

FOR LEASE

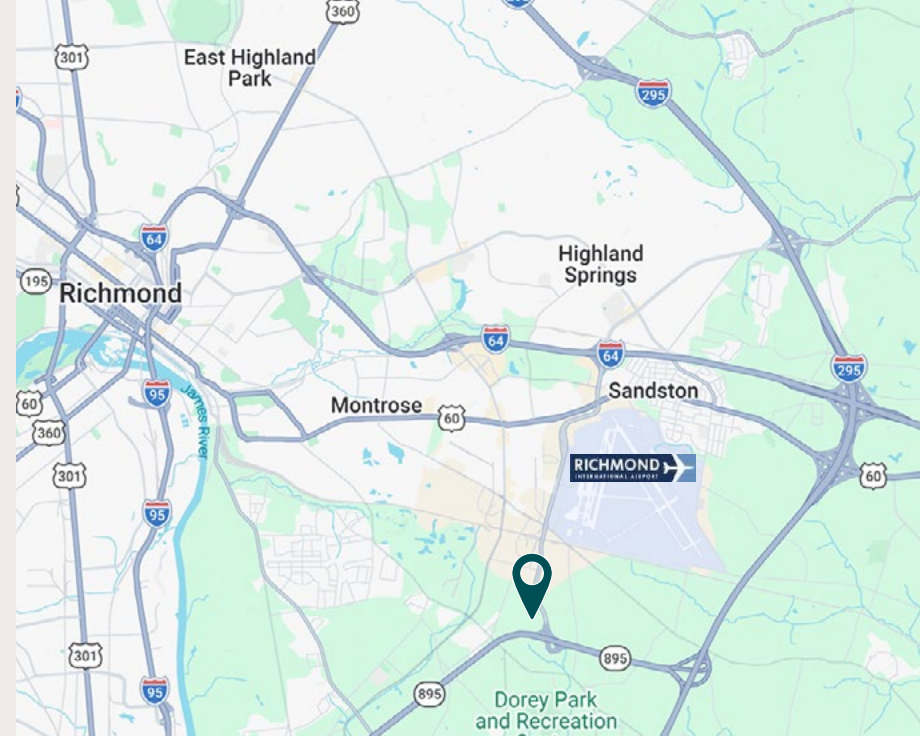
Airport South
Commerce Center
405,000 SF Industrial Park

S Airport Drive
Henrico, VA 23231

 **SAMET**

 **COMMONWEALTH**





Property Highlights

- Two Building, 405,000± SF Industrial Park
- **Building A:** 335,000± SF
- **Building C:** 70,000± SF
- Q3 2027 Expected delivery
- 3.87 acres IOS

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Airport South Commerce Center

Conveniently located at Airport Drive and Pocahontas Parkway (Route 895) in Henrico County allowing efficient access to I-95, I-64 and I-295. The 55.5± acre park can accommodate a diverse tenant mix and SF size requirements.



6.5 MILES



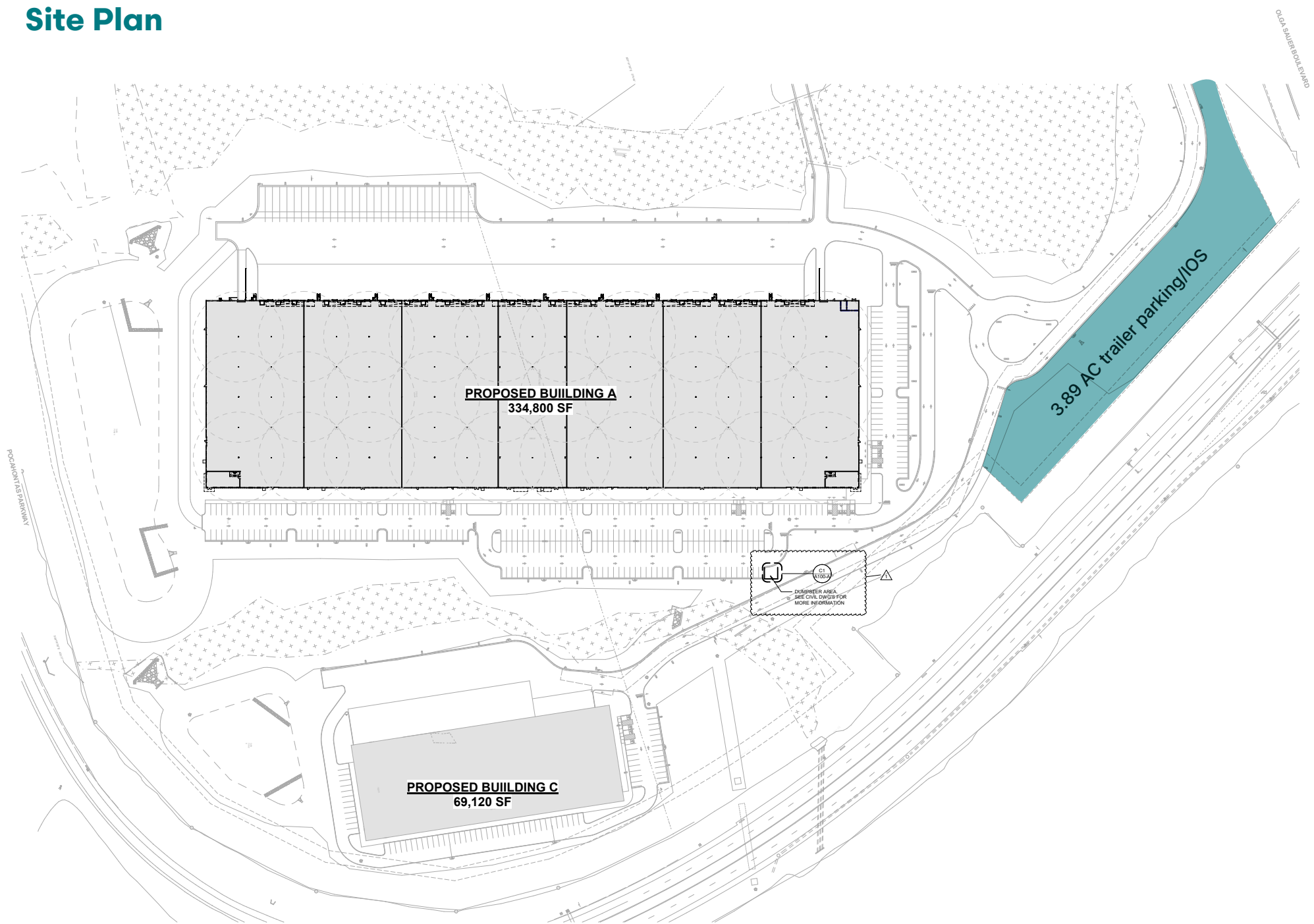
4 MILES



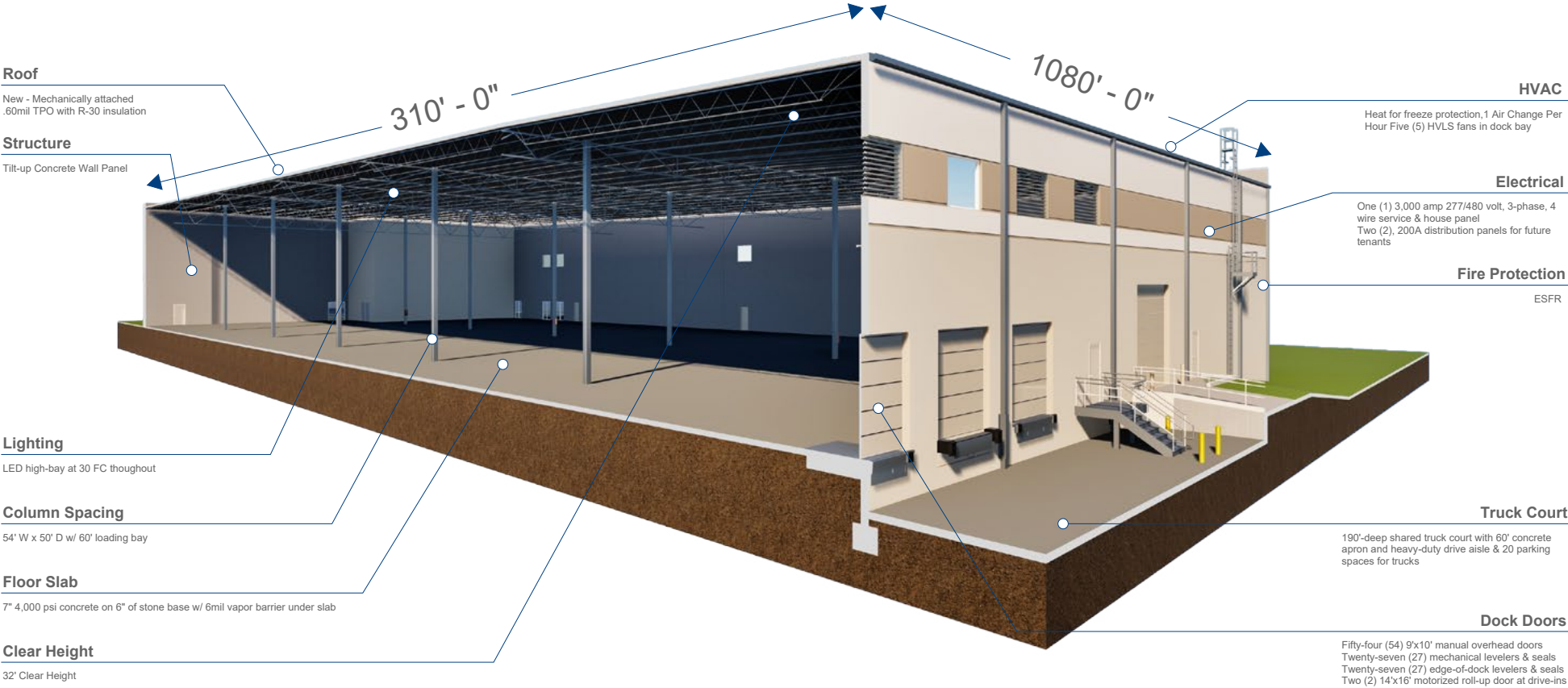
2.2 MILES

Richmond, VA is strategically located along I-95 and I-64 in the heart of the East Coast economic corridor with more than 45% of the U.S. population within a one-day drive. Home to seven Fortune 500 companies, Richmond is consistently listed in the top rankings for work force attraction and cost of living. The strong economic fundamentals in Richmond have propelled population growth by 11.3% in the past decade.

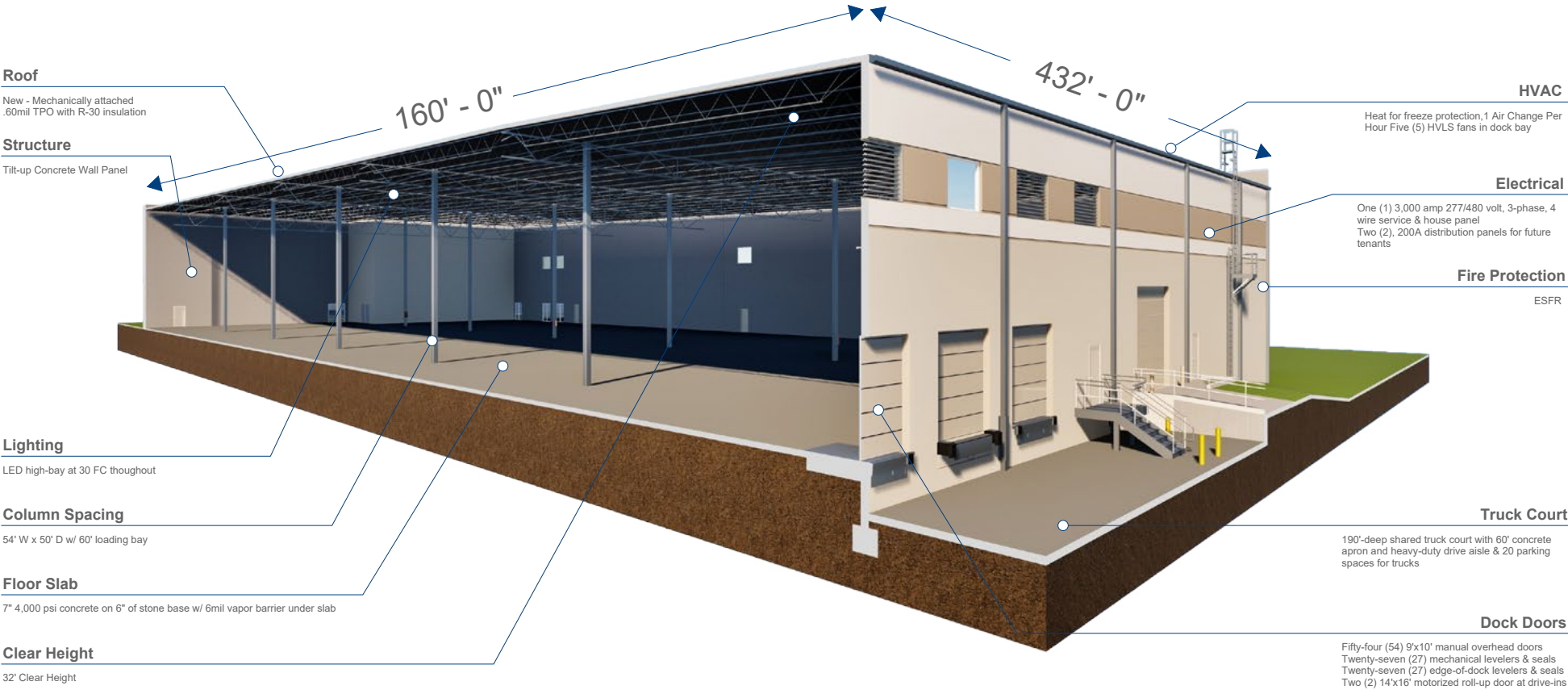
Site Plan



Building A Details - 335,000± SF



Building C Details - 70,000± SF



THE PORT OF VIRGINIA'S TERMINAL LOCATIONS

LEGEND

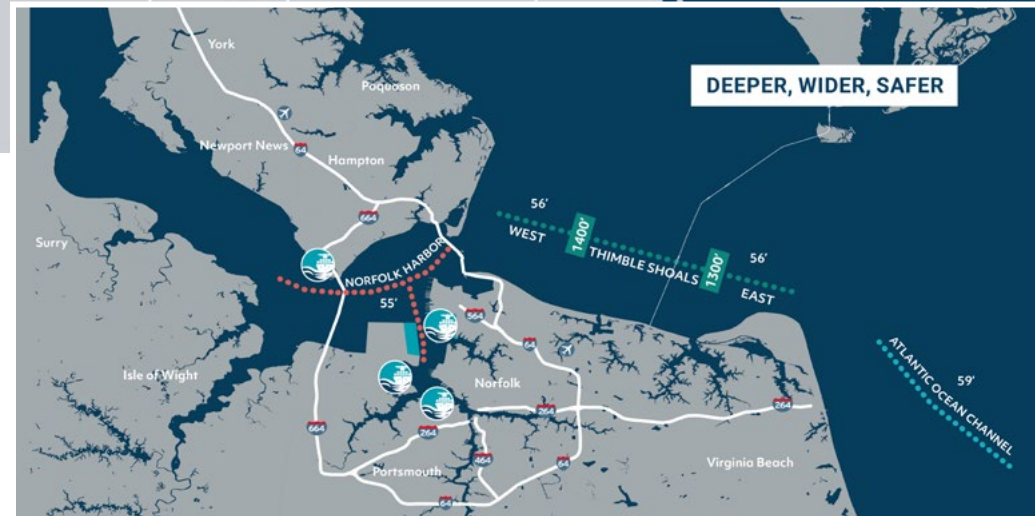


TERMINAL
LOCATIONS

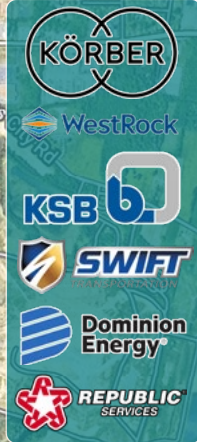
MAJOR HIGHWAYS



- The Port of Virginia supports the movement of more than \$100 billion in waterborne commerce annually
- America's Most Modern Gateway
- A leading U.S. East Coast container gateway
- Strategically positioned near the Port of Virginia, one of the nation's busiest ports
- Home to one of the East Coast's premier deep-water ports



Surrounding Area



EAT-N

FAREVA

Airport South Commerce Center

Demographics	3 mile	5 mile	10 mile
Population	18,653	69,498	418,921
Median Age	41.4	40.2	37.5
Total Businesses	786	39.2	19,314
Daytime Employment	9,292	2,101	262,037



Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food Wholesaler
CarMax	Automotive Retailer
Altria Group	Tobacco and Wine Products
Dominion Energy	Electric and Gas Utility



Market Highlights

#11

Hottest Job Market in the U.S.

2nd-highest

Labor force growth among major U.S. metro areas

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.