

LBA Logistics 

RICHMOND LOGISTICS CENTER

12 BUILDING INDUSTRIAL PARK

1,902,600 SF | 119.63 ACRES

4101-4445 CAROLINA AVENUE
RICHMOND, VIRGINIA 23222



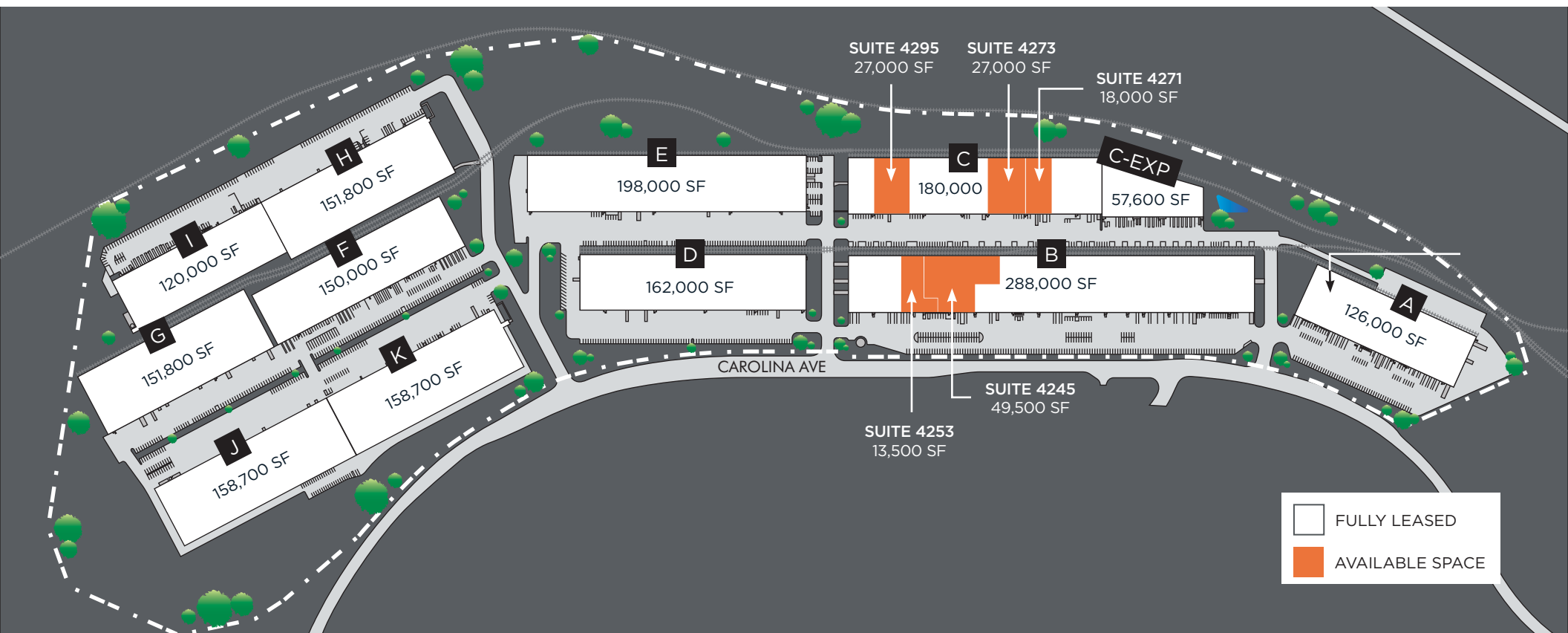
PARK OVERVIEW AND CURRENT AVAILABILITIES

RICHMOND LOGISTICS CENTER

ADDRESS	BUILDING	RSF	STRUCTURE	CLEAR HEIGHT	LOADING	AVAILABILITY
4101-4127 CAROLINA AVE	BUILDING A	126,000	Pre-Cast Concrete	21'	Front	Fully Leased
4201-4261 CAROLINA AVE	BUILDING B	288,000	Pre-Cast Concrete	21'	Front	13,500-63,000 SF Available
4263-4299 CAROLINA AVE	BUILDING C	180,000	Pre-Cast Concrete	21'	Front	18,000-45,000 SF Available 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	Fully Leased
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

PROPERTY HIGHLIGHTS

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



4201-4261 CAROLINA AVENUE (BUILDING B)

13,500-63,000 SF AVAILABLE

ZONING M-2 (General Industrial District)

YEAR BUILT 1976

RENTABLE BUILDING AREA SUITE 4245

WAREHOUSE ±46,700 SF

OFFICE ±2,800 SF

TOTAL 49,500 SF

Dock Doors 4

RENTABLE BUILDING AREA SUITE 4253

WAREHOUSE 12,671 SF

OFFICE 829 SF

TOTAL 13,500 SF

STRUCTURE Pre-Cast Concrete

DIMENSIONS 200' D x 1440' L

CONFIGURATION Front-Load

CLEAR HEIGHT 21'

COLUMN SPACING 40' x 45'

LOADING DOCKS 28 Dock-High Doors
9 Drive-in Doors

TRUCK COURTS 150' Depth

ROOF TPO/EPDM

ROOF AGE 2016

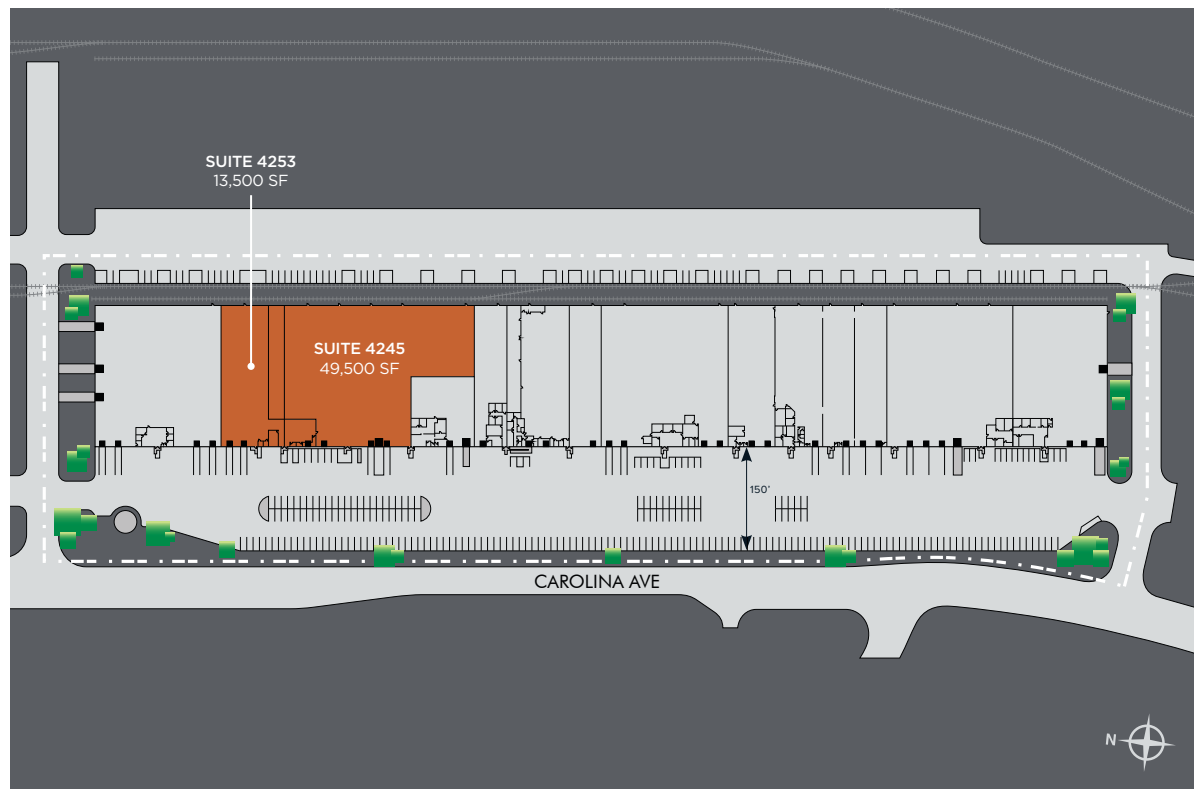
FIRE PROTECTION Wet & ESFR

WAREHOUSE LIGHTING Fluorescent & LED

OFFICE LIGHTING Fluorescent & LED

ELECTRICAL 9350A 277/480 V

AUTO PARKING 240 Spaces



4263-4299

CAROLINA AVENUE (BUILDING C)

18,000-45,000 SF AVAILABLE

ZONING M-2 (General Industrial District)

YEAR BUILT 1976

RENTABLE BUILDING AREA SUITE 4295

WAREHOUSE ±25,143 SF

OFFICE ±1,857 SF

TOTAL 27,000 SF

Dock Doors 3

Drive-ins 1

RENTABLE BUILDING AREA SUITE 4273

WAREHOUSE 25,711 SF

OFFICE 1,289 SF

TOTAL 27,000 SF

Dock Doors 4

RENTABLE BUILDING AREA SUITE 4271

WAREHOUSE 16,834 SF

OFFICE 1,166 SF

TOTAL 18,000 SF

Dock Doors 2

Drive-ins 1

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



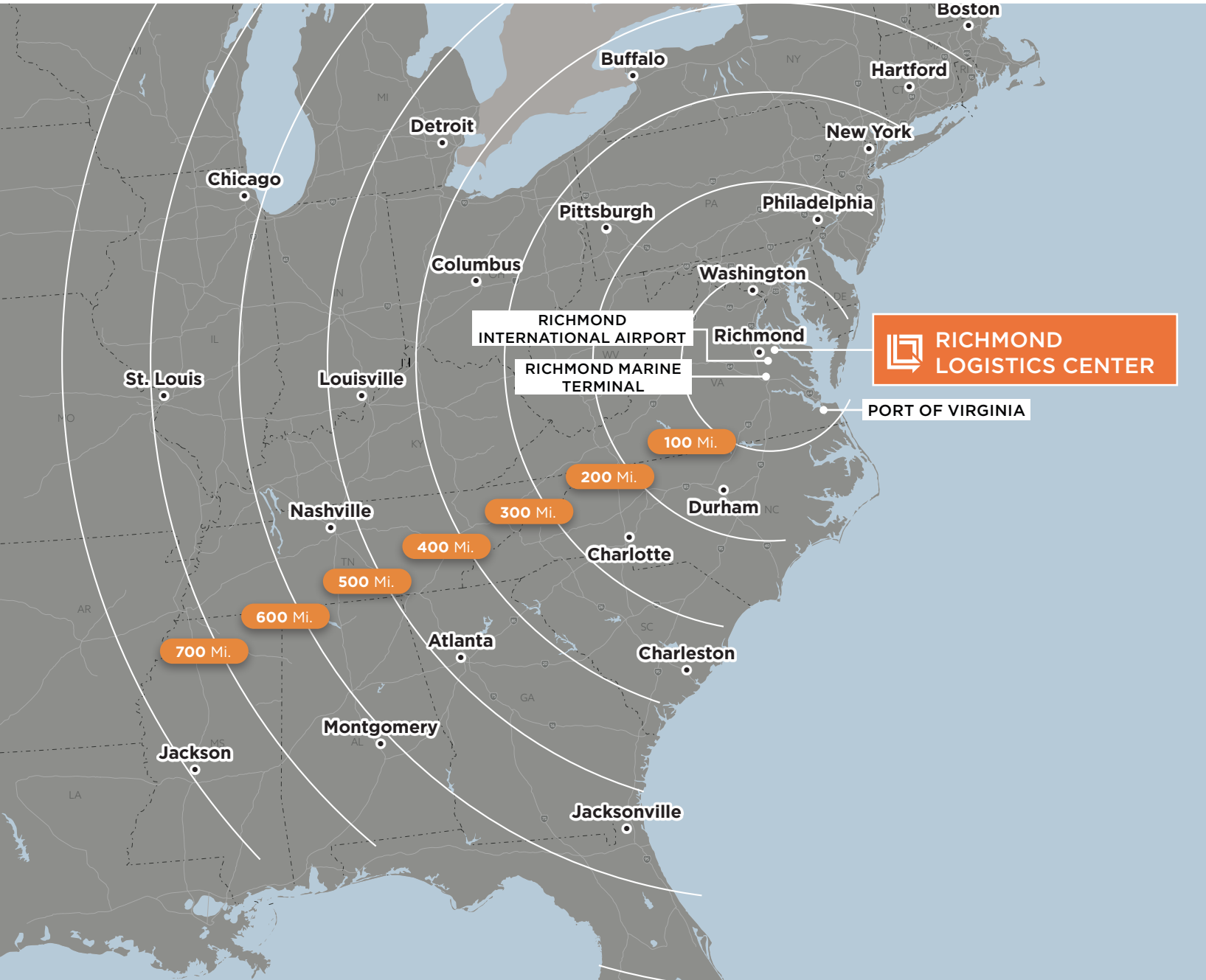
PROXIMITY TO PORT OF VIRGINIA

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

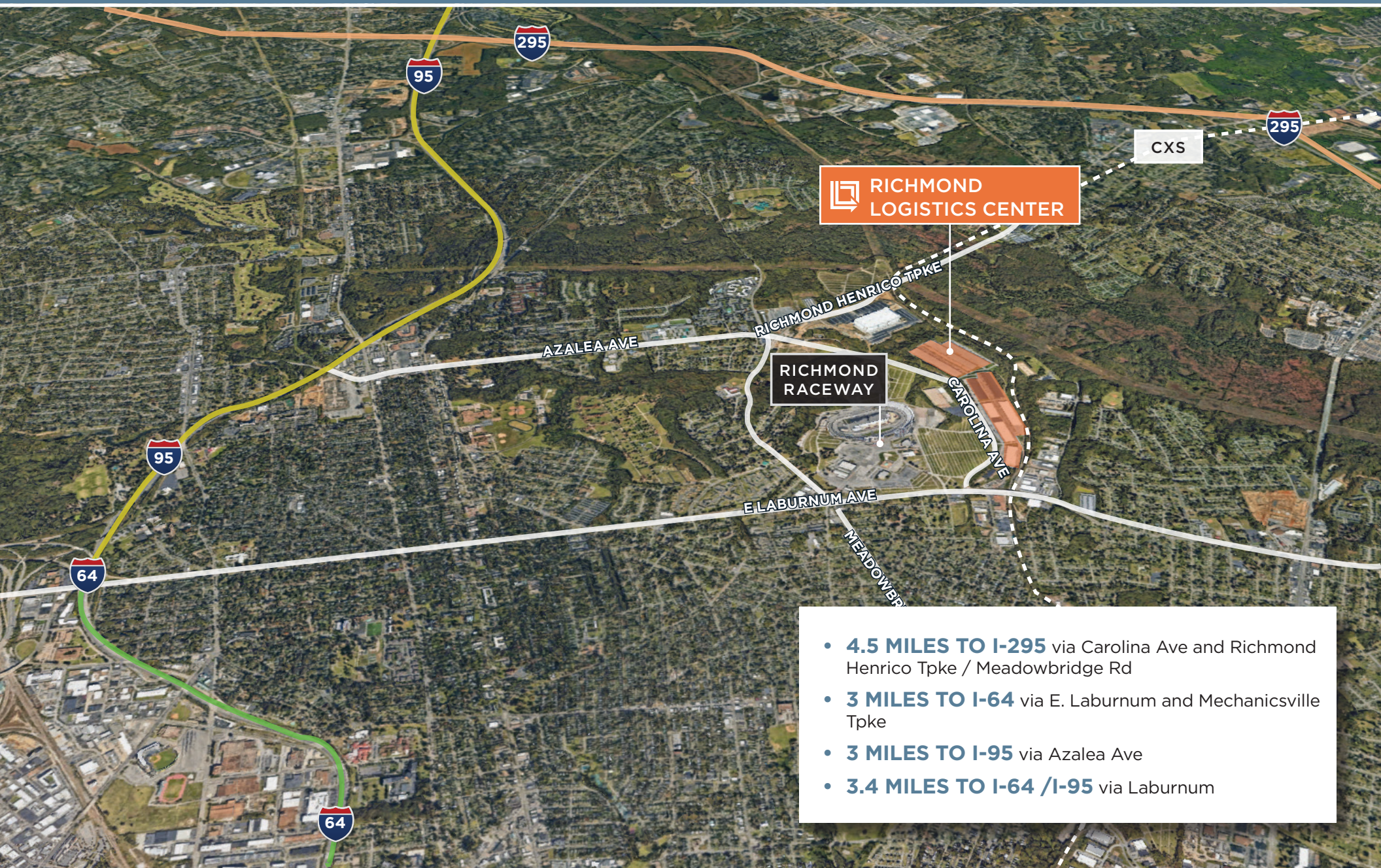
12
miles to

Richmond
International Airport

95
miles to

Port of Virginia

ACCESS



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

LaserShip

RXO

LABURNUM/RT-360 SUBMARKET

Coca-Cola

RIVERSIDE LOGISTICS

RICHMOND

EATON

IRON MOUNTAIN

AIRPORT/EAST END SUBMARKET

UNITED STATES POSTAL SERVICE

FedEx
Express

LUMBER LIQUIDATORS

hp

CHEP

RICHMOND INTERNATIONAL AIRPORT

WestRock

Mondelez
International

ANORD MARDIX

BUNZL

Forward

BREAKTHRU



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