

8252 RICHFOOD ROAD, RICHMOND, VA

RIVER POINT COMMERCE CENTER



**Up to 580,100 SF of speculative industrial/distribution buildings and
one (1) build-to-suit manufacturing opportunity**

Central industrial site in Richmond with multiple interstate access points

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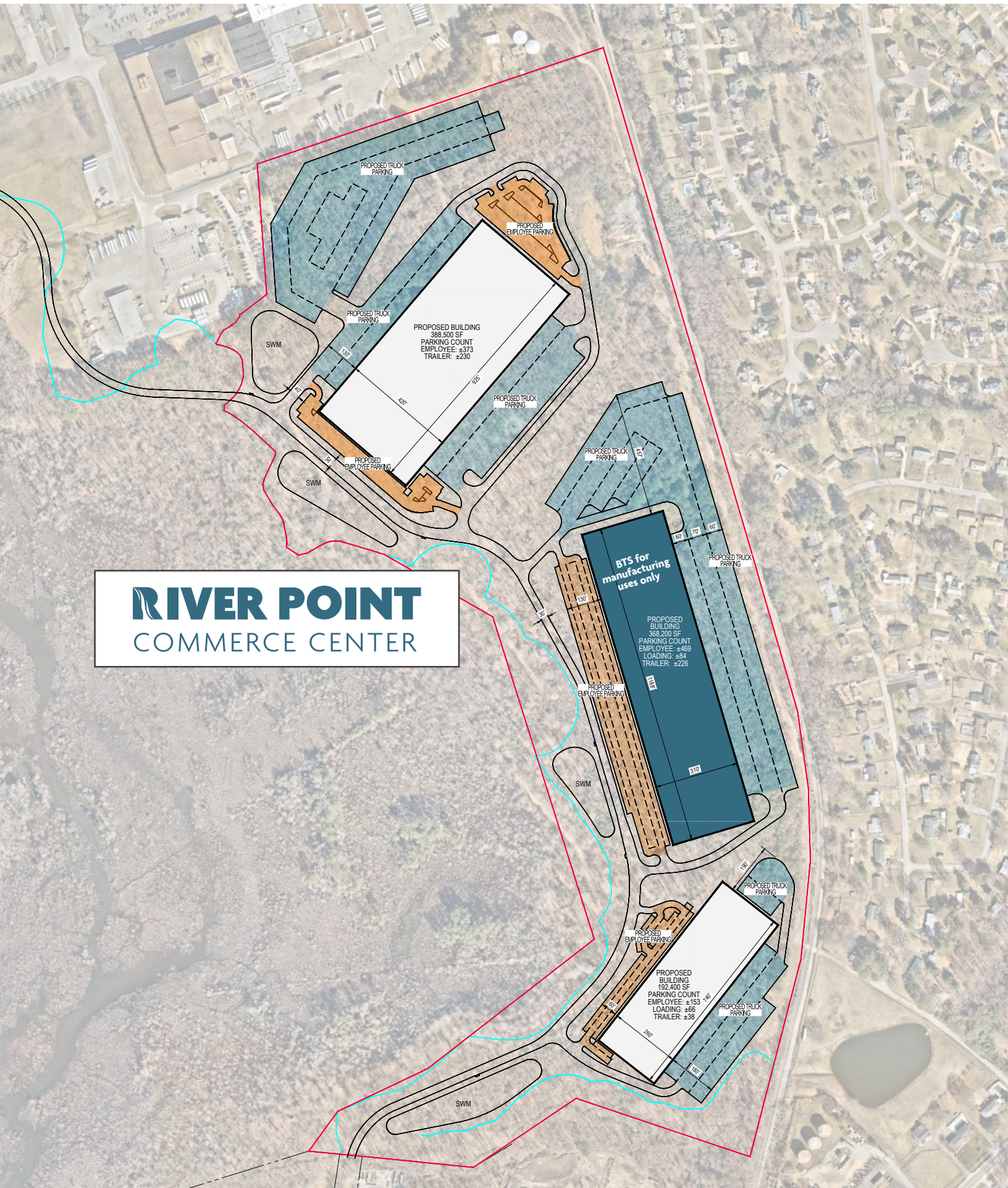
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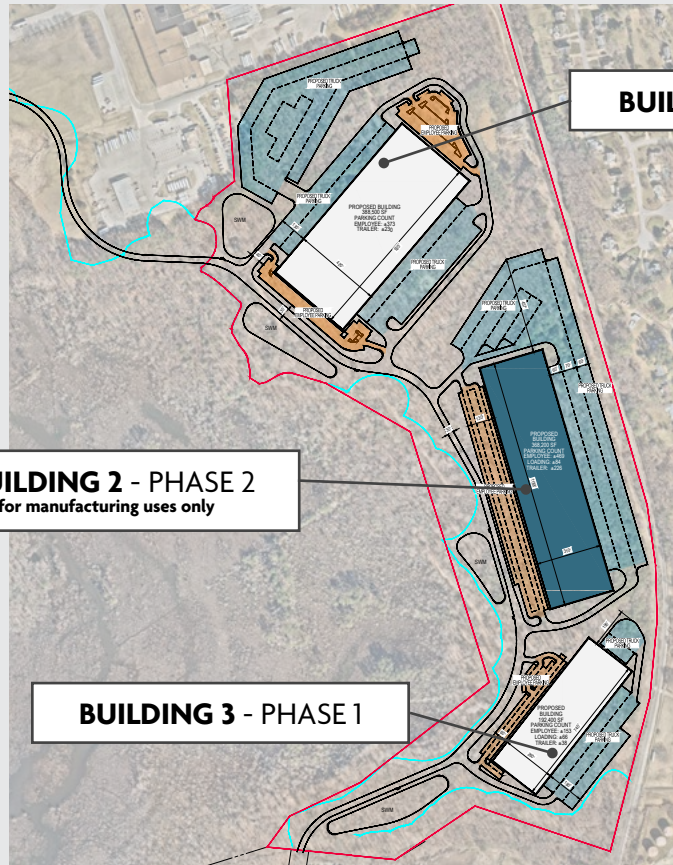


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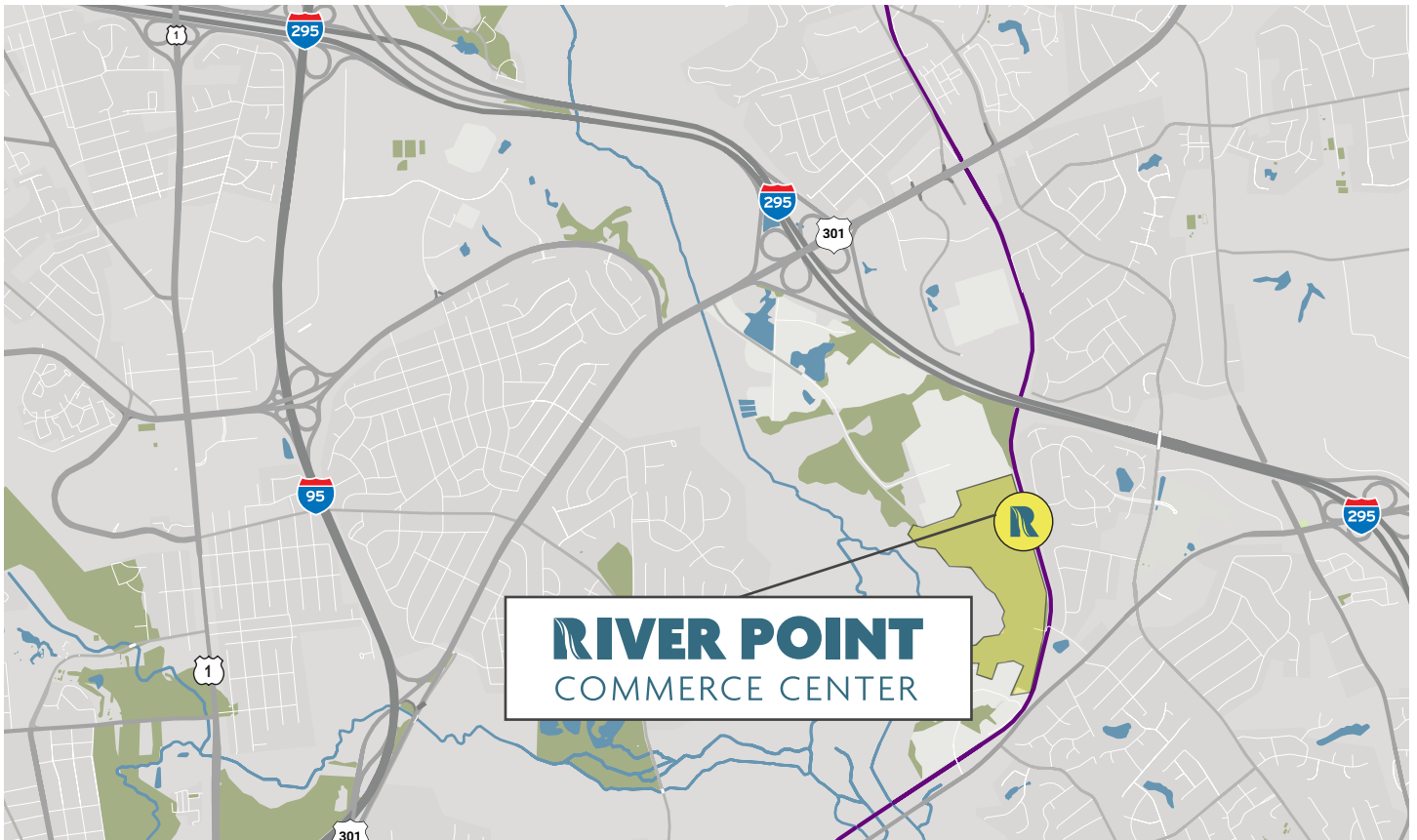


PHASE 1 – SPEC BUILDINGS

	BUILDING 1	BUILDING 3
SQUARE FOOTAGE	388,500 Rentable Square Feet (420' x 925')	192,400 Rentable Square Feet (250' x 740')
BAY SIZES	Typical bays – 54' x 50'; 60' speed bays	Typical bays – 54' x 50'; 60' speed bays
CLEAR HEIGHT	36', measured one bay in from the dock wall	32', measured one bay in from the dock wall
AUTO PARKING	387 spaces	143 spaces
TRAILER PARKING	248 spaces	53 spaces
TRUCK COURT	130' on North side, 190' on South side	190' with trailer stalls at rear
EXTERIOR WALLS	Precast or Tilt-up Concrete Wall Panels	Precast or Tilt-up Concrete Wall Panels
STRUCTURAL STEEL	Gray tube steel columns and joists supporting white roof deck	Gray tube steel columns and joists supporting white roof deck
SLAB CONSTRUCTION	7" unreinforced, 4,000psi concrete	6" unreinforced, 4,000psi concrete
VAPOR BARRIER	Under first bay along front and back walls	Under first bay along front wall
DOCK DOORS	TBD – active 9'x10' dock doors at every other loading position. Knock-outs for future.	TBD – active 9'x10' dock doors at every other loading position. Knock-outs for future.
OVERHEAD DOORS	Four (4) 12' x 14' Motorized Roll Up Door	Two (2) 12' x 14' Motorized Roll Up Door
DOCK EQUIPMENT	35,000 lb. mechanical dock levelers with bumpers, seals, and lights	35,000 lb. mechanical dock levelers with bumpers, seals, and lights
ROOFING	TPO roof with R-20 insulation	TPO roof with R-20 insulation
HVAC	Heat for freeze protection; code minimum Air Changes Per Hour	Heat for freeze protection; code minimum Air Changes Per Hour
FIRE PROTECTION	ESFR for protection of Class I-IV Commodities	ESFR for protection of Class I-IV Commodities
ELECTRICAL SERVICE	480/277 3-Phase; 2500-amp service	480/277 3-Phase; 1600-amp service
LIGHTING	LED High Bay fixtures to 25 FC throughout the warehouse	LED High Bay fixtures to 25 FC throughout the warehouse

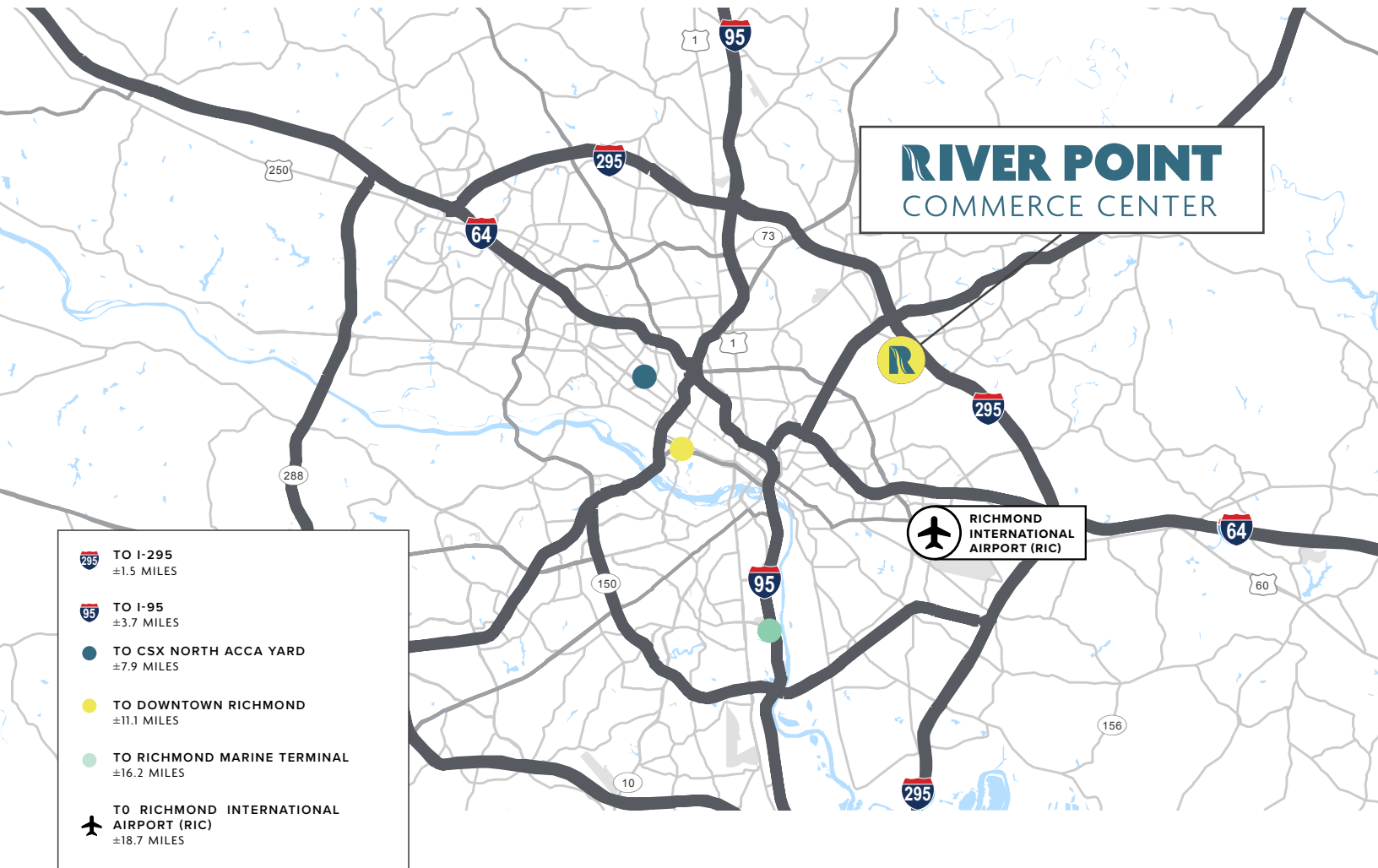


MID VIEW MAP



LOCATION

TRANSPORTATION FRIENDLY ACCESS AND IMMEDIATE CONNECTIVITY TO THE RICHMOND MSA



PROXIMITY TO THE PORT OF VIRGINIA

The Property is just under a two (2) hour drive from the Port of Virginia. This coveted Port is the East Coast's 3rd largest port and the 6th largest port system in the United States with almost 4 million TEUs annually handling cargo shipments valued at \$70B. Over 95% of the world's shipping lines call on the Port of Virginia, linking Virginia to more than 380 ports in over 115 locations worldwide. Further, the \$6 billion in roadway improvements and \$600 million in recent investments at the Ports, combined with a 55' dredge depth, the Port can increase

capacity by an additional 2.5 million TEUs. Lastly, with the addition of Craney Island in the future, this creates a long-term advantage for this location and the Commonwealth of Virginia.

James River Barge Service, a container-on-barge service from Hampton Roads to Richmond, provides a maritime alternative to I-64 by transporting goods on the James River via barges, removing container traffic from local roads and highways.

35 MIN
AVERAGE
TURN TIMES

3RD
LARGEST EAST COAST
PORT IN THE US

#1
RANKED EAST COAST
PORT IN RAIL VOLUME

55'
CHANNEL
WHICH IS THE DEEPEST, WIDEST
CHANNEL ON THE EAST COAST

75%
OF THE US POPULATION
WITHIN TWO DAYS



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