

1410 WILLIS ROAD, RICHMOND, VA 23237



405,000 SF CROSS DOCK FACILITY

JAKE A. SERVINSKY
Senior Vice President
jake.servinsky@jll.com
O +1 804 200 6428
M +1 804 396 1750

JIMMY APPICH
Executive Managing Director
jimmy.appich@jll.com
O +1 804 200 6420
M +1 804 928 5599



Property Highlights

- **Immediate access** to I-95
- UPS hub less than **1 mile** away
- Just **7 miles to the Richmond Marine Terminal** with barge service to the Ports of Hampton Roads for containers, temperature-controlled containers, bulk and break – bulk cargo
- **97 miles** to Virginia International Gateway Terminal operated by the Virginia Ports Authority
- **12 miles** to Richmond International Airport
- Within **10 minutes** of I-85
- **Neighboring companies** include UPS, FedEx, Bissell and Pepsi-Cola



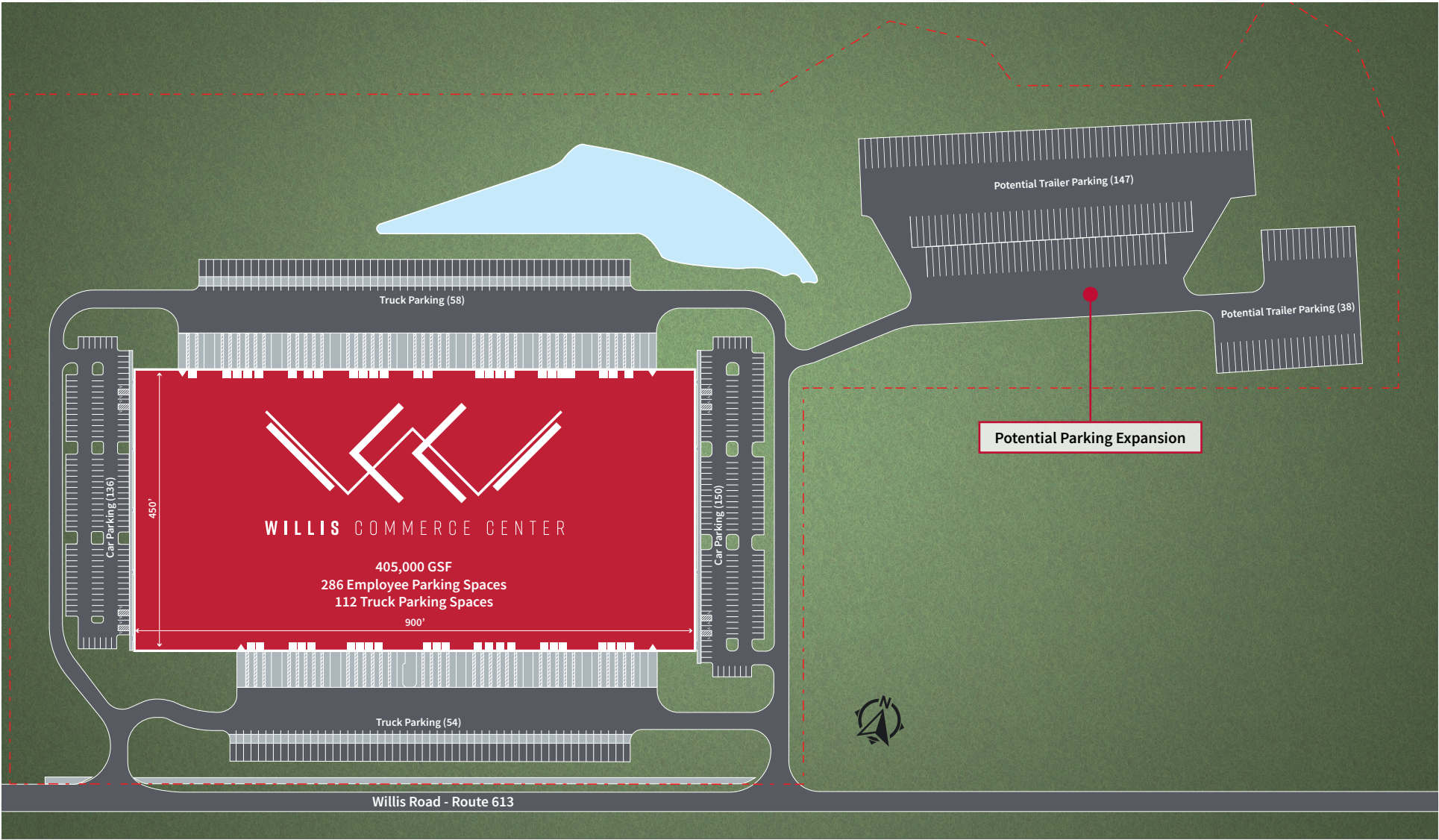
Property Description

ADDRESS:	1410 Willis Road
RSF:	405,000 SF
LAND AREA:	57.83 AC
FAR:	16%
TYPE:	Cross-Dock
YEAR BUILT:	2021
OFFICE %:	1.85%
ROOF:	Mechanically attached .45 mil TPO with R-30 insulation
CONSTRUCTION TYPE:	Tilt-Up
CLEAR HEIGHT:	36'
DOCK-HIGH DOORS:	48 (Expandable to 87)
DOCK PACKAGES:	48 dock levelers to be installed in tenant fitout

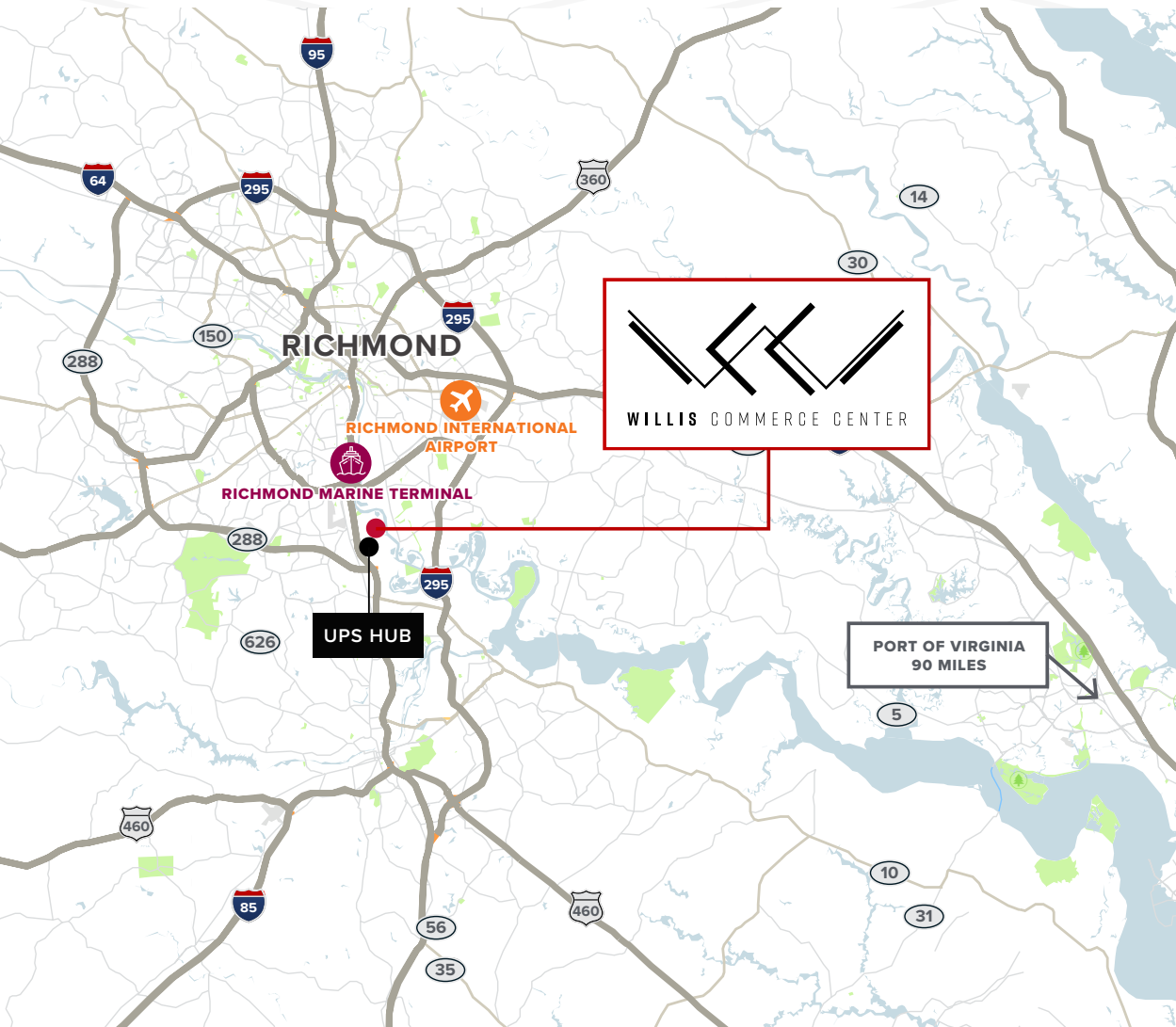
DRIVE-IN DOORS:	4
CAR PARKING SPACES:	286
TRAILER PARKING:	112 (Expandable to 297)
FIRE PROTECTION:	ESFR
LIGHTING:	LED
POWER:	(2) 3,000 amps/277 - 488v 3p Heavy
HVAC:	Heat for freeze protection; 1 Air Change per Hour
TRUCK COURT:	133' / 190'
TRUCK APRON:	60'
SPEED BAY:	60'
BAY DIMENSIONS:	54' x 55'
BUILDING DIMENSIONS:	900' x 450'



Site Plan



Highly Connected, Irreplaceable Distribution Location



DRIVE TIME ANALYSIS

RICHMOND CBD	11 Miles
WASHINGTON, D.C.	116 Miles
BALTIMORE, MD	158 Miles
PHILADELPHIA, PA	153 Miles
CHARLOTTE, NC	276 Miles
NEW YORK, NY	337 Miles
CHARLESTON, SC	414 Miles
PORT OF SAVANNAH	455 Miles
COLUMBUS, OH	480 Miles
ATLANTA, GA	516 Miles



The Property is located just one (1) mile from Interstate-95, connecting the Property to the most densely populated corridor in the U.S. stretching from Southern Florida all the way to Maine.

THE ENTIRE I-95 REGION REPRESENTS:

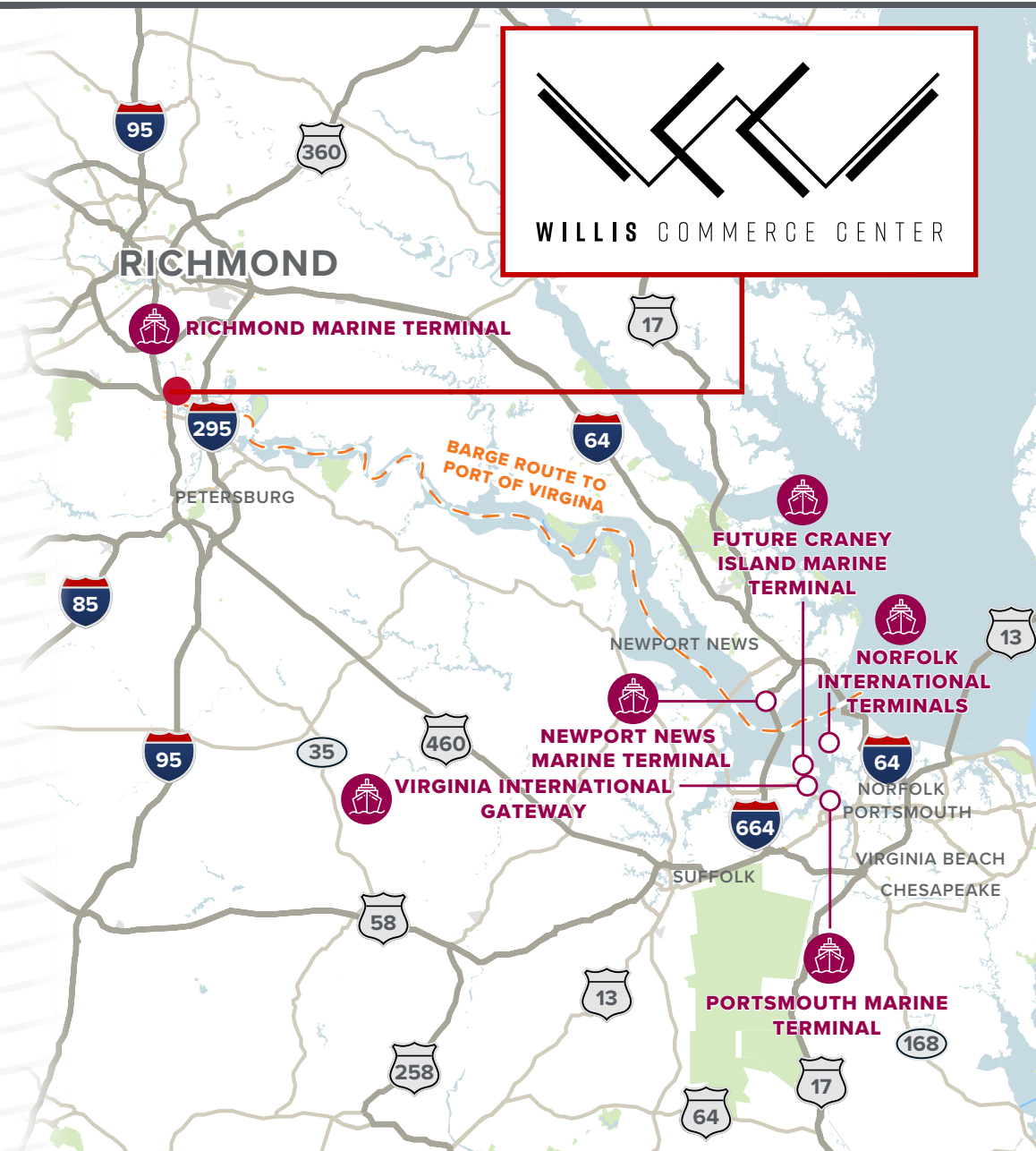
- 21% of the nation's road miles
- 1,040 urban area miles - 60%+ of which are heavily congested
- 5.3 Billion Tons of Freight Shipments annually
- 46 Major Seaports - \$172 billion imported through Seaports, 34% of U.S. total
- 40% of U.S. GDP
- 38% of all U.S. jobs
- 110 Million People in the Region
- 272 Average number of people per square mile, 3x more densely populated than U.S. average

Proximity to the Port of Virginia

A Hub of Connectivity

The Port of Virginia is the sixth largest container port in the nation, moving more than 2.5 million TEUs of cargo through its terminals every year. With post-Panamax cranes, the Port was well positioned to take advantage of the widening of the Panama Canal and has aggressive plans for the future. The growth and competitiveness of the Port of Virginia continues to be augmented annually by an ongoing state and federal investment program deploying approximately \$700 M in active investments to expand and enhance the Port's infrastructure. There are similar levels of ongoing investment in the region's transportation infrastructure by the Virginia Department of Transportation. No other port facility is better positioned to grow, manage and facilitate the increasing evolution and needs of the shipping industry as it pivots to the increasing use of larger and larger vessels for worldwide container cargo and transportation. The investment being made by the Port of Virginia is resulting in increasing efficiencies in port operations, which is leading to reduced turn times for truckers and which will result in the increased ability to facilitate the growth of container volumes by as much as 46% above current levels. In addition, the ongoing port investment is effectively removing other obstacles to any remaining on-dock bottlenecks of handling an increasing volume of container throughput into and out of the port via various modes of transportation.

The Port of Virginia continues to experience consistent record year over year growth in TEU volumes which will soon exceed more than 3 million per year. This growth has, in turn, resulted in over \$2 Billion in new investment throughout the Commonwealth of Virginia in FY 2019 and an economic impact of more than \$90 Billion. Global commerce and transportation trends favoring the East Coast are being further amplified by the recently completed expansions of the Suez and Panama Canals, which are siphoning even more cargo towards America's east. East Coast ports will continue to win a higher share of discretionary global cargo volumes from West Coast ports as manufacturing continues to move west from locations in China to other manufacturing locations to the south and west of Thailand and Vietnam, the Indian subcontinent, and other similarly located and rapidly growing manufacturing markets.



3rd Largest Port
on the East Coast



6th Largest Port
in the US



Authorized to Dredge 55
Feet Deep to service
growing fleet of Ultra Large
Container Vessels



Created 2,800 New jobs
in 2019 with an economic
impact of \$90 billion



50 Foot channels
and berths



33% of Cargo arrives and
departs the port by rail,
the largest percentage of
any US East Coast Port



374,000 jobs or 9.4%
of the state's resident
workforce



1.2M invested in port-related
economic development

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Nearby Tenants


**CHESTERFIELD
COUNTY
AIRPORT**


**I-65 &
RICHMOND CBD**

PHILIP MORRIS

KINDER MORGAN SE TERMINALS & INTL PAPER

DUPONT CHEMICAL PLANT

**RICHMOND MARINE
TERMINAL**

895

895

95

EVERGREEN ENTERPRISES

**VIRGINIA NATIONAL
GUARD JOINT
HEADQUARTERS**

**FERGUSON WATERWORKS
FUJIFILM CHEMICALS
XPO LOGISTICS
CD HALL CONSTRUCTION**

KASIER ALUMINUM

288

95

ATLANTIC CONSTRUCTORS & HILL PHOENIX



**GE POWER
PEPSI BOTTLING CO
UPS
ALLIED CONCRETE
JW CANADAY LOGISTICS**

295

BARGE ROUTE TO PORT OF VIRGINIA

**PORT OF VIRGINIA
90 MILES**

**NESTLE
FEDEX
PROGRESSIVE ENGINEERING
UHAUL
DUNMAR LOGISTICS
AMWARE LOGISTICS SERVICES**

**NIAGRA BOTTLING
MEDLINE
WAYFAIR
MAXIMUS**



WILLIS COMMERCE CENTER



FOR MORE INFORMATION, PLEASE CONTACT:

JAKE A. SERVINSKY

Senior Vice President

jake.servinsky@jll.com

O +1 804 200 6428

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JIMMY APPICH

Executive Managing Director

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