

HENRICO BUSINESS CENTER

LOT J



HILLWOOD
A PEROT COMPANY

RICHMOND HENRICO TURNPIKE
RICHMOND, VA 23222

514,500 SF Available

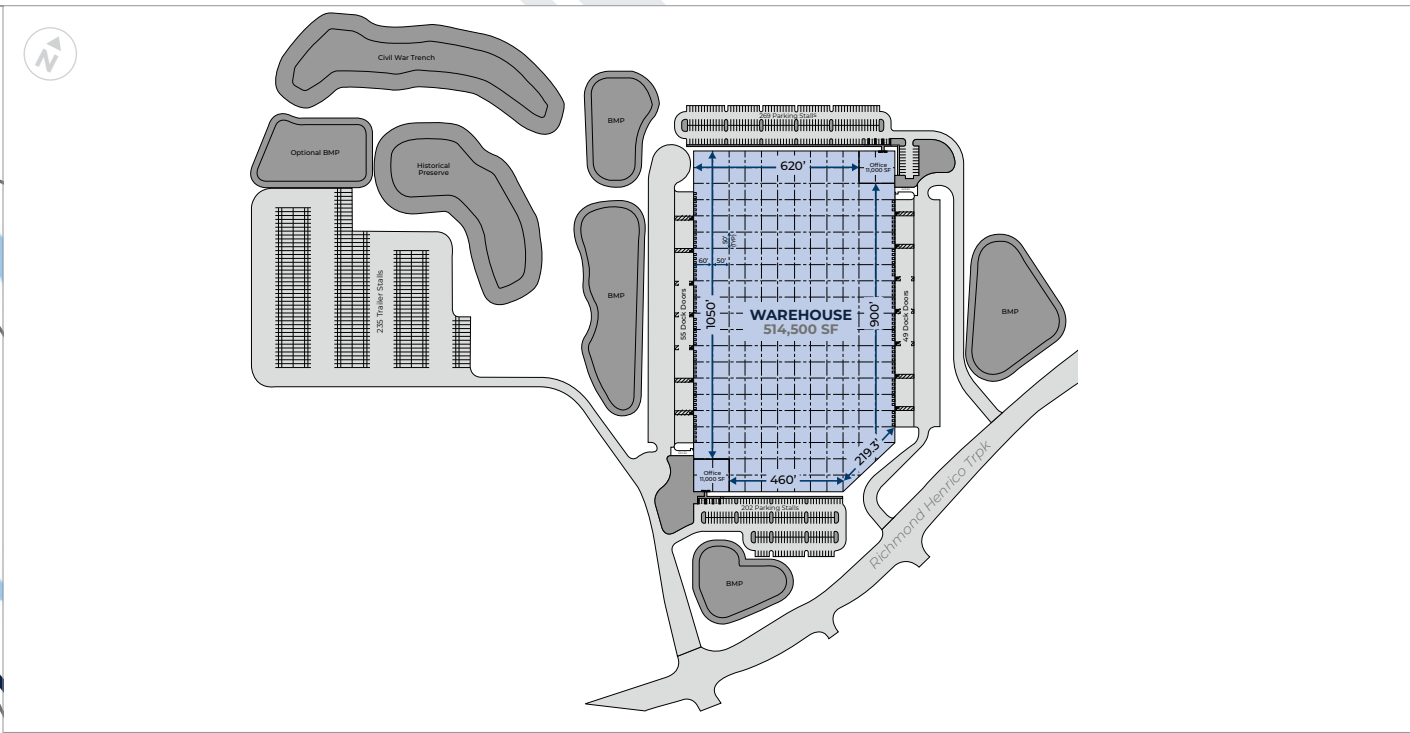
Class A Industrial Park

Henrico Business Center Lot J is located in Richmond's business friendly environment with great access to markets both locally and regionally. This site offers flexibility with a range of sizes to accommodate many users.

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PROPERTY OVERVIEW



514,500 SF available



Build-to-suit opportunity



5 highway interchange access ramps within 10 minute drive



Within 2 hours of the Port of Virginia, can accommodate Post-Panamax vessels



Fronts newly improved four lane Richmond Henrico Turnpike



Located along major N-S I-95 corridor

| | 10 MILES | 20 MILES |
|-------------------------|----------|-----------|
| Population | 563,488 | 1,007,328 |
| Median Household Income | \$59,263 | \$69,729 |
| Labor Force | 43,751 | 80,576 |

Development



BRANDON FREEL

410 937 0515 (c)
brandon.freel@hillwood.com

Leasing



JAKE SERVINSKY

804 396 1750 (c)
jake.servinsky@jll.com

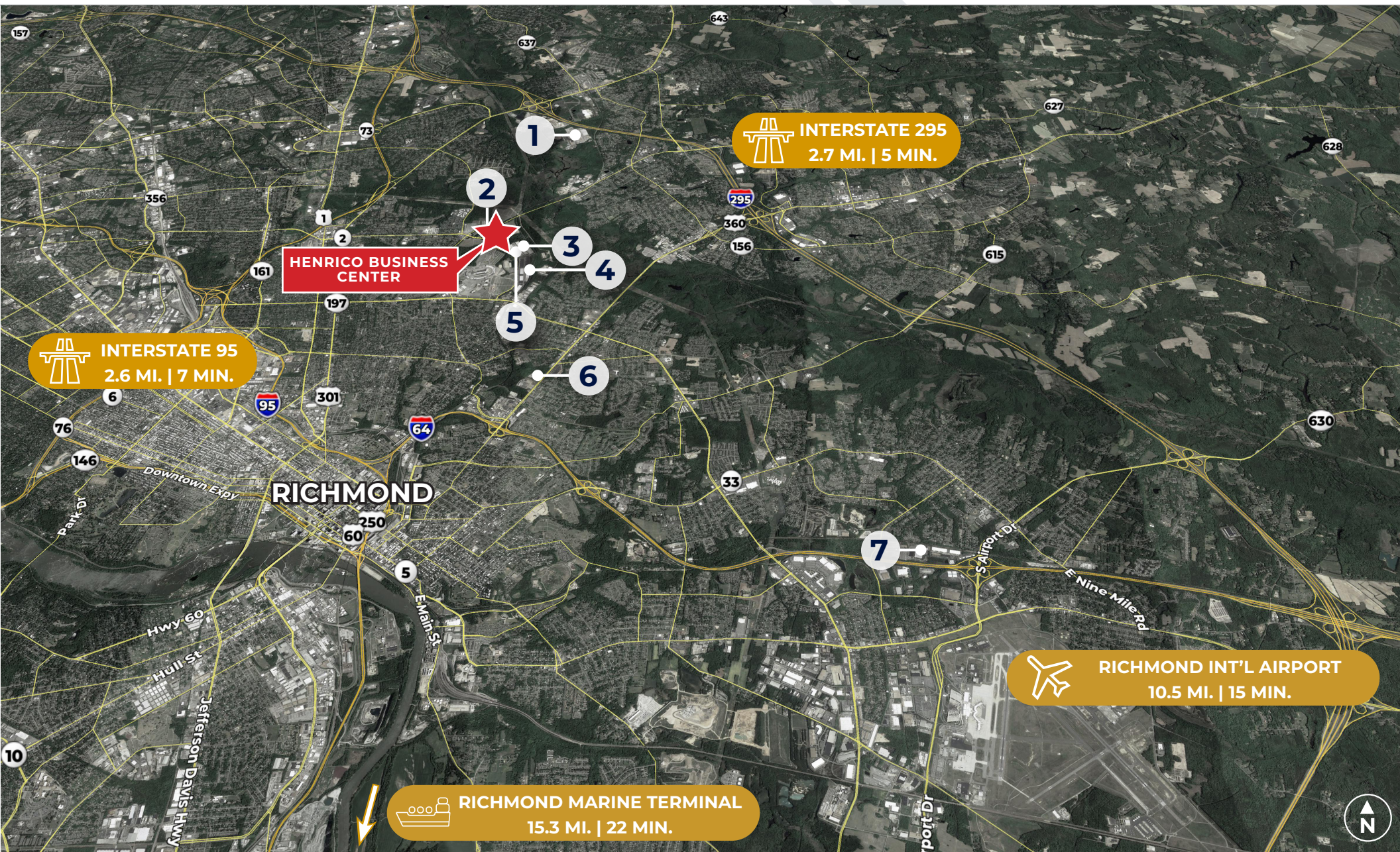
JIMMY APPICH

804 928 5599 (c)
jimmy.appich@jll.com

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AREA INFORMATION



AREA BUSINESSES

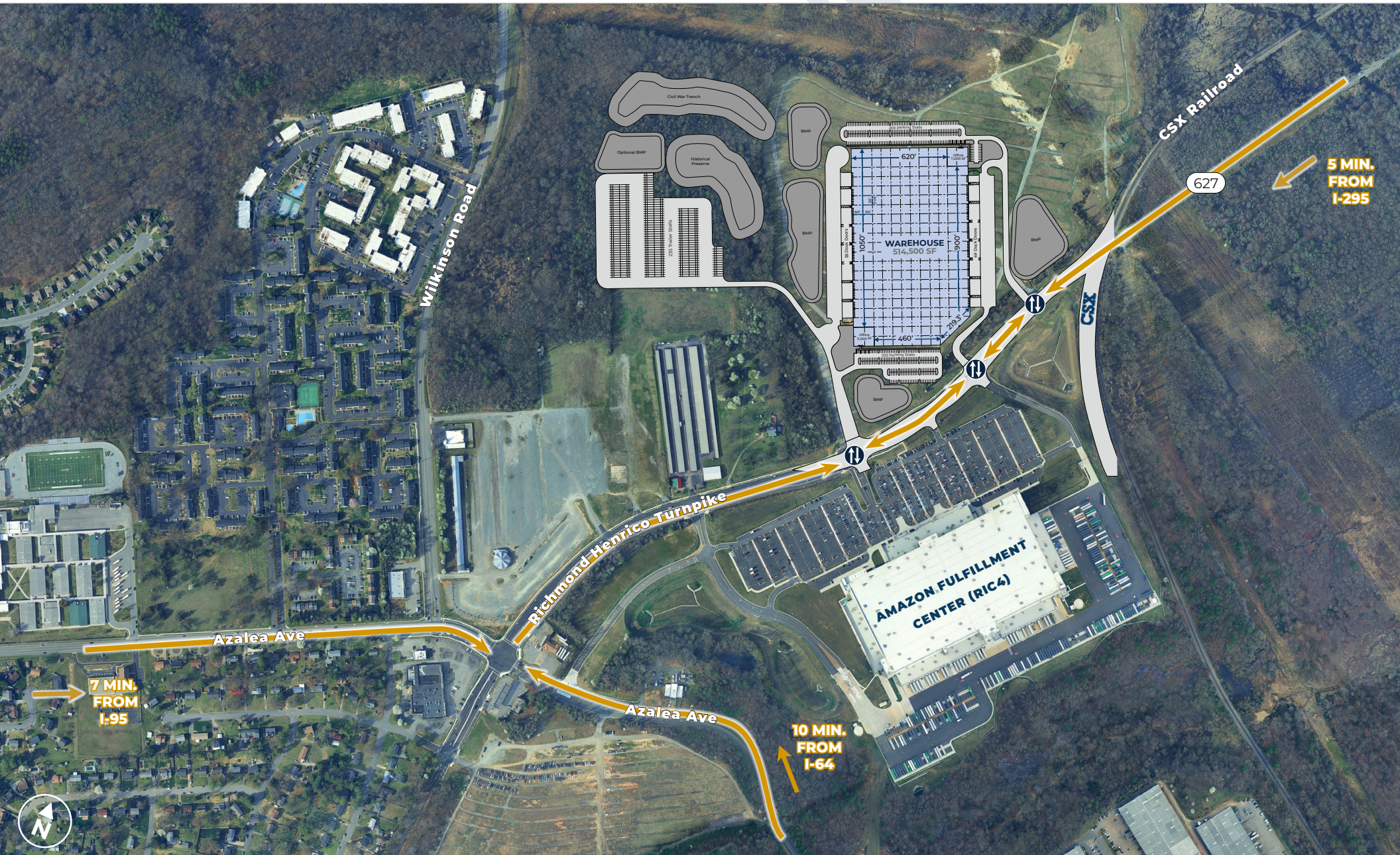
1. Supervalu Distribution Center
2. Amazon RIC4
3. AutoPartSource and American Tire Distributors

4. Lasership and Riverside Logistics
5. TemperPack
6. Pepsi Bottling Group
7. Coca-Cola Bottling

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INGRESS



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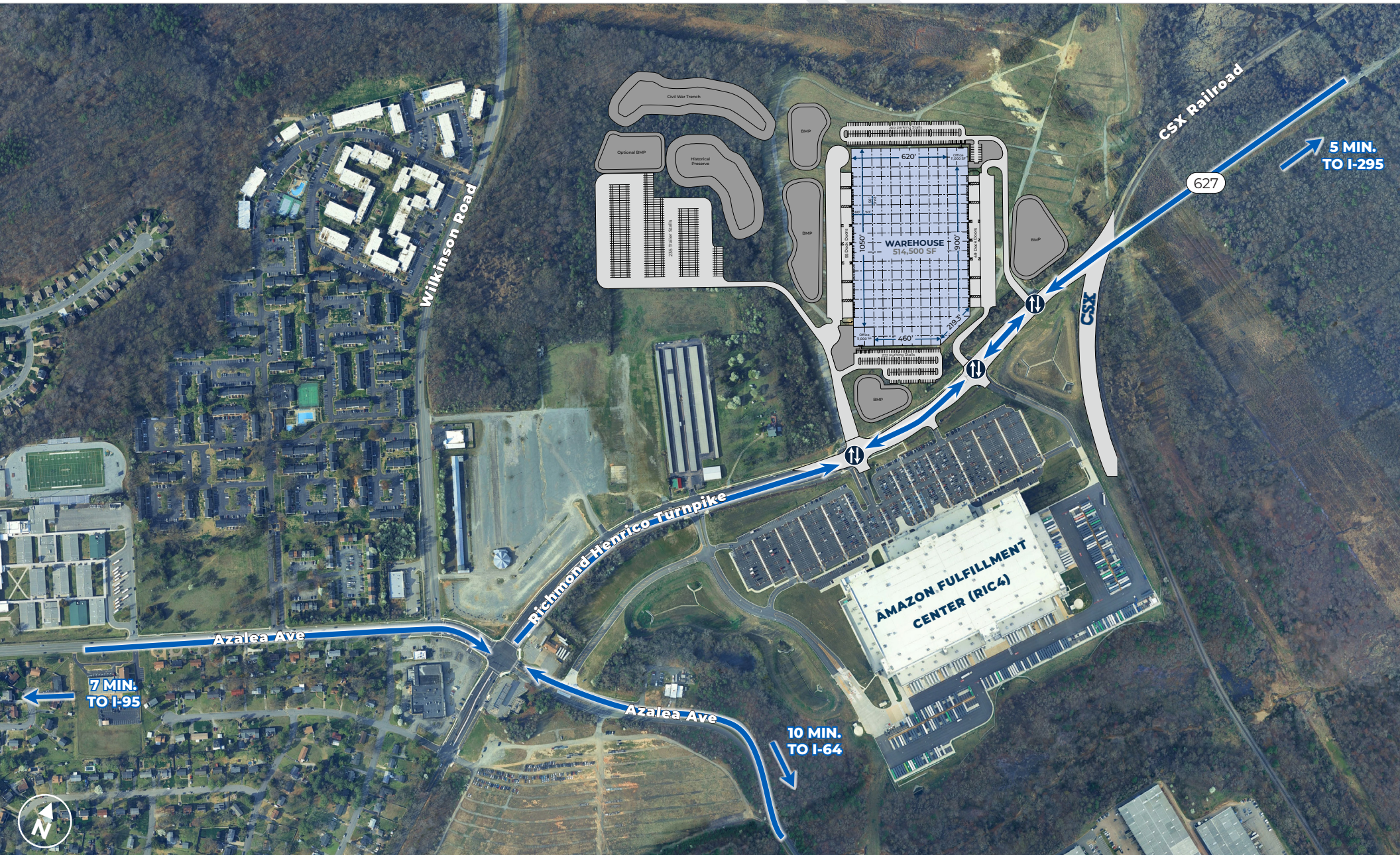
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EGRESS



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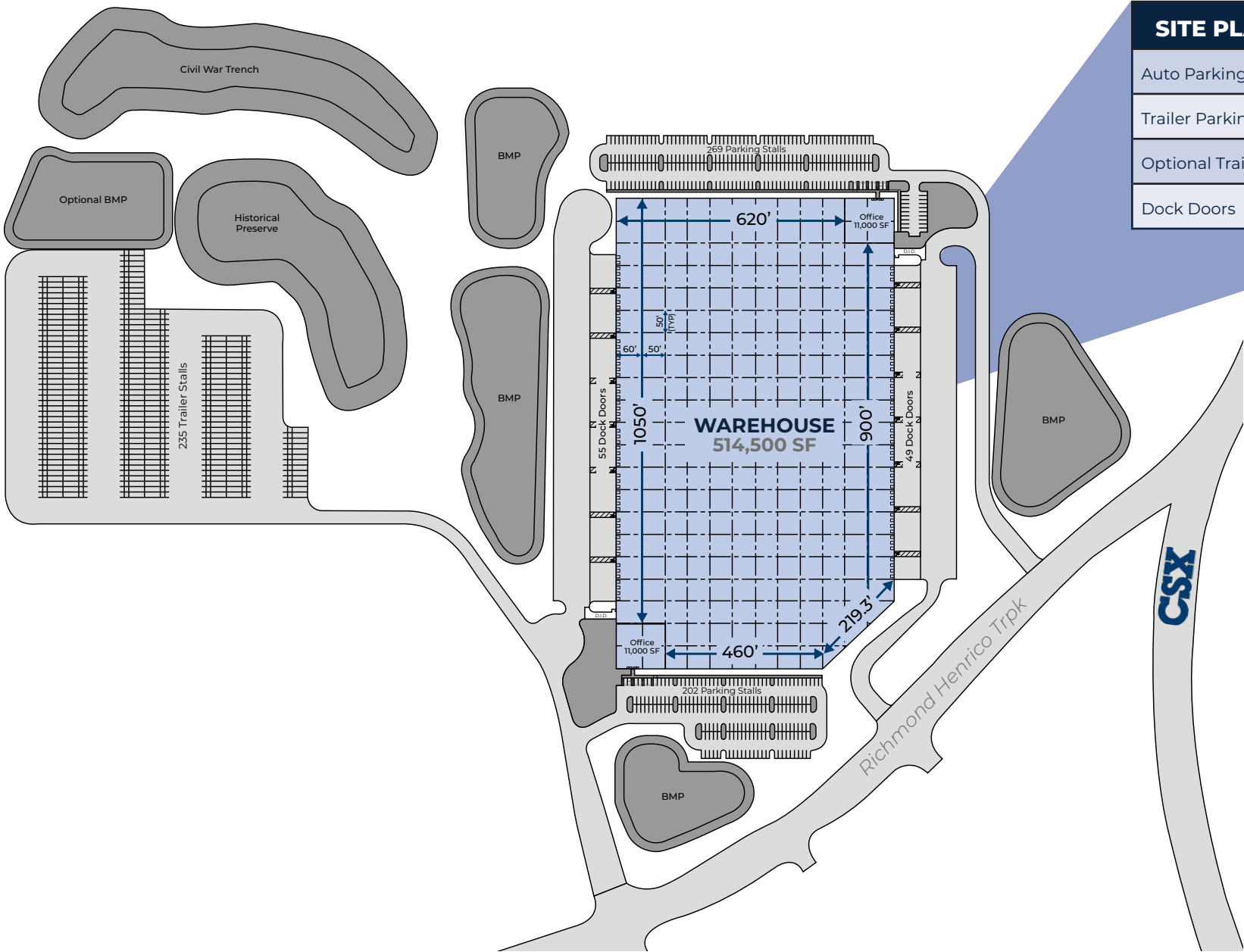


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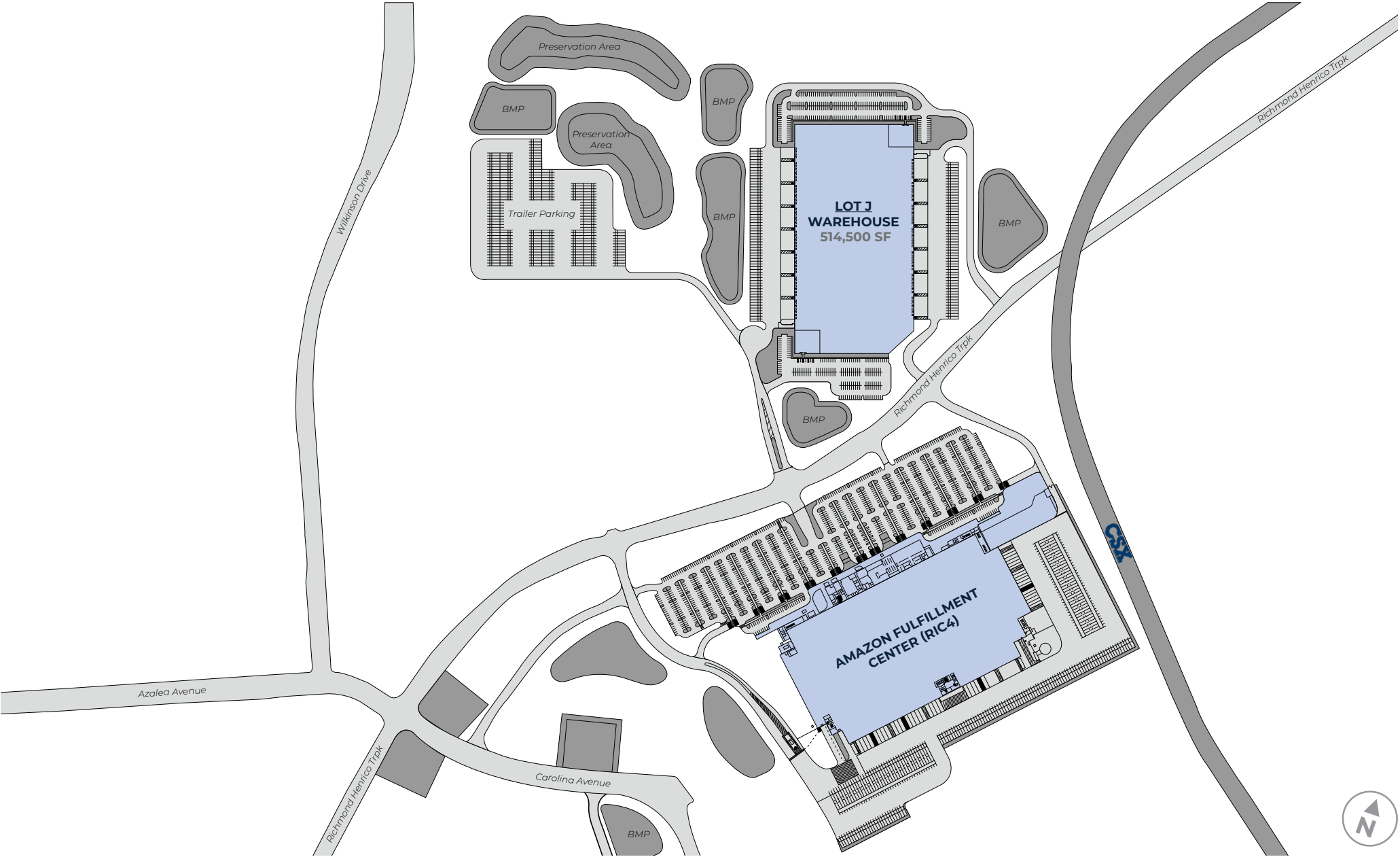
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| SITE PLAN SPECIFICS | |
|--------------------------|-----|
| Auto Parking | 443 |
| Trailer Parking | 120 |
| Optional Trailer Parking | 235 |
| Dock Doors | 102 |



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Hillwood has partnered with NASCAR to reposition and redevelop surplus land at their tracks across the country to create economic engines that serve the communities in which NASCAR operates.



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A DEVELOPMENT OF



200 Continental Dr | Ste 401
Newark, DE 19713
hillwood.com

BRANDON FREEL

410 937 0515 (c)
brandon.freel@hillwood.com

LEASING



2912 W Leigh St
Richmond, VA 23230
jll.com

JAKE SERVINSKY

804 396 1750 (c)
jake.servinsky@jll.com

JIMMY APPICH

804 928 5599 (c)
jimmy.appich@jll.com



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