

Delivering Q1 2027



For Lease

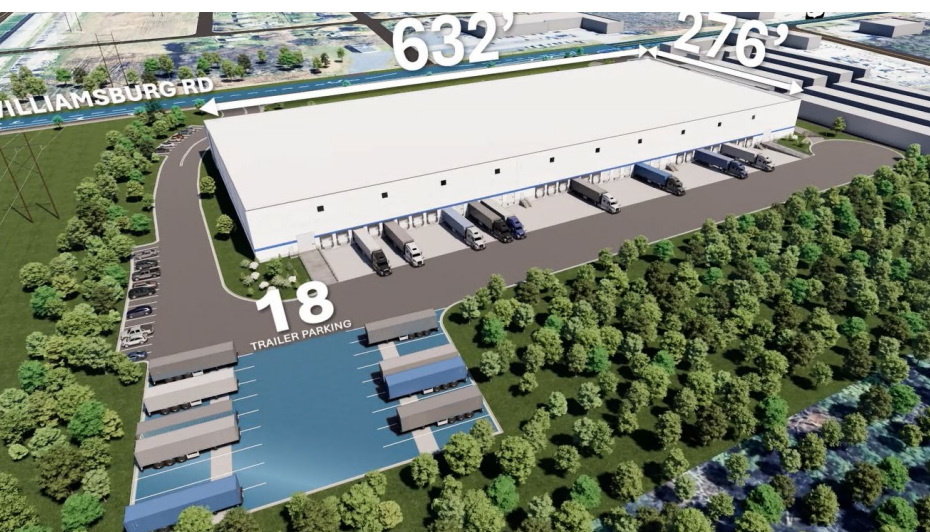
174,432 SF Industrial Warehouse Facility

3701 Williamsburg Road, Richmond, VA 23231





WestPort Trade Center is a Class A, 174,432 SF Warehouse Facility that presents the opportunity to occupy an infill location in the heart of the Richmond Airport Industrial submarket. With footprints as small as 53,000 and as large as the full building, this facility features a best-in-class modern design with fully customizable build-to-suit finishes. Developed by Lingerfelt Development, LLC, the facility will deliver in Q1 2027.



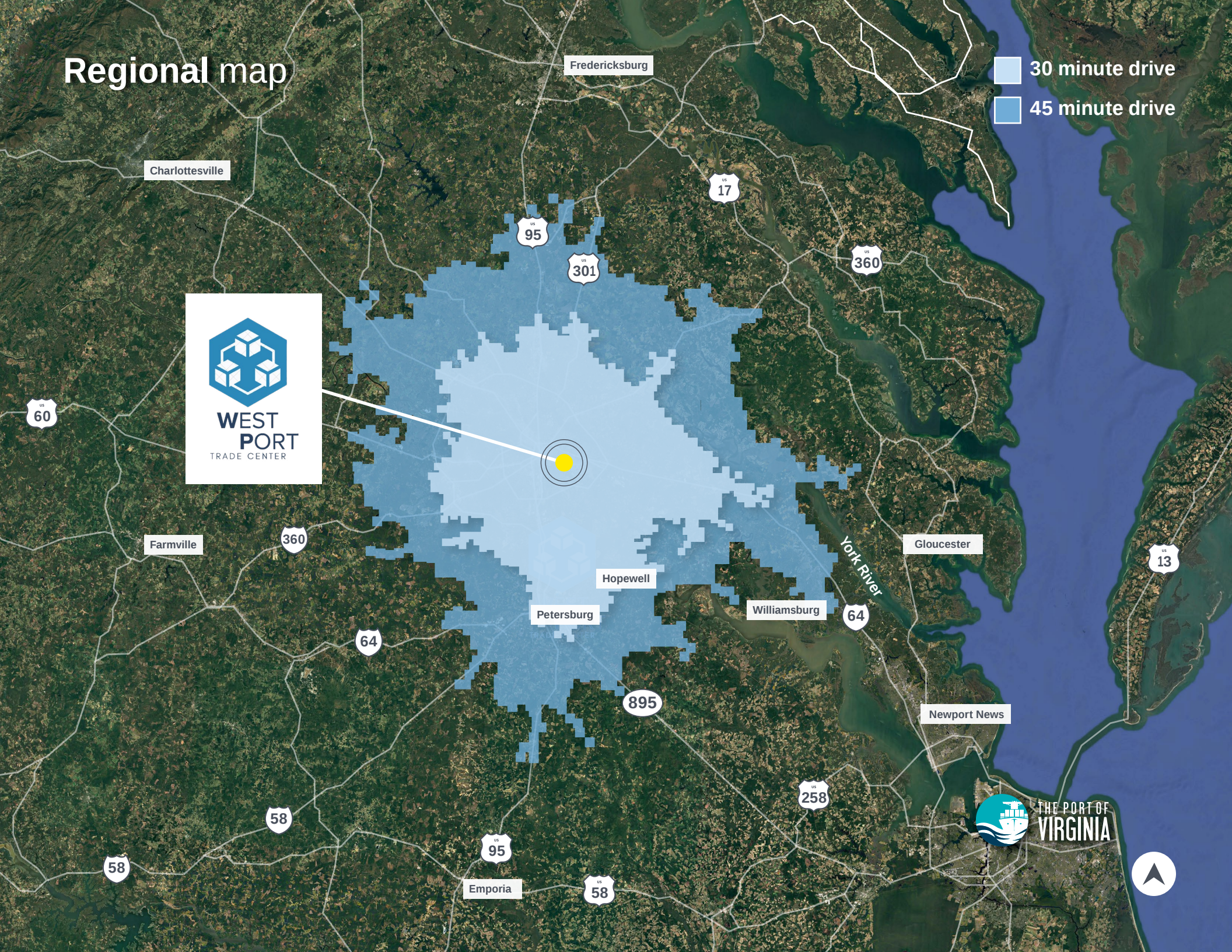
Building Specifications

- **Address:** 3701 Williamsburg Road
Richmond, VA 23231
- **Zoning:** M-1C (Light Industrial)
- **Site Acreage:** +/- 17.57 acres
- **Delivery:** Q1 2027
- **Developer:** Lingerfelt Development, LLC
- **Building Size:** 174,432 SF
- **Structure:** Tilt-up Concrete Wall Panels
- **Dimensions:** 276' D x 632' W
- **Configuration:** Rear-load
- **Clear Height:** 36'
- **Column Spacing:** 54' W x 43.2' D w/ 60' D loading bay
- **Floor Slab:** 7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
- **Dock Doors:** Twenty-eight (28) 9' x 10' manual overhead doors
Fourteen (14) 45,000 lb. mech. levelers + seals
- **Truck Court:** 130'-deep truck court with 60' concrete apron and heavy-duty driveisle
- **Roof:** Mechanically attached .60 mil TPO with R-30 insulation
- **Roof Age:** New (20-Year Warranty)
- **Lighting:** LED high-bay at 30 FC throughout
- **Electrical:** One (1), 3,000 amp 277/480 volt, 3-phase, 4-wire service and house panel with distribution panels
- **Fire Protection:** ESFR
- **HVAC:** Heat for freeze protection, 1 Air Change Per Hour
- **Four (4) HVLS Fans** in loading bay
- **Parking:** 134 Parking Spaces (expandable)

Major Area Tenants



Regional map



Location & Access



15
miles to

I-64

3
miles to

Richmond
International
Airport

6
miles to

I-295

13.5
miles to

Richmond
Marine Terminal

80
miles to

the Port of
Virginia



WEST
PORT
TRADE CENTER

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