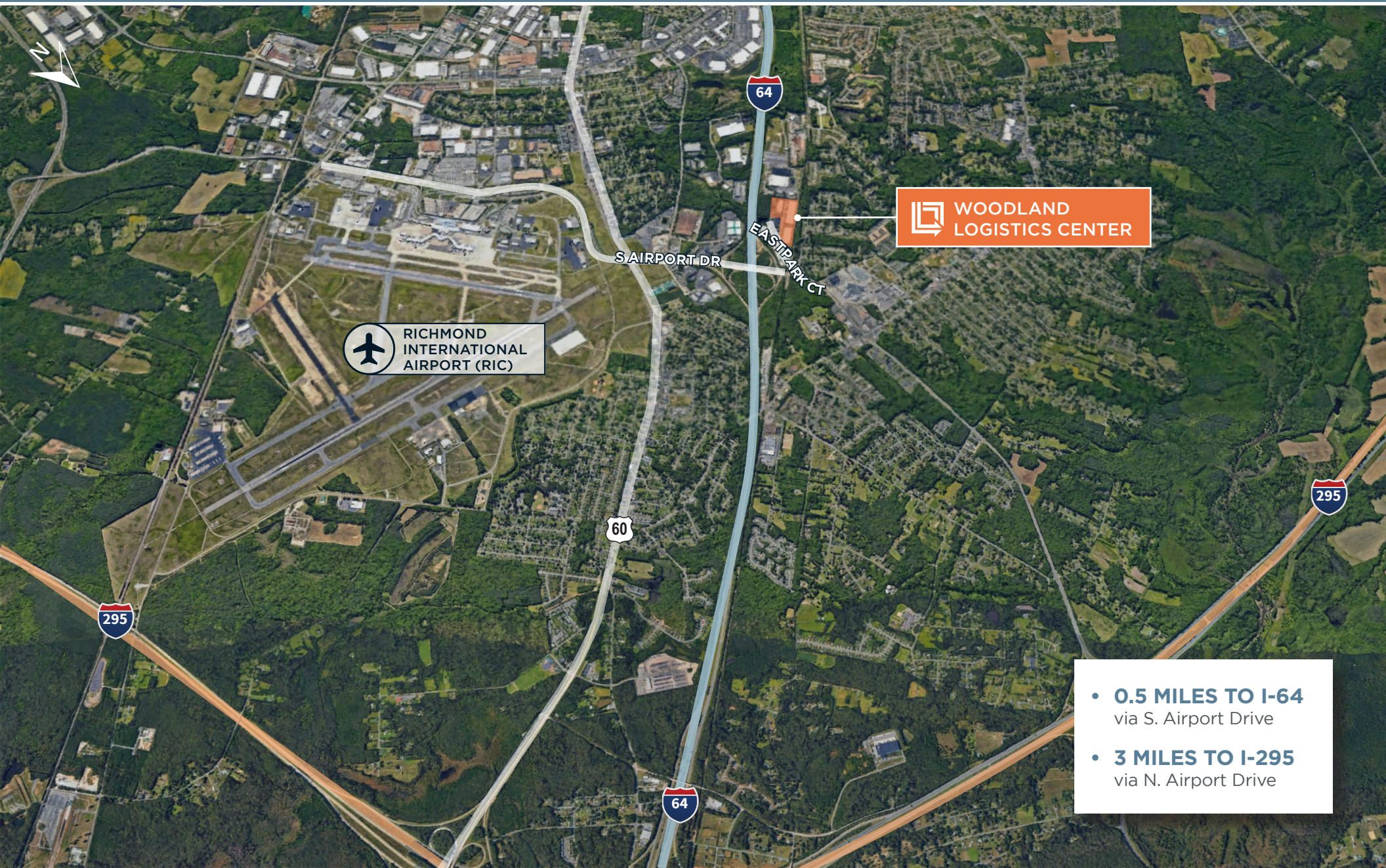
2.8
miles to

Richmond
International Airport

87
miles to

Port of Virginia

ACCESS



RICHMOND
INTERNATIONAL
AIRPORT (RIC)



WOODLAND
LOGISTICS CENTER

S AIRPORT DR

EASTPARK CT

- **0.5 MILES TO I-64**
via S. Airport Drive
- **3 MILES TO I-295**
via N. Airport Drive

NEARBY TENANTS



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