

60,903 SF FOR LEASE | 1934 RUFFIN MILL RD, COLONIAL HEIGHTS, VA
RUFFIN MILL LOGISTICS CENTER - BUILDING B

LBALogistics 



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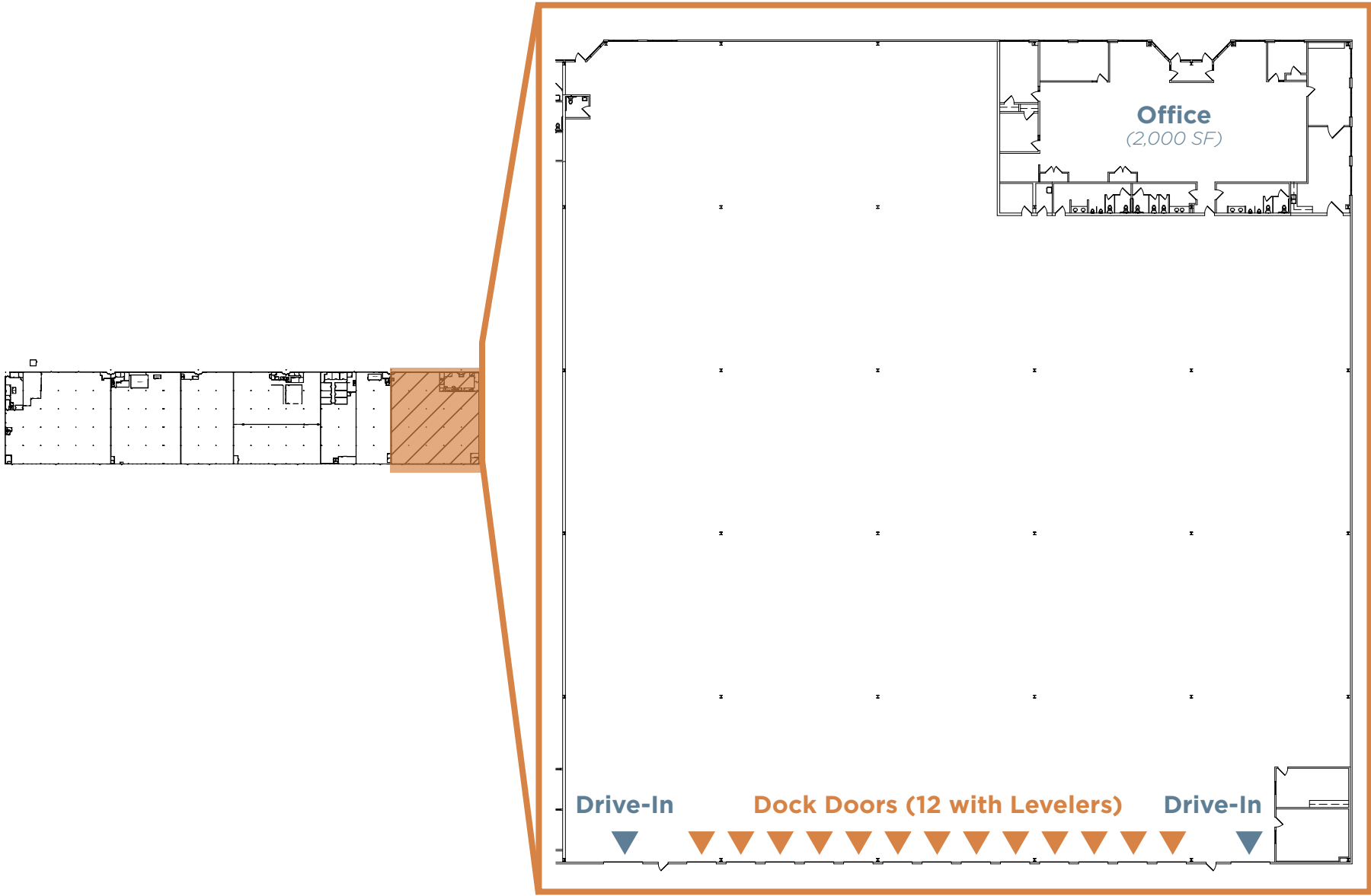


SUITE 1934

60,903 SF AVAILABLE
FOR LEASE

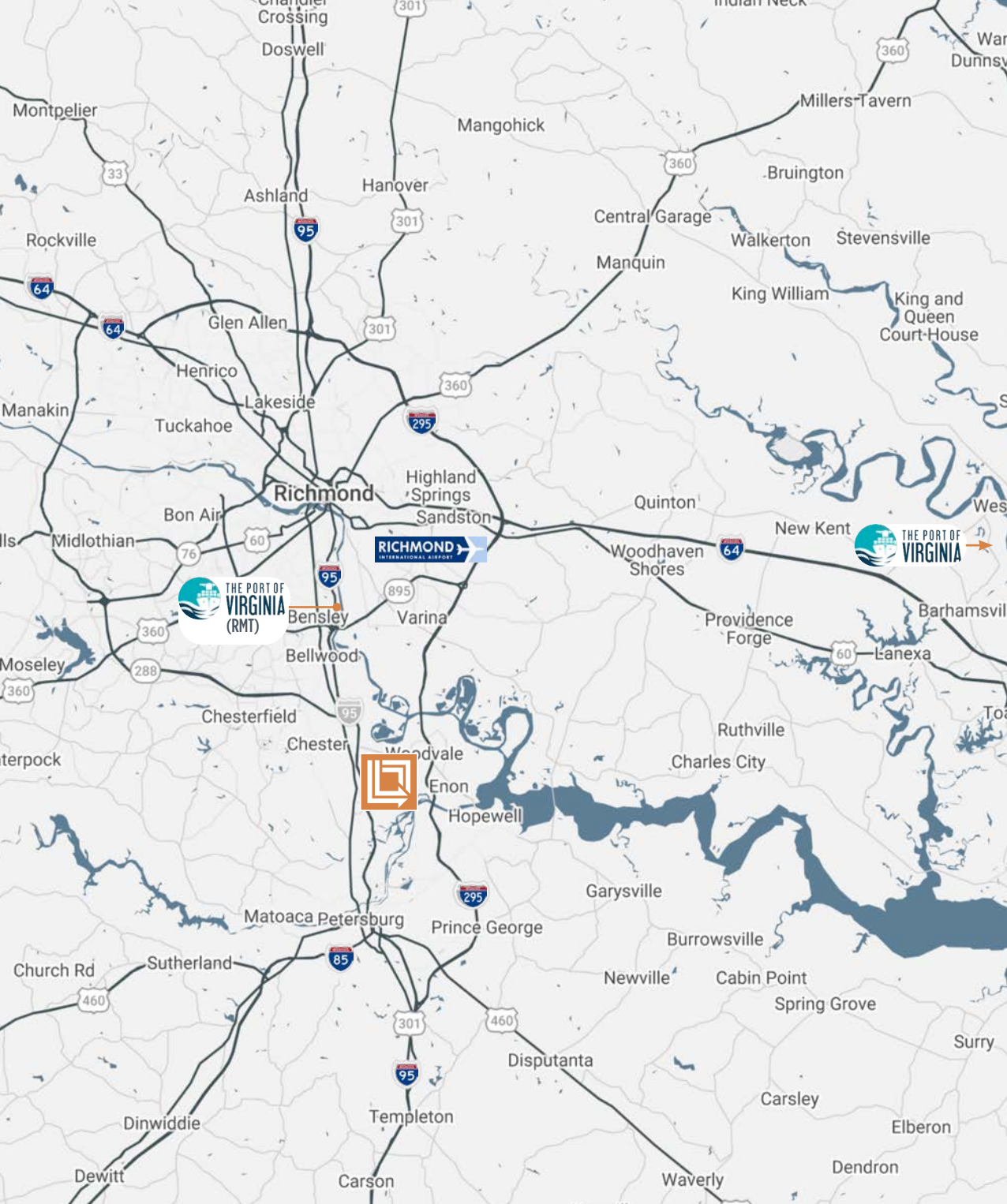
- 13 loading docks (12 with levelers)
- 2 drive-in doors
- 32' clear
- 2,000 SF of existing office
- 1,200-amp, 480-volt, 3 phase electrical service *(upon tenant verification)*
- 1 mile from I-95/ Ruffin Mill Rd (exit #58)
- Ample parking available
- Available 2/1/2027

CLASS A WAREHOUSE



KEY INDUSTRIAL HUB





CENTRAL LOGISTICS LOCATION



Major Highways & Interchanges

I-95	3 min	1 miles
I-295	12 min	6 miles
I-85	10 min	8 miles
I-64	21 min	18 miles

Major Transportation Hubs

Richmond Int. Airport	25 min	20 mi
Richmond Marine Terminal (RMT)	19 min	13 mi
Port of Virginia	2 hours	88 mi

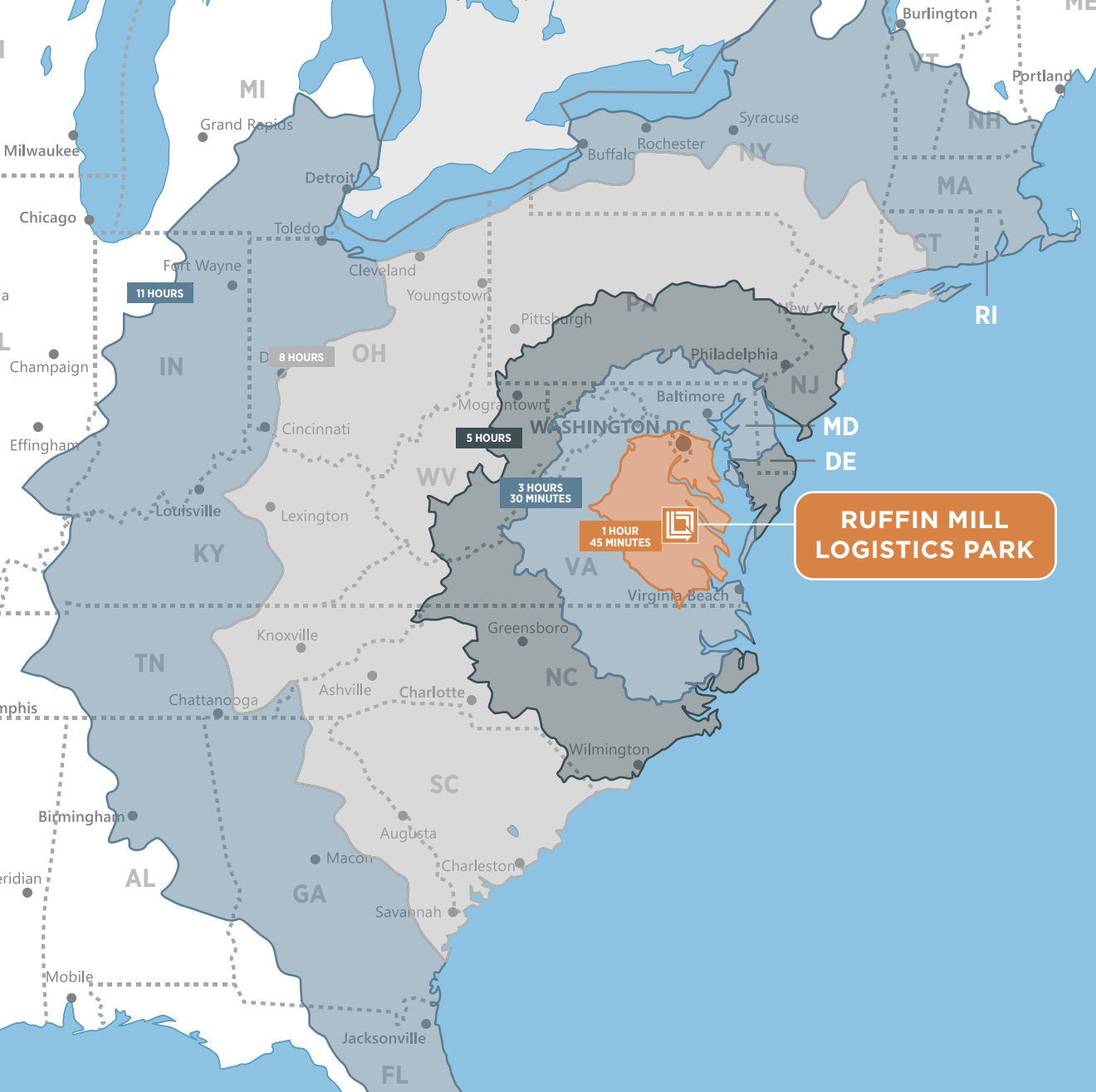
- › Access to rail freight service through CSX and Norfolk Southern
- › Access to Richmond International Airport (RIC) which transports more than 85 million lbs of cargo annually
- › Access to an extensive network of highways, including I-295, I-64, I-95, I-85

Technology Zone Opportunity

- › Tax Exemptions - A full or partial exemption of BPOL fees is available for a five-year period.
- › Tax Rebates - A full or partial rebate of Machinery & Tools (M&T) Tax is available for businesses locating or expanding in a Technology Zone for a five-year period.



WITHIN 500 MILES OF 60% OF THE NATION'S CONSUMERS



RUFFIN MILL LOGISTICS PARK

Major Cities

Richmond CBD	19 min	14 miles
Fredericksburg	1 hour	63 miles
Virginia Beach	1.75 hours	96.5 miles
Washington, DC	2 hours	116 miles
Baltimore	3.5 hours	161 miles
Raleigh	2.5 hours	172 miles
Philadelphia	5 hours	255 miles
Charlotte	4.5 hours	296 miles
New York, NY	6 hours	342 miles
Atlanta	8.5 hours	535 miles

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