

±96,117 SF WAREHOUSE
AVAILABLE IMMEDIATELY



FOR LEASE

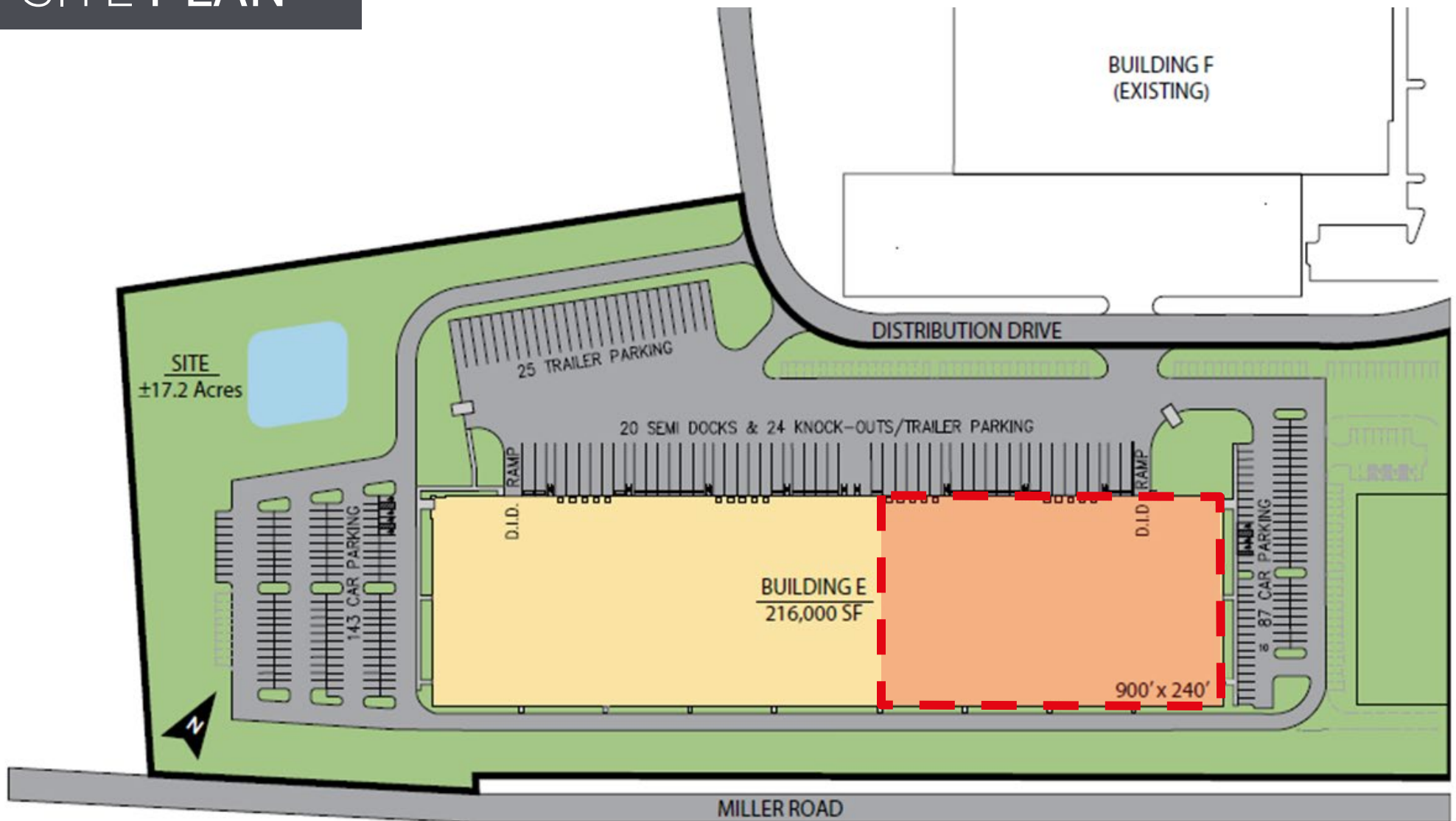
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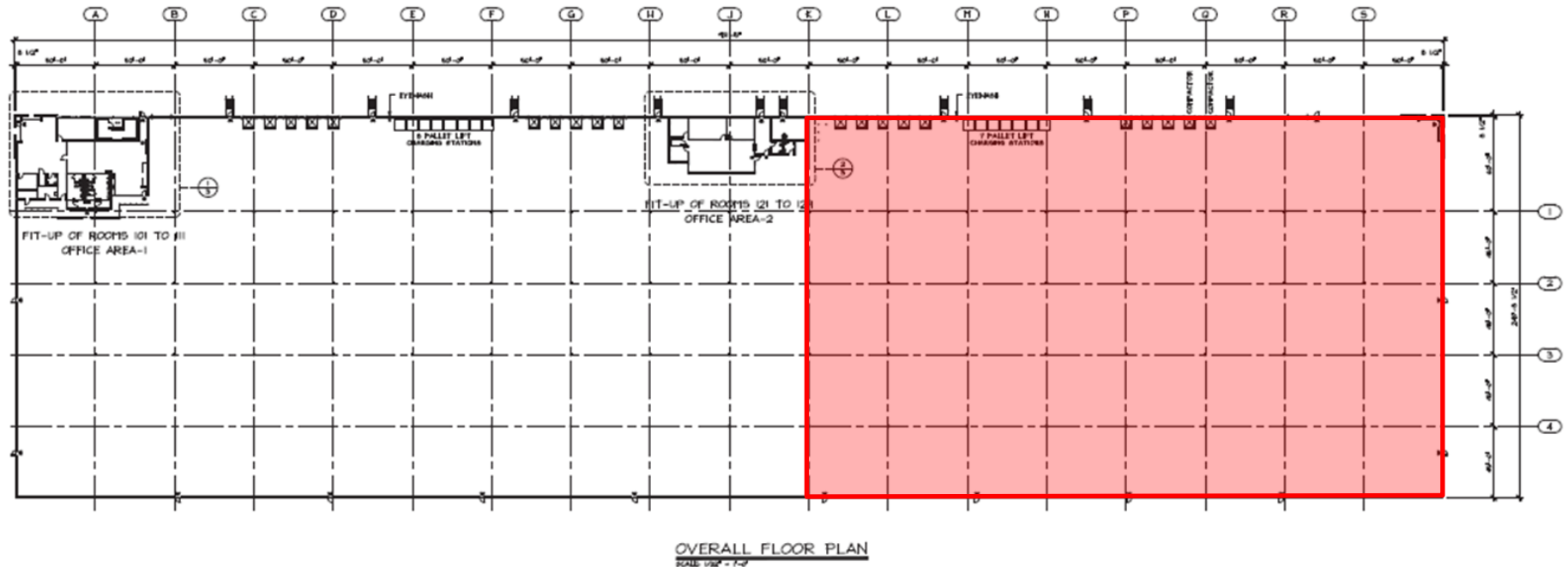
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SITE PLAN



FLOOR PLAN




PROPERTY SUMMARY

- 96,117 SF available
- 4,405 SF total office area
- Ten (10) docks with seals and levelers in place
- One (1) 12'x14' drive-in doors
- 32' clear height
- 50' x 45' column spacing; 60' speed bay
- Car parking: 87 spaces
- Electrical: 1,000 amps
- Zoned M-1C in Henrico County

LOCATION OVERVIEW

- Within 500 miles of 60% of the nation's consumers
- Access to extensive network of highways including I-64, I-95, I-295, I-85 and I-895
- Access to the more than 100 motor freight companies serving the area
- Access to rail freight service through CSX and Norfolk Southern
- Access to Richmond International Airport (RIC) which handles more than 85 million pounds of cargo annually
- Located in Foreign-Trade Zone (FTZ) # 207
- Port of Virginia is under 100 miles away



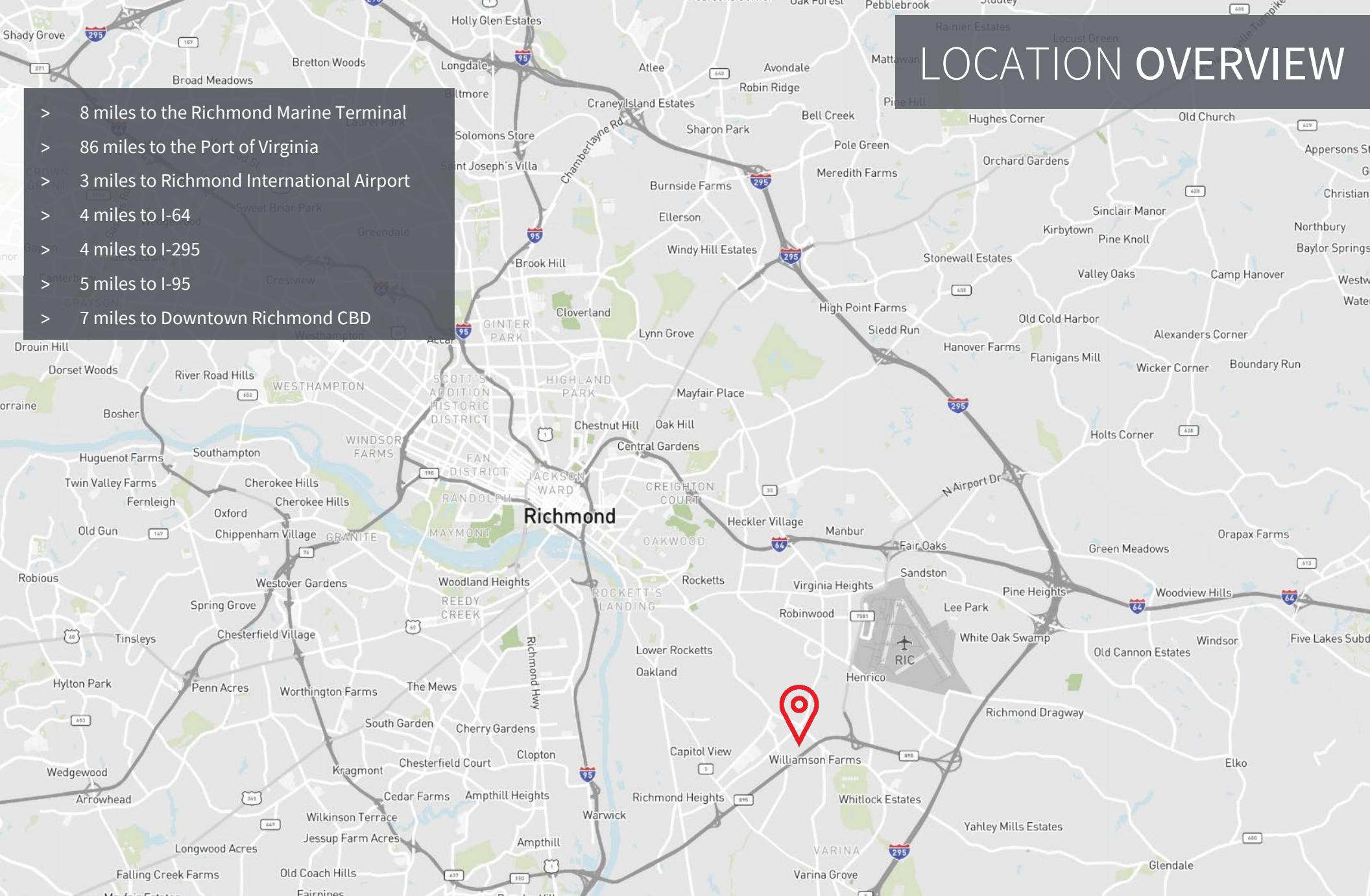


AERIAL OVERVIEW



LOCATION OVERVIEW

- > 8 miles to the Richmond Marine Terminal
- > 86 miles to the Port of Virginia
- > 3 miles to Richmond International Airport
- > 4 miles to I-64
- > 4 miles to I-295
- > 5 miles to I-95
- > 7 miles to Downtown Richmond CBD



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