

8252 RICHFOOD ROAD, RICHMOND, VA

# RIVER POINT COMMERCE CENTER



**Up to 949,100 SF Spec and Build to Suit opportunity across three buildings**

Central industrial site in Richmond with multiple interstate access points

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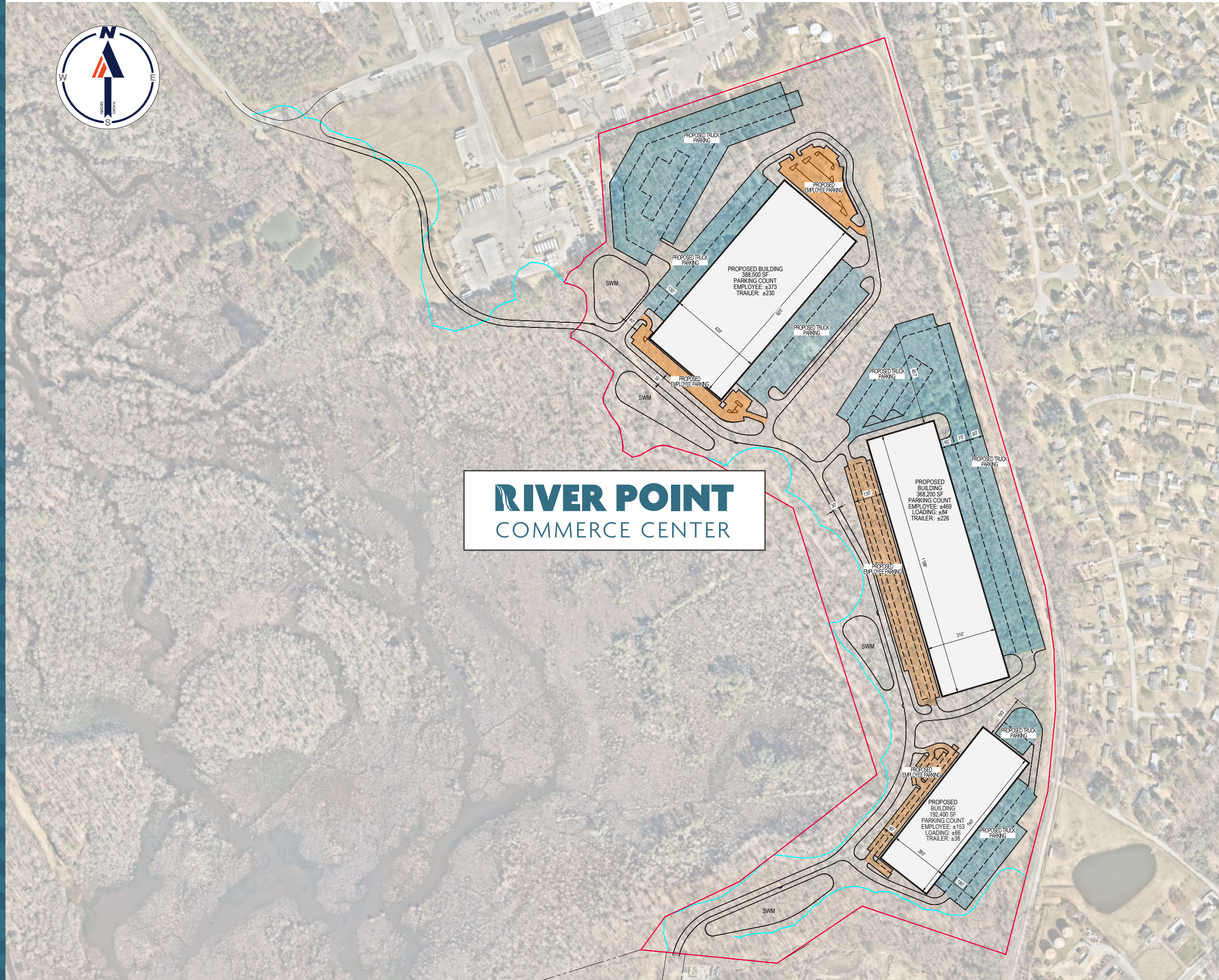
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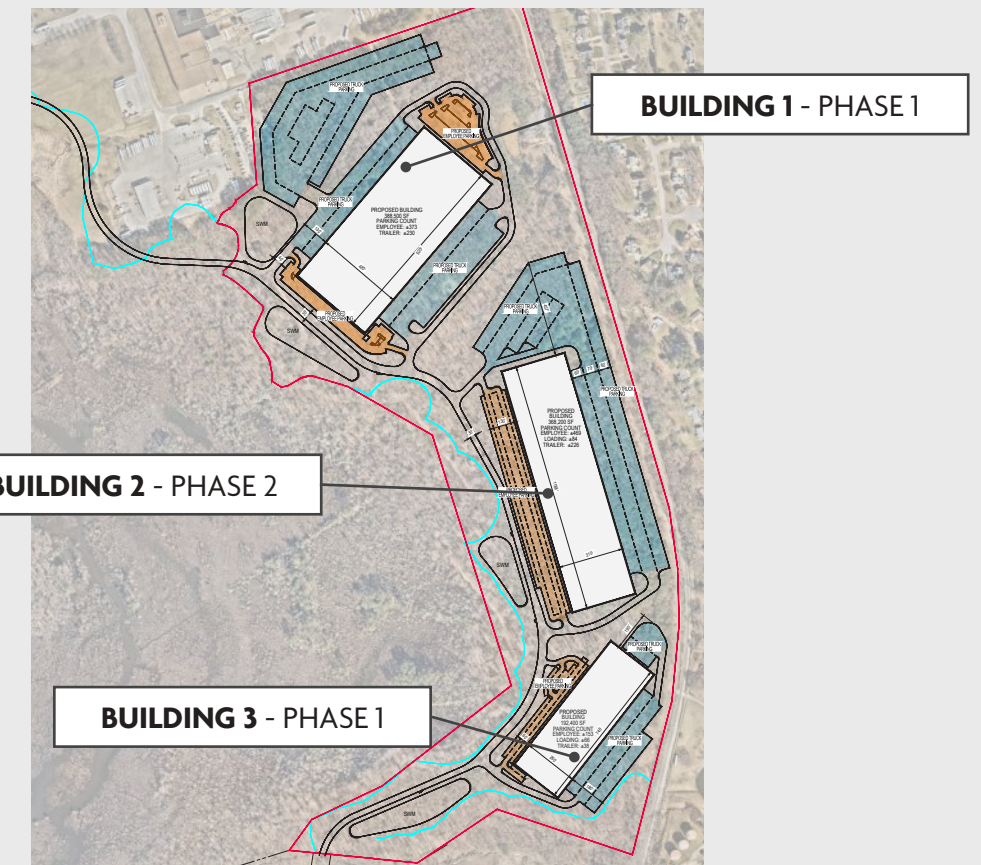
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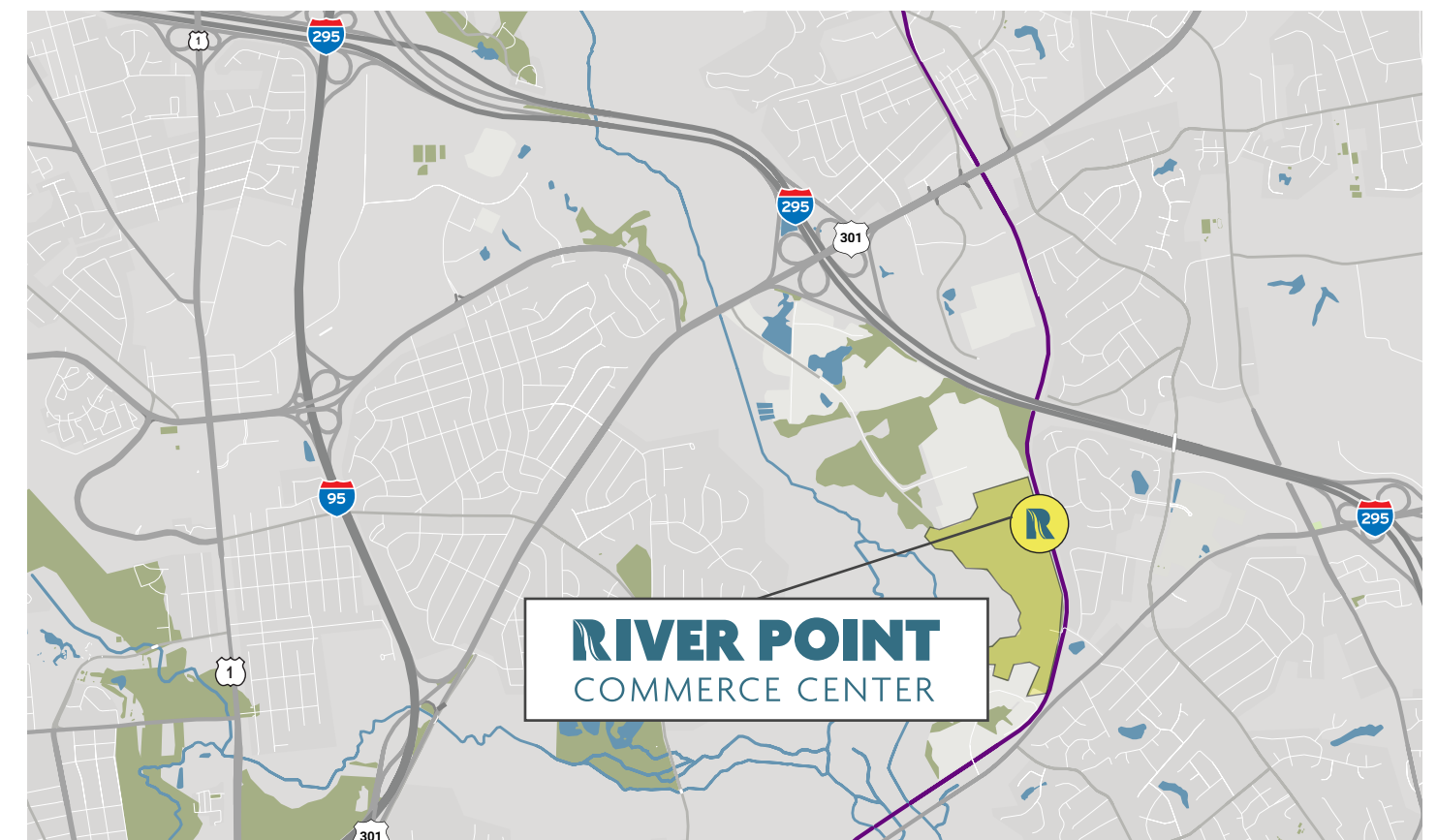


# PHASE 1 - SPEC BUILDINGS

	<b>BUILDING 1</b>	<b>BUILDING 3</b>
<b>SQUARE FOOTAGE</b>	388,500 Rentable Square Feet (420' x 925')	192,400 Rentable Square Feet (250' x 740')
<b>BAY SIZES</b>	Typical bays – 54' x 50'; 60' speed bays	Typical bays – 54' x 50'; 60' speed bays
<b>CLEAR HEIGHT</b>	36', measured one bay in from the dock wall	32', measured one bay in from the dock wall
<b>AUTO PARKING</b>	387 spaces	143 spaces
<b>TRAILER PARKING</b>	248 spaces	53 spaces
<b>TRUCK COURT</b>	130' on North side, 190' on South side	190' with trailer stalls at rear
<b>EXTERIOR WALLS</b>	Precast or Tilt-up Concrete Wall Panels	Precast or Tilt-up Concrete Wall Panels
<b>STRUCTURAL STEEL</b>	Gray tube steel columns and joists supporting white roof deck	Gray tube steel columns and joists supporting white roof deck
<b>SLAB CONSTRUCTION</b>	7" unreinforced, 4,000psi concrete	6" unreinforced, 4,000psi concrete
<b>VAPOR BARRIER</b>	Under first bay along front and back walls	Under first bay along front wall
<b>DOCK DOORS</b>	TBD – active 9'x10' dock doors at every other loading position. Knock-outs for future.	TBD – active 9'x10' dock doors at every other loading position. Knock-outs for future.
<b>OVERHEAD DOORS</b>	Four (4) 12' x 14' Motorized Roll Up Door	Two (2) 12' x 14' Motorized Roll Up Door
<b>DOCK EQUIPMENT</b>	35,000 lb. mechanical dock levelers with bumpers, seals, and lights	35,000 lb. mechanical dock levelers with bumpers, seals, and lights
<b>ROOFING</b>	TPO roof with R-20 insulation	TPO roof with R-20 insulation
<b>HVAC</b>	Heat for freeze protection; code minimum Air Changes Per Hour	Heat for freeze protection; code minimum Air Changes Per Hour
<b>FIRE PROTECTION</b>	ESFR for protection of Class I-IV Commodities	ESFR for protection of Class I-IV Commodities
<b>ELECTRICAL SERVICE</b>	480/277 3-Phase; 2500-amp service	480/277 3-Phase; 1600-amp service
<b>LIGHTING</b>	LED High Bay fixtures to 25 FC throughout the warehouse	LED High Bay fixtures to 25 FC throughout the warehouse

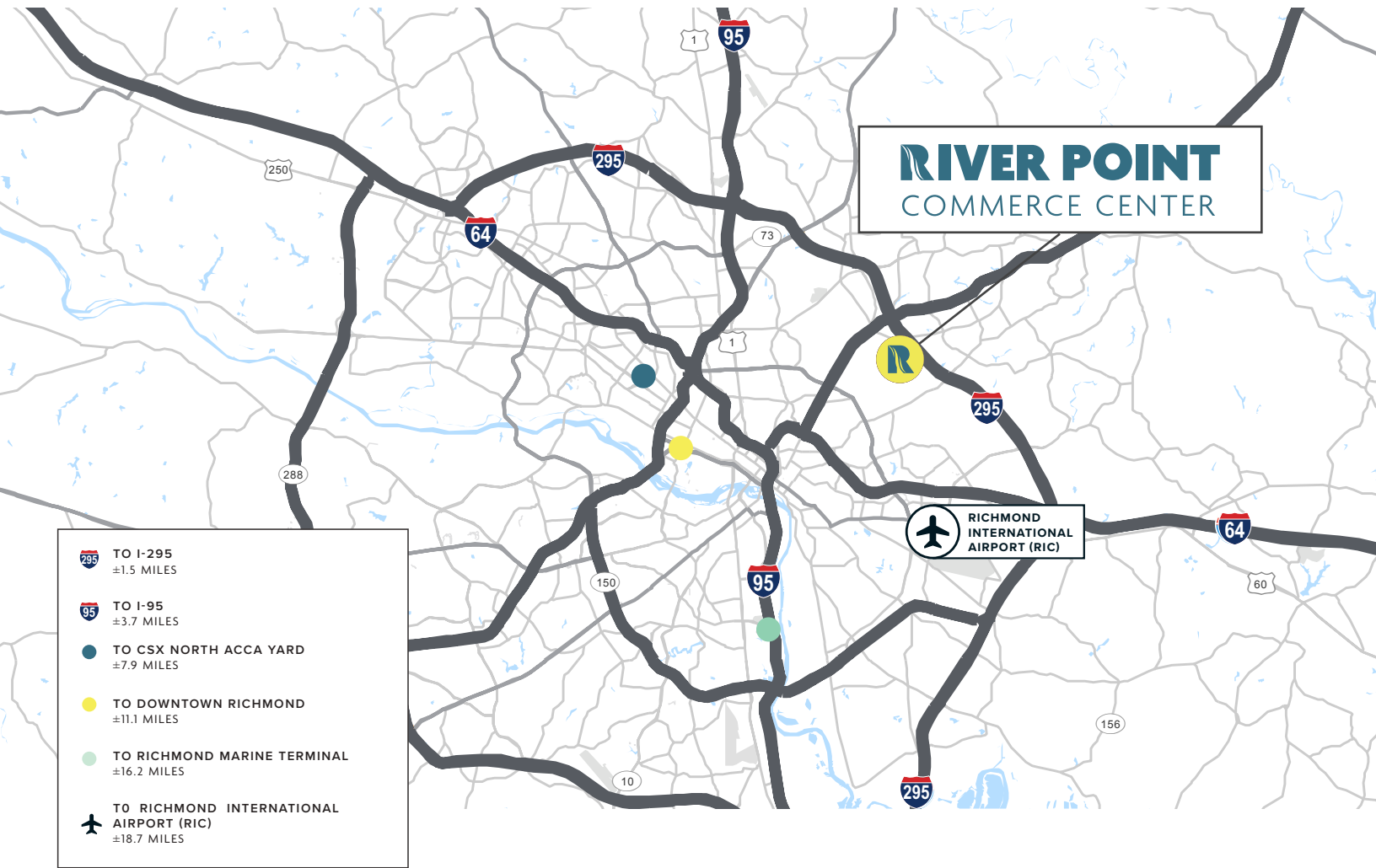


## MID VIEW MAP



# LOCATION

## TRANSPORTATION FRIENDLY ACCESS AND IMMEDIATE CONNECTIVITY TO THE RICHMOND MSA



## PROXIMITY TO THE PORT OF VIRGINIA

The Property is just under a two (2) hour drive from the Port of Virginia. This coveted Port is the East Coast's 3rd largest port and the 6th largest port system in the United States with almost 4 million TEUs annually handling cargo shipments valued at \$70B. Further, the Port has generated over \$900 million in corporate investment. In the past five years, over 46 companies have moved to the region to be closer to this massive trade hub. In 2020 alone, the Port achieved a 40% increase in capacity and has invested over \$2 billion into improving productivity and infrastructure since 2019. Over 95% of the world's shipping lines call on the Port of Virginia, linking Virginia to more than 380 ports in over 115 locations worldwide. Further, the \$6 billion in

roadway improvements and \$600 million in recent investments at the Ports, combined with the ability to scale the Ports with a 55' dredge depth by 2024 and by an additional 2.5 million TEUs with the additional Craney Island in the future, create a long-term advantage for this location.

James River Barge Service, a weekly container-on-barge service from Hampton Roads to Richmond, provides a maritime alternative to I-64 by transporting goods on the James River via barges, removing container traffic from local roads and highways.

- 3<sup>RD</sup>**  
LARGEST EAST COAST PORT IN THE US
- #1**  
RANKED EAST COAST PORT IN RAIL VOLUME
- 55'**  
CHANNEL  
(WILL BE DEEPEST PORT IN US UPON COMPLETION IN 2024)
- 75%**  
OF US POPULATION WITHIN TWO DAYS DRIVE





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## FOR LEASING INFORMATION

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