Delivering Q2 2027

WEST PORT
TRADE CENTER



For Lease

174,432 SF Industrial Warehouse Facility

3701 Williamsburg Road, Richmond, VA 23231

LINGERFELT

JLL



WestPort Trade Center is a Class A, 174,432 SF Warehouse Facility that presents the opportunity to occupy an infill location in 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 Q2 2027.

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Building Specifications

- **Address:** 3701 Williamsburg Road Richmond, VA 23231
- **Zoning:** M-1C (Light Industrial)
- **Site Acreage:** +/- 17.57 acres
- **Delivery:** Q2 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
  Two (2)14' x 16' motorized roll-up doors at drive-ins
- **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)

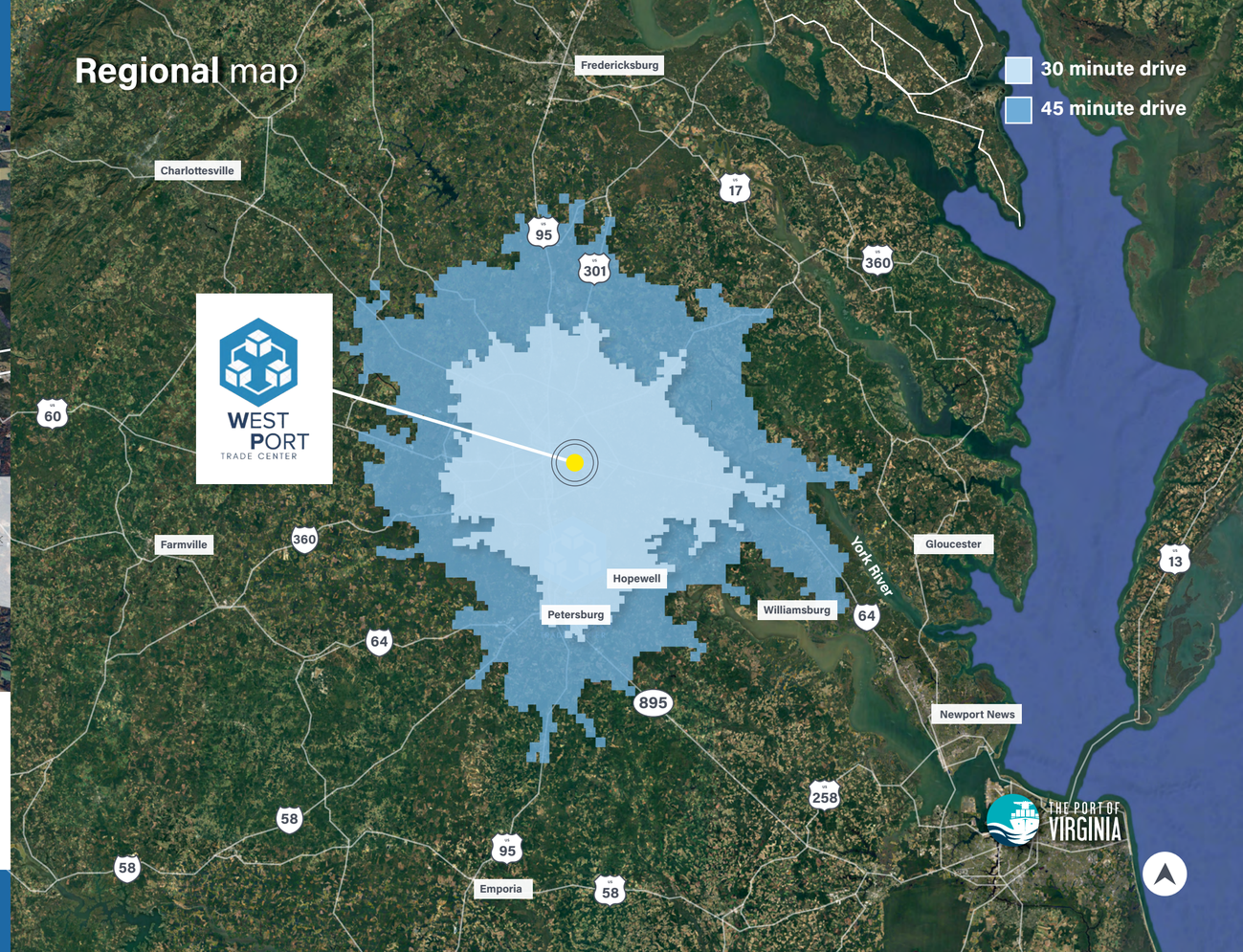
Major Area Tenants



Mondelēz International · Lineage · Lidl · wesco · The Home Depot · SAPPORO · novolex · MILLER · Smurfit Westrock · RIVERSIDE LOGISTICS · IRON MOUNTAIN · DOMINION PACKAGING INC. · Veritiv · FAREVA · GraybaR

ABB · BRIDGESTONE Solutions for your journey · Builders FirstSource · THE Coca-Cola COMPANY · DHL · CHEP™ · Weyerhaeuser · TruTeam · EATON Powering Business Worldwide · GOODYEAR · COMFORT SYSTEMS USA

Regional map



Location & Access



1.5 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**

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