



# 4817 COUNTY DRIVE DISPUTANTA, VIRGINIA

OFFERING MEMORANDUM



*Achieve  
Ambitions*

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This confidential offering memorandum is intended solely for your own use in evaluating the sale or representation of 1416 Stephanie Way (the "Property") and is not to be used for any other purpose or made available to any other party without the prior written consent of ownership (the "Sponsors"), or its exclusive agent, Jones Lang LaSalle ("JLL").

This confidential offering memorandum contains brief selected summary information pertaining to the Property and has been prepared by JLL from information supplied by the Sponsor. This confidential offering memorandum does not purport to be all-inclusive or to contain all the information that a prospective investor may desire or deem relevant in determining whether to pursue negotiations to finance or acquire the Property. Neither the Sponsor, JLL, nor any of their respective owners, directors, employees, representatives or agents make any representation or warranty expressed or implied as to the accuracy or completeness of this confidential offering memorandum or any of its contents, and no legal liability is assumed or to be implied with respect thereto.

The Sponsor reserves the right to withdraw the Property from the market or change the terms of the offering at any time, and will have no legal obligation unless and until written agreements have been approved and executed by all parties.

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4817  
COUNTY DRIVE

460

630

Rives Rd

Sewallen

# 4817 County Drive

## THE offering

JLL is pleased to represent ownership in the sale-leaseback of 4817 County Drive ("the Property") in Disputanta, Virginia. The offering consists of <58,819 SF of industrial manufacturing warehouse on 7.88 acres and is "mission critical" to Ancos, a leading provider of polymer enhancement and finishing services.

The site's location, less than 1 mile to I-295, 2.5 miles to I-95 and 6 miles to I-85, provides multiple direct paths to access Washington D.C. and other larger metropolitan areas both north and south of the Richmond MSA. In addition, the property sits along Route 460 offering direct access to the Port of Virginia which is 75 miles away.

While the current use for the property is industrial, we believe retail will be the highest and best use in the next 10-15 years. Route 460 is heavily travelled and there are numerous convenience store and fast food restaurants in the immediate area.

The offering is for a 10-15 year sale-leaseback with lease commencement upon close of escrow. The lease will be absolute net with Tenant responsible for all maintenance including roof and structure.



## Property summary

ADDRESS	4817 County Drive, Disputanta, Virginia (Prince George County)
RENTABLE SF	Five structures consisting of +/-58,819 SF
OFFICE AREA	+/- 8,567 sf
ACREAGE	7.88
BUILT	1961 with additional structures added in 2002
ZONING	M-1
CEILING HEIGHT	11' - 25'
DOCK -HIGH DOORS	10
DRIVE-IN DOORS	29
PARKING SPACES	50
RAIL SERVED	Yes



# SUPERIOR LOCATION



## Interstate

Quick connectivity to I-64 (<1 mile)



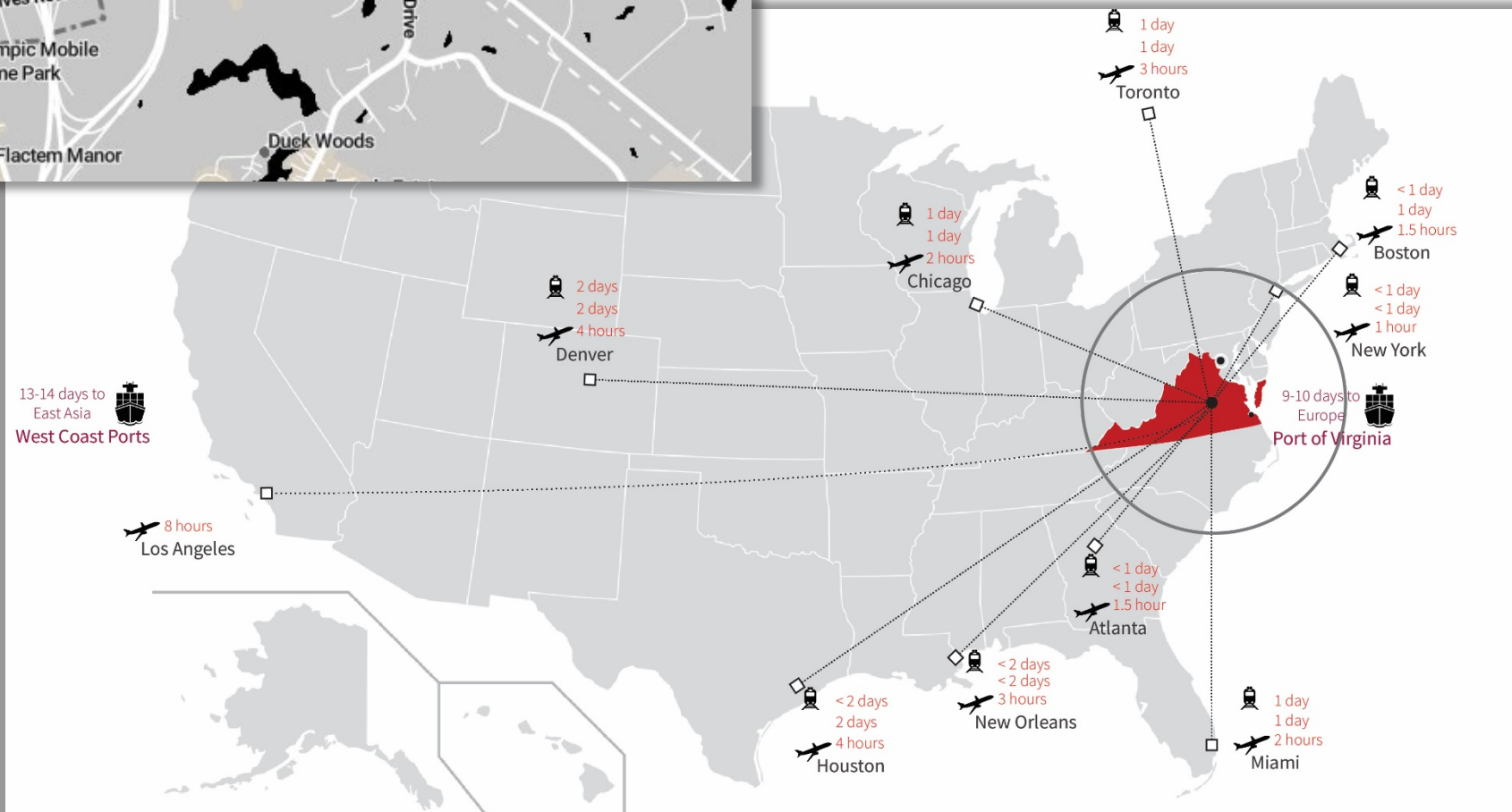
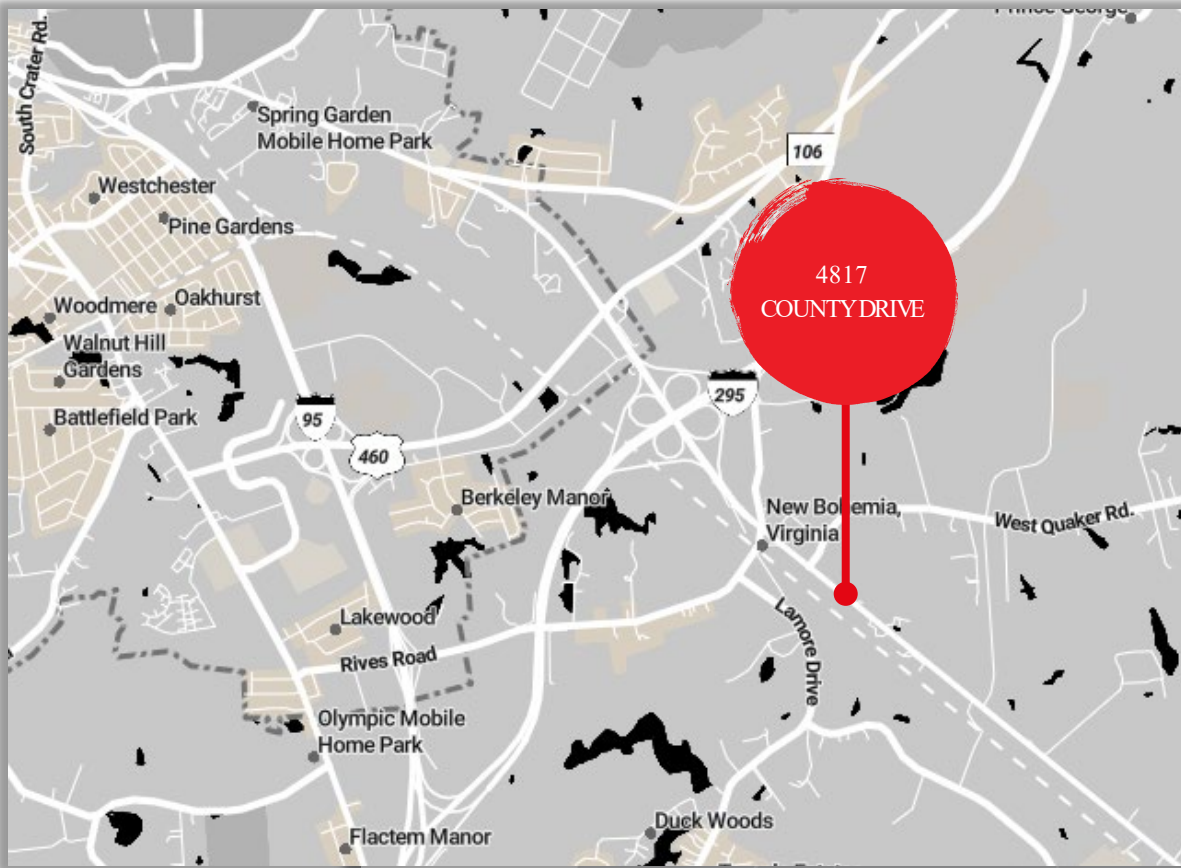
## Port Access

Port of Virginia (70 miles) and Port of Richmond (25 miles)



## Airport

Richmond International Airport (<20 miles)



4817 County  
Drive

## TENANT overview

Predicated based on bettering the production and commercialization of niche materials, Rice Industries was established to cultivate, acquire, and facilitate businesses that create specialty products for targeted markets such as Sustainability, Pharmaceuticals, 3D Printing, Battery Tech, Nutraceuticals, and Medical Devices, with an expertise in polymer processing. Moreover, Rice works to streamline transfer and arrival to market.

Rice Industries is the mother-company of renowned businesses like Ancos - a leader in polymer enhancement - and Jet Pulverizer - a top producer of jet milling equipment and processing services.

ANCOS is a leading provider of polymer enhancement and finishing services. Ancos views itself as an extension of its customers, whether through incremental capabilities, additional capacity or supporting critical R&D effort. ANCOS Disputanta location are able to ship and receive material by commercial truck and rail.

Over 30 years ago, Ancos started with material handling, and developed into specialists for polymer enhancements. It continues to be the best at screening, re-packaging, and bulk transferring to its clients' specifications. In addition, Ancos has developed the capabilities for close tolerance blending, solid state polymerization, crystallization, vacuum drying, and cryogrinding. While it handle polymers by the ton, every pound it processes must meet rigid standards for purity, moisture accuracy and other product attributes.



A low-angle, upward-looking shot of a massive industrial facility, likely a power plant or refinery. The image captures the intricate steel framework of the roof and support columns, with various pipes and conduits running along the left side. The lighting is dramatic, with strong highlights and deep shadows, emphasizing the scale and complexity of the architecture. The overall tone is industrial and imposing.

# THE MARKET

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# THE MARKET

## Location

The Richmond Industrial market is located along the I-95 Corridor and strategically positioned south of the Washington DC and north of the Raleigh/Durham metros. The Port of Virginia, in Norfolk, Virginia, is less than a two-hour drive east via I-64 and maintains a barge service to the Port of Richmond through the James River. The connectivity of both interstates enables local industrial occupiers to not only service the 1.3 million residents of the Richmond MSA, but also 55% of the US population within 750 miles of the metro. The industrial market is further supported by two Class-I rail providers, CSX and Norfolk Southern, and the Richmond International Airport which is a designated Foreign Trade Zone.

## Key Facts

*#1*

BEST STATE  
FOR BUSINESS -  
CNBC 2019

*40+*

COURIER  
SERVICE  
COMPANIES

*100+*

MOTOR FREIGHT  
COMPANIES AND  
BROKERS

*>15M s.f.*

NEW BTS  
DELIVERIES  
SINCE 2010

*2X*

AMAZON  
FOOTPRINT HAS  
DOUBLED SINCE  
2015

*>avg*

LABOR COSTS AT  
OR BELOW  
NATIONAL  
AVERAGE

## Industrial Inventory

Richmond's industrial inventory totals 85.5 million square feet with nearly 15.0 million square feet of new supply delivered since 2010. Despite this increase in new supply, the overall vacancy rate has steadily contracted. These supply constraints created consistent rent growth since 2015, averaging 4.9% annually. Collectively, these landlord-favorable market fundamentals attracted developers which ramped up speculative construction. Since 2017, approximately 4 million square feet of speculative, ground-up construction delivered and 95% of those deliveries were fully leased prior to completion

- Right-to-work state
- Aggressive state and local incentives
- Manufacturing, trade, and warehousing labor costs at or below national average
- Trade, Transportation, and Utilities largest payroll in the metro (17.7% of total non-farm payroll)
- #1 "Best States for Business" -CNBC 2019
- UPS Freight is headquartered in Richmond, VA
- FedEx and UPS shipping hubs in the region

- There are more than 40 courier service companies — scheduled and rush, local, intrastate, and interstate
- Wegman's Foods selected Richmond for their 1.0 million square foot distribution center servicing their expansion into the southeast markets in 2019.
- Amazon nearly doubled their footprint in the metro since 2015.
- More than 100 motor freight companies and brokers serve the area, including specialists in heavy hauling, over-dimensional loads, and liquid or dry bulk.



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# *THANK YOU*

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