

An aerial photograph of a large industrial and residential area. A specific industrial park is outlined in orange. The area includes several large warehouse-like buildings, parking lots, and surrounding greenery. A road intersection is visible to the left of the outlined area.

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	6,928 SF available 8,659 SF available
540 EASTPARK COURT	BUILDING III	100,000	Tilt-Up Concrete	24'	Front	Fully Leased
530 EASTPARK COURT	BUILDING IV	48,000	Concrete Block-Masonry	18'	Rear	12,000 SF available



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 SUITE 110

WAREHOUSE 3,782 SF

OFFICE 3,146 SF

TOTAL 6,928 SF

DOCK DOORS 1

SUITE 160

WAREHOUSE 5,547 SF

OFFICE 3,112 SF

TOTAL 8,659 SF

DOCK DOORS 1

DRIVE-INS 2

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

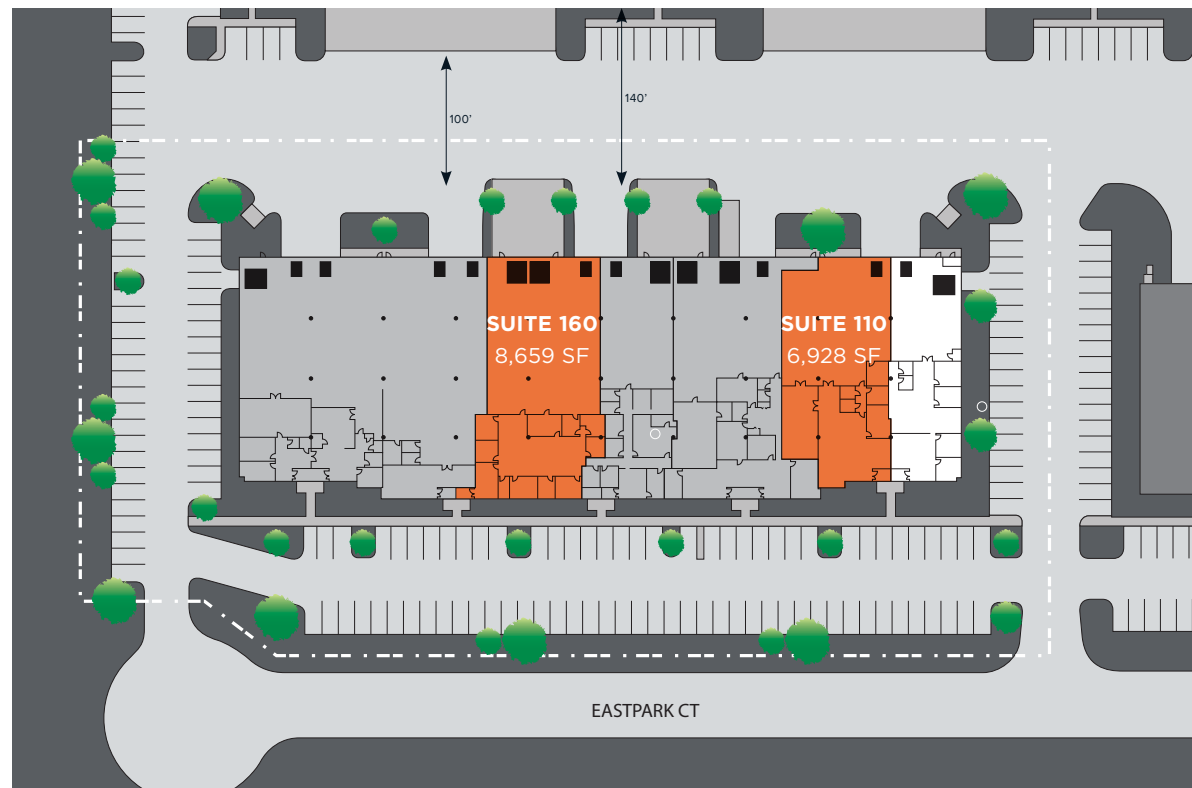
TRUCK COURTS 100' - 140' depth

FIRE PROTECTION Wet

WAREHOUSE LIGHTING Fluorescent, LED, & Metal Halide

OFFICE LIGHTING Fluorescent & LED

ELECTRICAL 3-phase

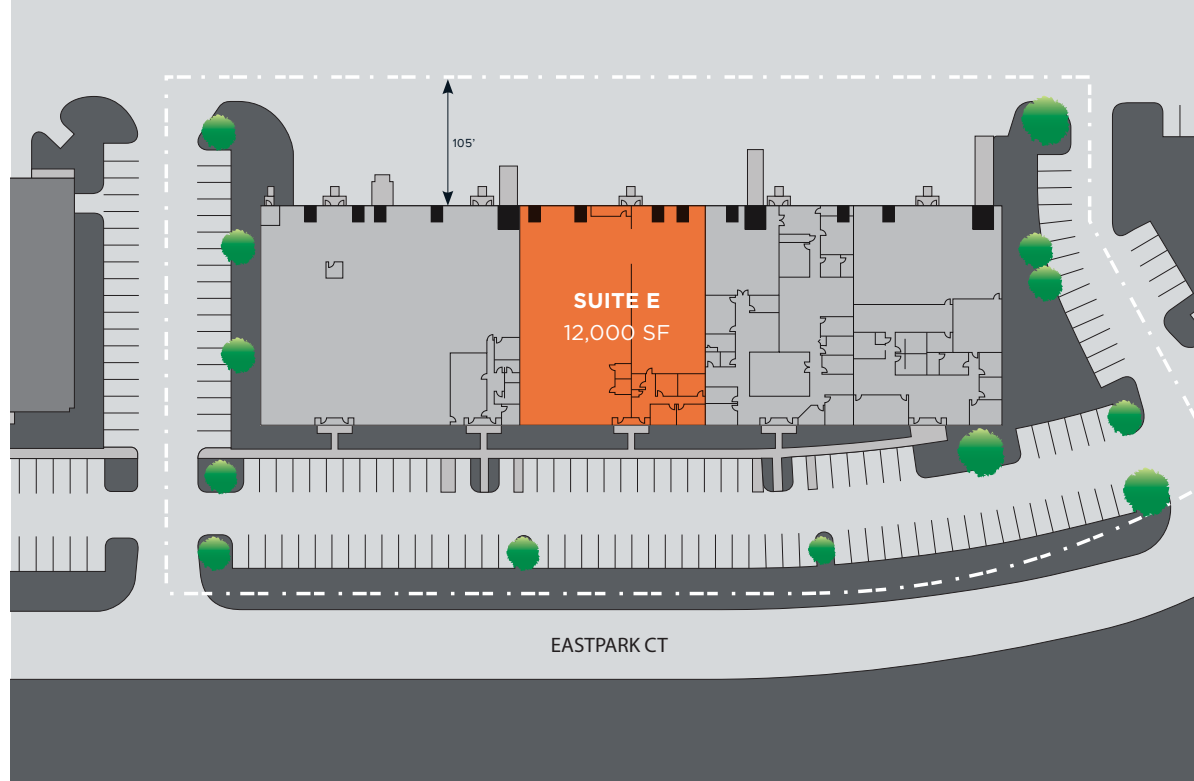


530 EASTPARK COURT

12,000 SF AVAILABLE

(WOODLANDS LOGISTICS CENTER II)

PARCEL ID (HENRICO COUNTY)	821-719-6732
ZONING	M-1 (Light Industrial)
SITE AREA	3.85 acres
YEAR BUILT	1999
RENTABLE BUILDING AREA SUITE E	
WAREHOUSE	±10,911 SF (62.9%)
OFFICE	±1,089 SF (37.1%)
TOTAL	12,000 SF
DOCK DOORS	4
STRUCTURE	Concrete Block-Masonry
DIMENSIONS	120' D x 400' L
CONFIGURATION	Rear-load
CLEAR HEIGHT	18'
COLUMN SPACING	40' D x 40' L
LOADING DOCKS	4 Dock-high doors 1 grade-level doors
TRUCK COURTS	105' depth
ROOF	EPDM
ROOF AGE	1999
FIRE PROTECTION	Wet
WAREHOUSE LIGHTING	Fluorescent & LED
OFFICE LIGHTING	Fluorescent & LED
ELECTRICAL	2600A 277/480V
AUTO PARKING	131 spaces



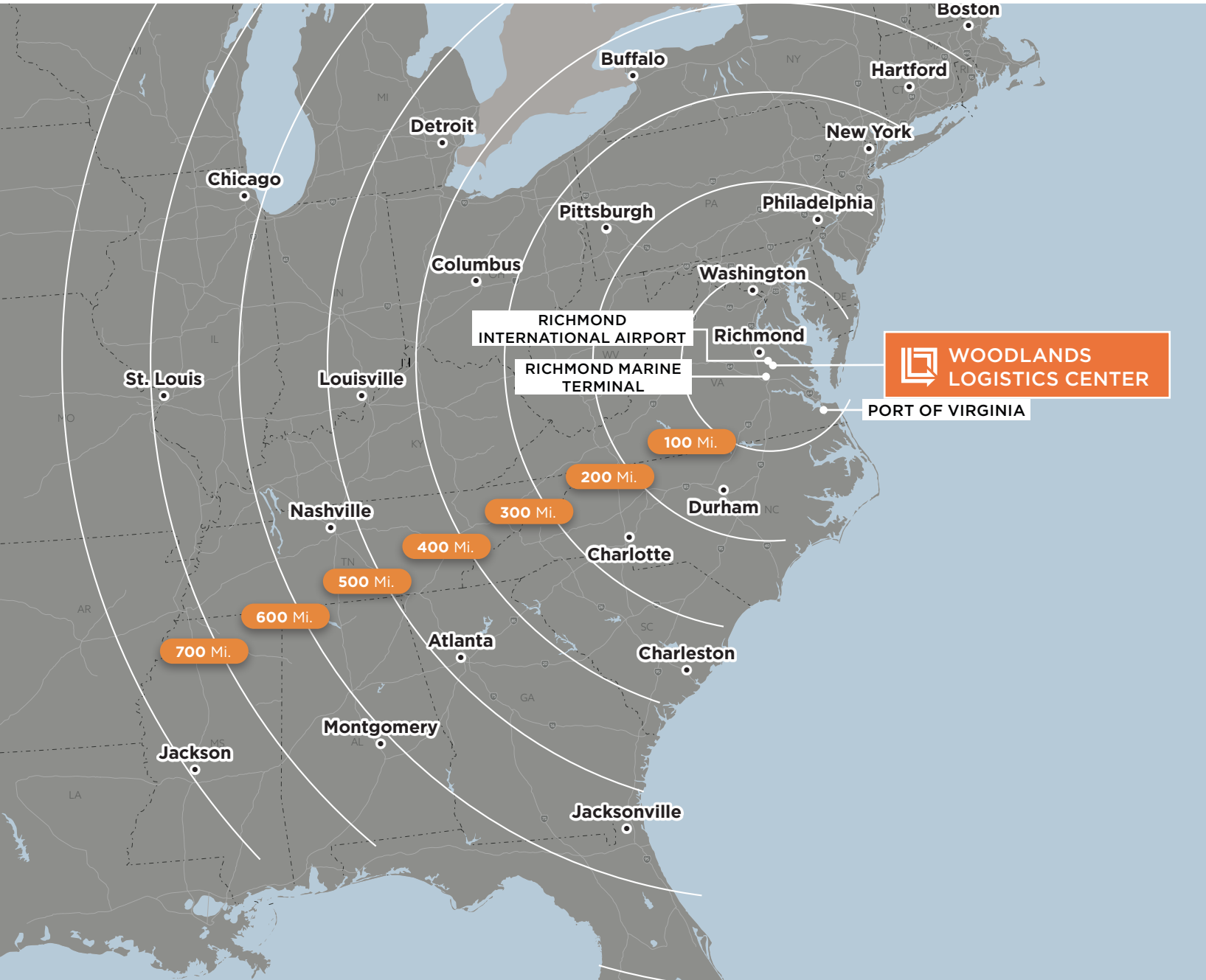
PROXIMITY TO PORT OF VIRGINIA

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



NEARBY TENANTS



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