

LBA Logistics 



RICHMOND LOGISTICS CENTER

12 BUILDING INDUSTRIAL PARK
1,902,600 SF | 119.63 ACRES

4101-4445 CAROLINA AVENUE
RICHMOND, VIRGINIA 23222



PARK OVERVIEW AND CURRENT AVAILABILITIES

RICHMOND LOGISTICS CENTER

ADDRESS	BUILDING	RSF	STRUCTURE	CLEAR HEIGHT	LOADING	AVAILABILITY
4101-4127 CAROLINA AVE	BUILDING A	126,000	Pre-Cast Concrete	21'	Front	36,000 - 126,000 SF Available
4201-4261 CAROLINA AVE	BUILDING B	288,000	Pre-Cast Concrete	21'	Front	Fully Leased
4263-4299 CAROLINA AVE	BUILDING C	180,000	Pre-Cast Concrete	21'	Front	27,000 SF Available
4263F-4263N CAROLINA AVE	BUILDING C EXPANSION	57,600	Concrete Block-Metal Panel	21'	Front	Fully Leased
4301-4335 CAROLINA AVE	BUILDING D	162,000	Pre-Cast Concrete	21'	Front	Fully Leased
4337-4379 CAROLINA AVE	BUILDING E	198,000	Pre-Cast Concrete	21'	Front	Fully Leased
4501-4549 CAROLINA AVE	BUILDING F	150,000	Concrete Block-Metal Panel	23'	Front	Fully Leased
4551-4593 CAROLINA AVE	BUILDING G	151,800	Concrete Block-Metal Panel	23'	FRONT	44,182 SF Available
4601-4643 CAROLINA AVE	BUILDING H	151,800	Concrete Block-Metal Panel	24'	Front	Fully Leased
4645-4683 CAROLA AVE	BUILDING I	120,000	Concrete Block-Metal Panel	23'	Front	Fully Leased
4447-4491 CAROLINA AVE	BUILDING J	158,700	Concrete Block-Metal Panel	21'	Front	Fully Leased
4401-4445 CAROLINA AVE	BUILDING K	158,700	Concrete Block-Metal Panel	21'	Front	Fully Leased

SITE PLAN AND PROPERTY HIGHLIGHTS

Richmond Logistics Center (“RLC”) is a twelve building, 1,902,600 square foot industrial park. Built between 1973 and 1988, RLC is conveniently located approximately ten minutes from downtown Richmond, Virginia and five separate highway interchanges. The Park is exceptionally located with ample parking and rail service and offers a variety of tenant suite sizes ranging from 9,000 SF up to entire buildings greater than 300,000 SF.

PROPERTY HIGHLIGHTS

- Richmond’s largest multi-tenant infill industrial park
- Rail service available
- Excellent highway access
- Offers future growth and expansion opportunities

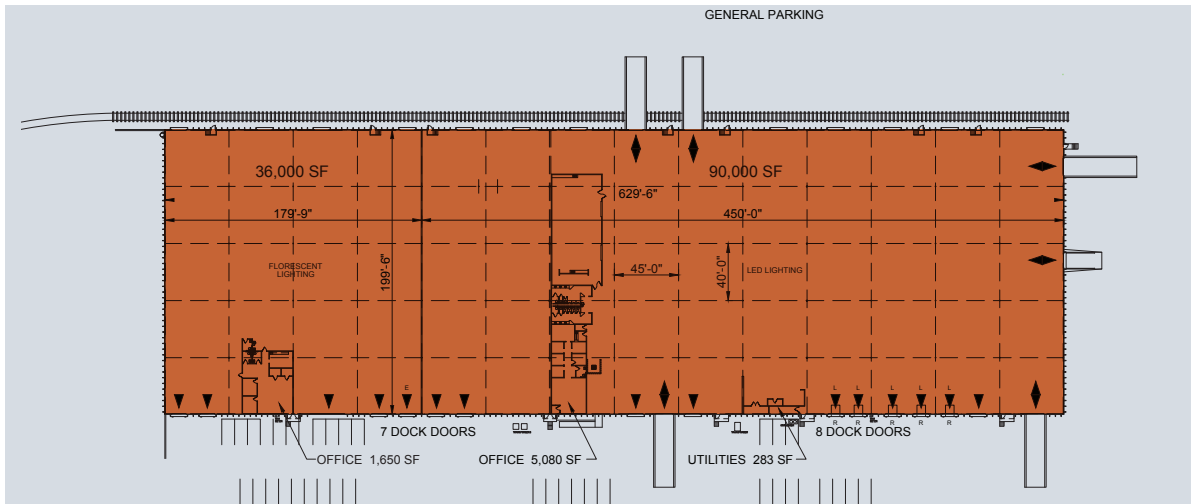


4101-4127 CAROLINA AVENUE (BUILDING A)

36,000 – 126,000 SF AVAILABLE

ZONING	M-2 (General Industrial District)
YEAR BUILT	1973
RENTABLE BUILDING AREA	
WAREHOUSE	119,270 SF
OFFICE	1,650 SF and 5,080 SF
TOTAL	126,000 SF
STRUCTURE	Pre-Cast Concrete
DIMENSIONS	200' D x 630' L
CONFIGURATION	Front-Load
CLEAR HEIGHT	21'
COLUMN SPACING	40' x 45'
LOADING DOCKS	15 Dock-High Doors 6 Drive-In Doors
TRUCK COURTS	145' depth
ROOF	TPO
FIRE PROTECTION	Wet
WAREHOUSE LIGHTING	LED
OFFICE LIGHTING	LED
ELECTRICAL	1800A 277/480 V (To Be Verified By User)

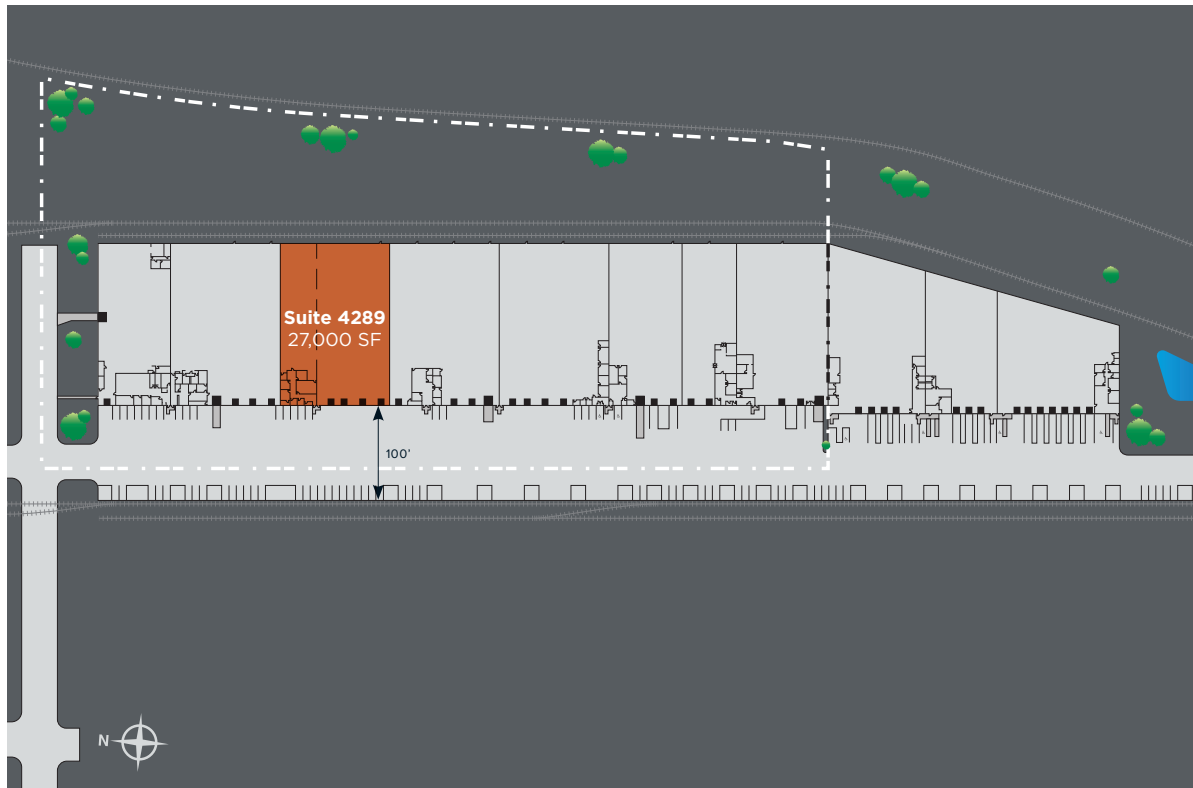
*Notes – 90,000 SF suite is Fully Conditioned



4263-4299 CAROLINA AVENUE (BUILDING C)

27,000 SF AVAILABLE

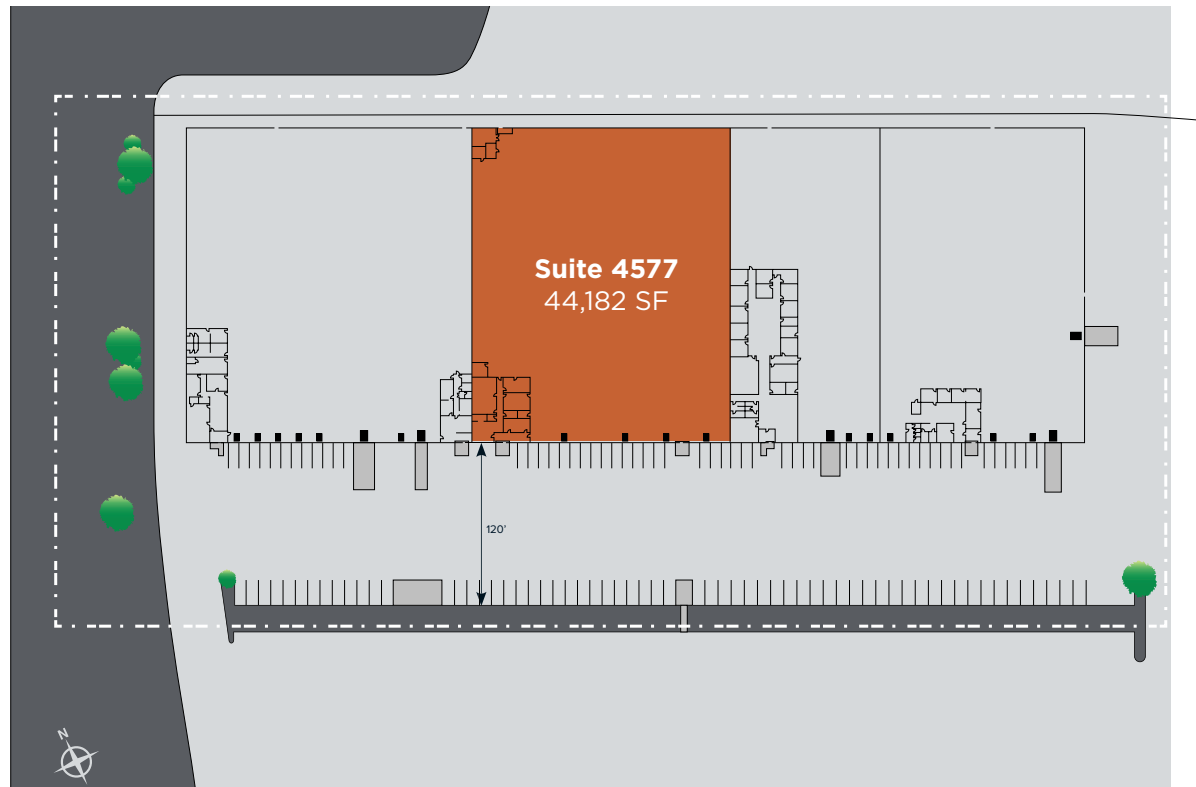
ZONING	M-2 (General Industrial District)
YEAR BUILT	1976
RENTABLE BUILDING AREA	
WAREHOUSE	±166,241 SF (92.4%)
OFFICE	±13,759 SF (7.6%)
TOTAL	180,000 SF
STRUCTURE	Pre-Cast Concrete
DIMENSIONS	200' D x 900' L
CONFIGURATION	Front-Load
CLEAR HEIGHT	21'
COLUMN SPACING	40' x 45'
LOADING DOCKS	22 Dock-High Doors 4 Drive-in Doors
TRUCK COURTS	100' Depth
ROOF	TPO
ROOF AGE	2016
FIRE PROTECTION	Wet & ESFR
WAREHOUSE LIGHTING	Fluorescent & LED
OFFICE LIGHTING	Fluorescent & LED
ELECTRICAL	7800A 277/480 V
AUTO PARKING	98 Spaces



4551-4593 CAROLINA AVENUE (BUILDING G)

44,182 SF AVAILABLE

ZONING	M-2 (General Industrial District)
YEAR BUILT	1982
RENTABLE BUILDING AREA	
WAREHOUSE	42,009 SF
OFFICE	2,173 SF
TOTAL	44,182 SF
STRUCTURE	Concrete Block-Metal Panel
DIMENSIONS	230' D x 660' L
CONFIGURATION	Front-Load
CLEAR HEIGHT	23'
COLUMN SPACING	57'6" x 30'
LOADING DOCKS	15 Dock-High Doors 5 Drive-In Doors
TRUCK COURTS	120' Depth
ROOF	Metal
FIRE PROTECTION	Wet & ESFR
WAREHOUSE LIGHTING	Fluorescent, Metal Halide & LED
OFFICE LIGHTING	Fluorescent & LED
ELECTRICAL	3-Phase



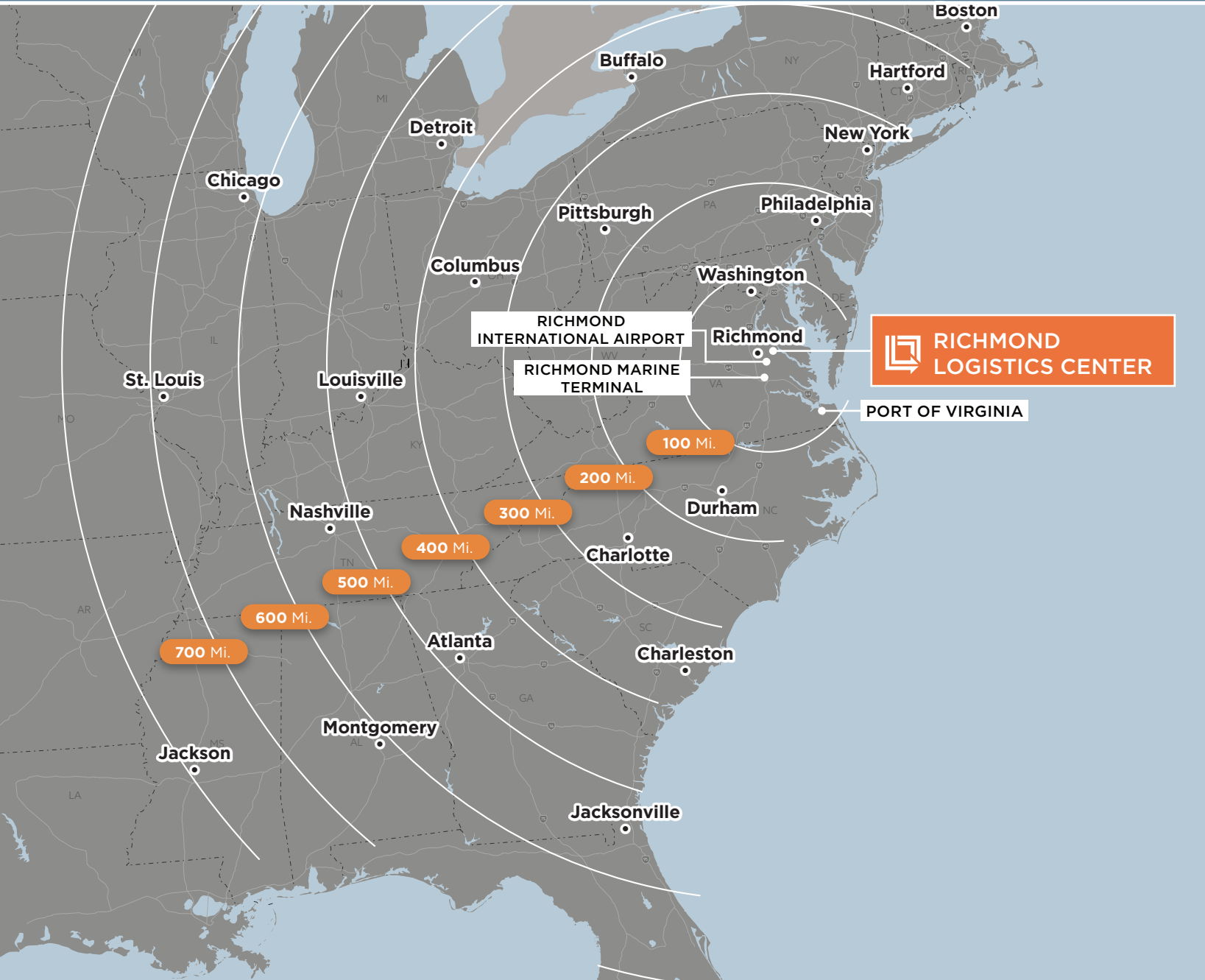
PROXIMITY TO PORT OF VIRGINIA

A HUB OF CONNECTIVITY

- Port of Virginia will be the deepest and widest port on the East Coast by 2024
- The future Craney Island Marine Terminal is the largest fully-permitted port expansion project on the east coast
- 75% of the U.S. population lives within a two-day drive from the Port of Virginia
- Richmond Marine Terminal is westernmost port in the Mid-Atlantic and Northeast
- 2.5 hours to open sea with no air draft restrictions
- \$6.95 million available in Virginia Port incentives each year
- Port of Virginia had the highest increase in 2021 TEU volume (25.1%) out of all the U.S. ports
- #1 most efficient port ranking in the world by SP Global
- The Port of Virginia has a comprehensive ESG strategy with a commitment to reach net zero across our business by 2040



LOCATION



3
miles to

I-64

3
miles to

I-95

4.5
miles to

I-295

12
miles to

Richmond
Marine Terminal

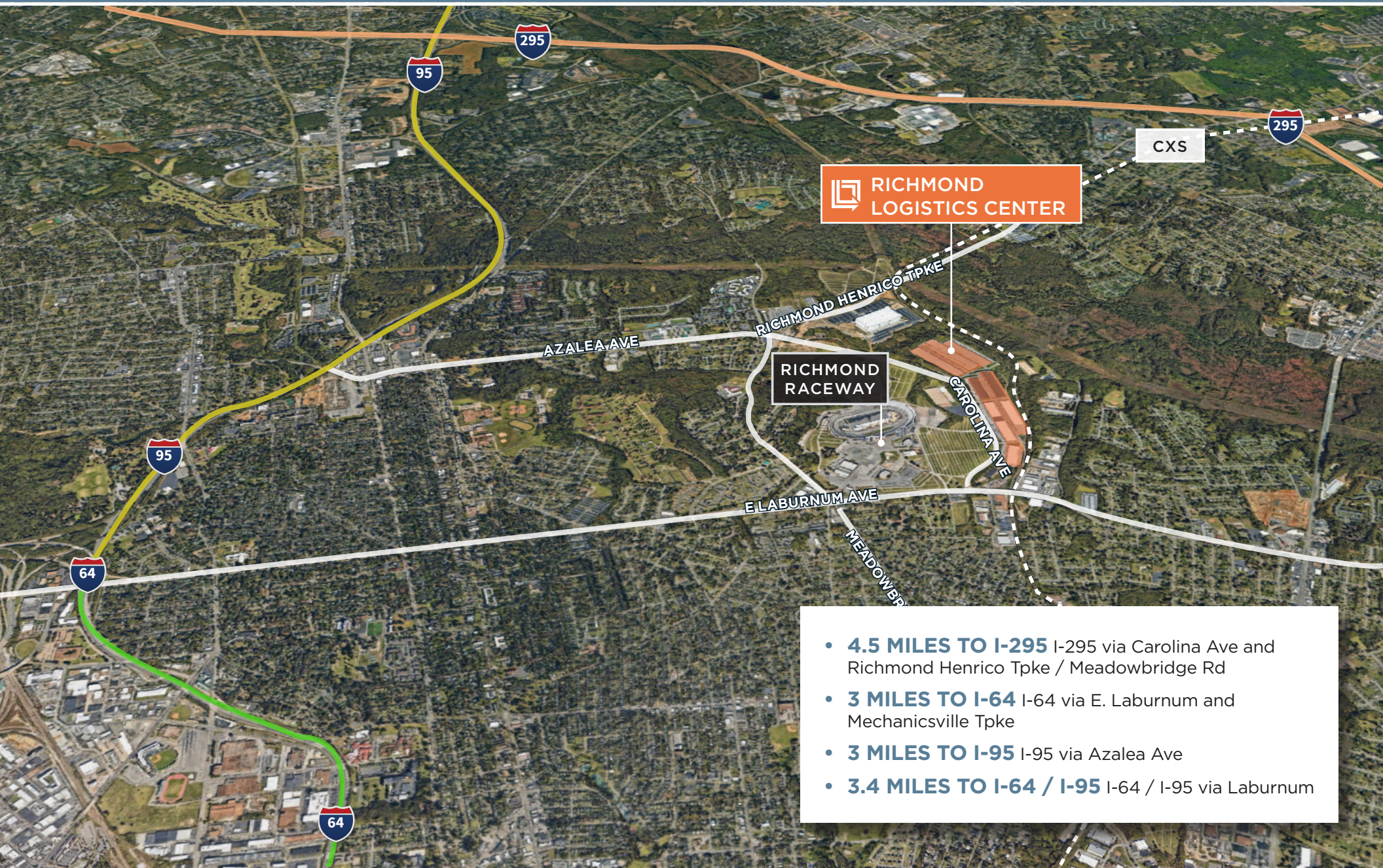
12
miles to

Richmond
International Airport

95
miles to

Port of Virginia

ACCESS



 RICHMOND LOGISTICS CENTER

RICHMOND RACEWAY

CXS

- **4.5 MILES TO I-295** I-295 via Carolina Ave and Richmond Henrico Tpke / Meadowbridge Rd
- **3 MILES TO I-64** I-64 via E. Laburnum and Mechanicsville Tpke
- **3 MILES TO I-95** I-95 via Azalea Ave
- **3.4 MILES TO I-64 / I-95** I-64 / I-95 via Laburnum

NEARBY TENANTS



Major users within the Airport/East End and Laburnum/RT-360 Submarkets

 RICHMOND LOGISTICS CENTER

amazon

TemperPack

ATD
AMERICAN TIRE DISTRIBUTORS

LaserShipSM

RXO

LABURNUM/RT-360 SUBMARKET

EATON

IRON MOUNTAIN[®]

Coca-Cola

AIRPORT/EAST END SUBMARKET

RIVERSIDE LOGISTICS

RICHMOND

FedEx
Express

UNITED STATES
POSTAL SERVICE

LUMBER LIQUIDATORS^{\$}

CHEP

WestRock

RICHMOND
INTERNATIONAL AIRPORT

hp

Mondelez
International

ANORD
MARDIX

BUNZL

Forward

BREAKTHRU

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