

8252 RICHFOOD ROAD, RICHMOND, VA

RIVER POINT COMMERCE CENTER

Delivering Q2 2027



**Up to 580,100 SF of speculative industrial/distribution buildings and
one (1) build-to-suit manufacturing opportunity**

Central industrial site in Richmond with multiple interstate access points

JIMMY APPICH

Executive Managing Director
+1 804 200 6420
jimmy.appich@jll.com

JAKE SERVINSKY

Executive Managing Director
+1 804 200 6428
jake.servinsky@jll.com





JLL CONTACTS

JIMMY APPICH

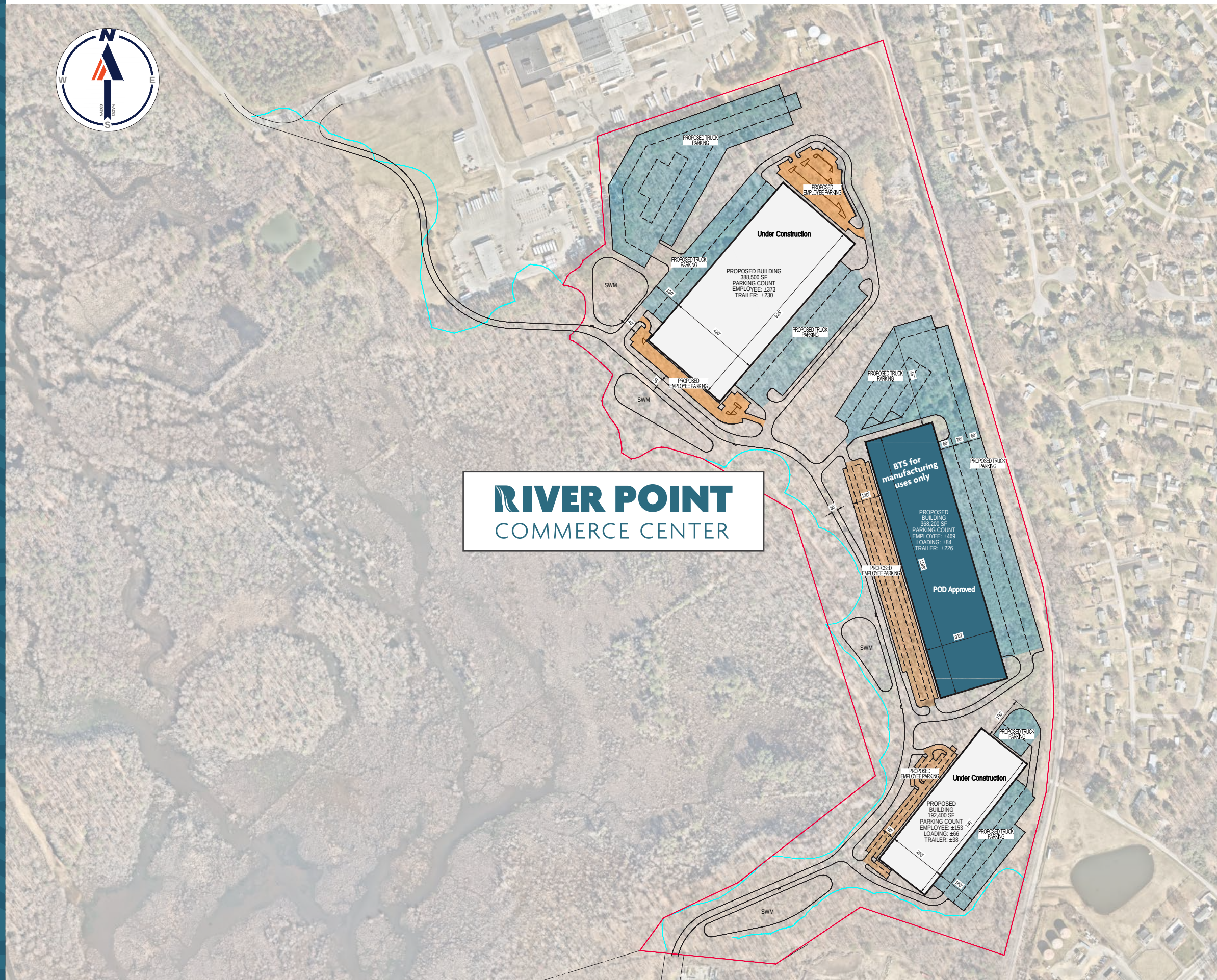
Executive Managing Director
+1 804 200 6420
jimmy.appich@jll.com

JAKE SERVINSKY

Executive Managing Director
+1 804 200 6428
jake.servinsky@jll.com

Copyright © Jones Lang LaSalle IP, Inc. 2025

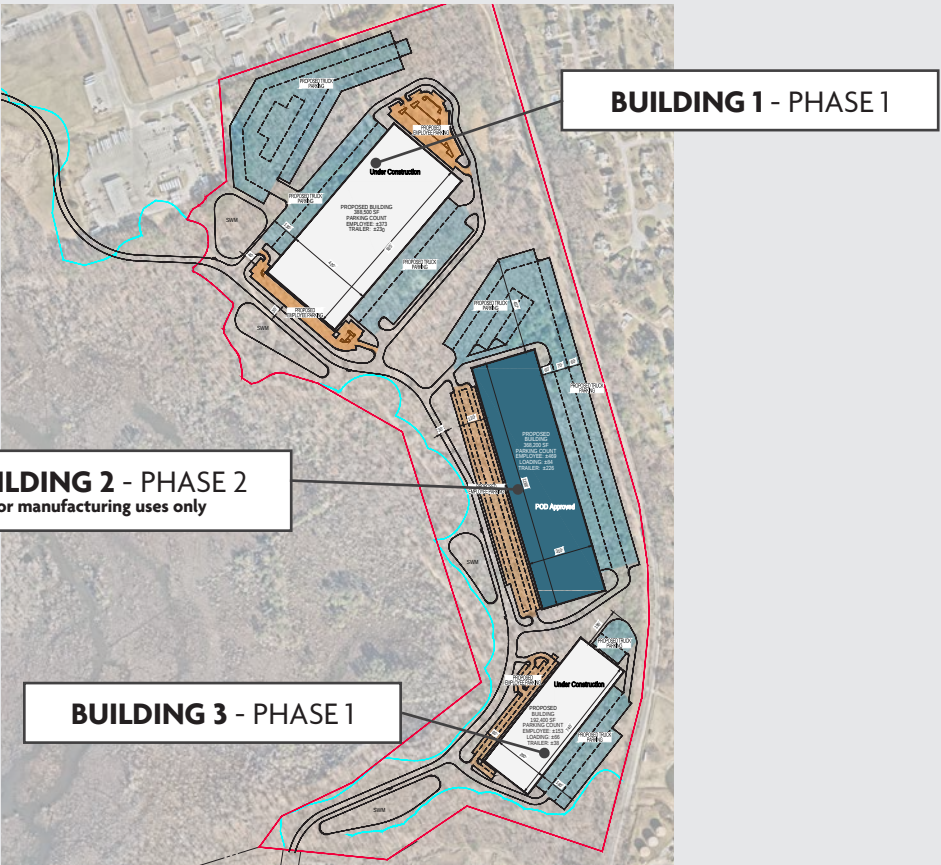
This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc. License # 19262. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.



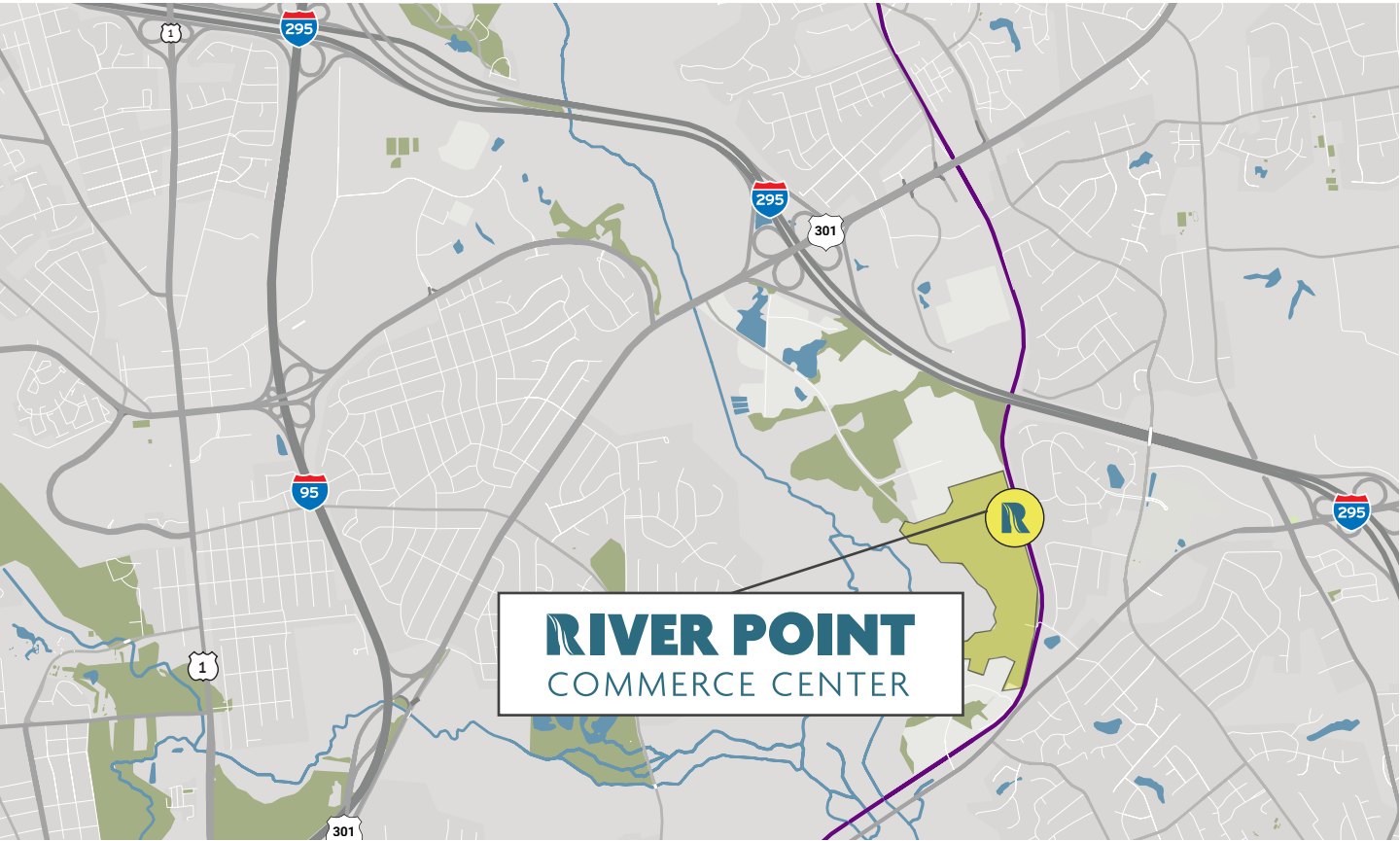
PHASE 1 - SPEC BUILDINGS

Q2 2027 Delivery

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



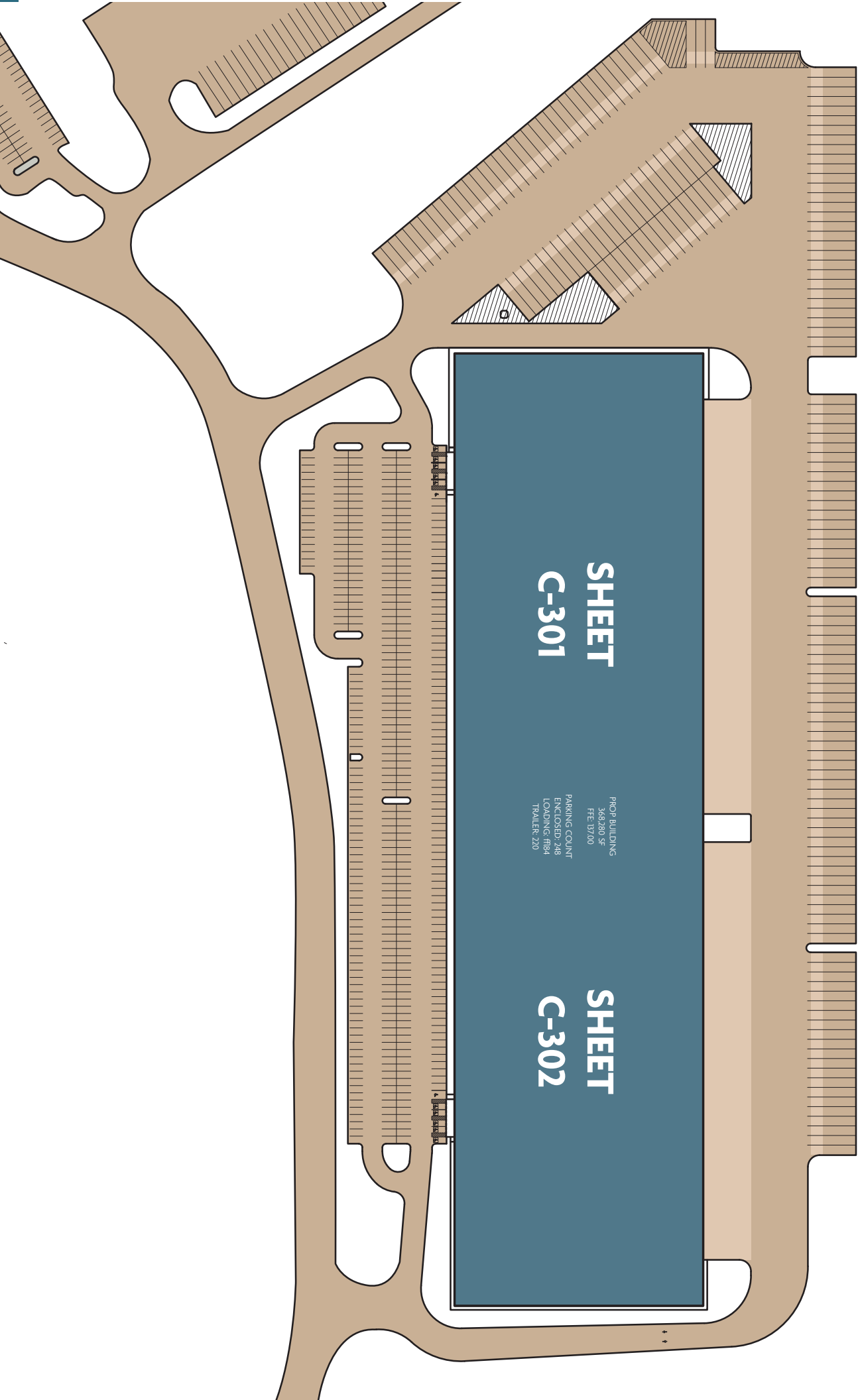
MID VIEW MAP



PHASE 2 - PLAN OF DEVELOPMENT

APPROVED BTS

BUILDING 2	
SQUARE FOOTAGE	368,280 Rentable Square Feet (310' x 1,188')
BAY SIZES	Typical bays – 54' x 50'; 60' speed bays
CLEAR HEIGHT	36', measured one bay in from the dock wall
AUTO PARKING	430 spaces
TRAILER PARKING	220 spaces
TRUCK COURT	190' with trailer stalls at rear
EXTERIOR WALLS	Precast or Tilt-up Concrete Wall Panels
STRUCTURAL STEEL	Gray tube steel columns and joists supporting white roof deck
SLAB CONSTRUCTION	7" unreinforced, 4,000psi concrete
VAPOR BARRIER	Under first bay along front wall
DOCK DOORS	32 - active 9'x10' dock doors at every other loading position. 32 - knockouts for future.
OVERHEAD DOORS	Two (2) 12' x 14' Motorized Roll Up Door
DOCK EQUIPMENT	35,000 lb. mechanical dock levelers with bumpers, seals, and lights
ROOFING	45-mil TPO roof with R-30 insulation
HVAC	Heat for freeze protection; code minimum Air Changes Per Hour
FIRE PROTECTION	ESFR for protection of Class I-IV Commodities
ELECTRICAL SERVICE	480/277 3-Phase; 3000-amp service
LIGHTING	LED High Bay fixtures to 25 FC throughout the warehouse

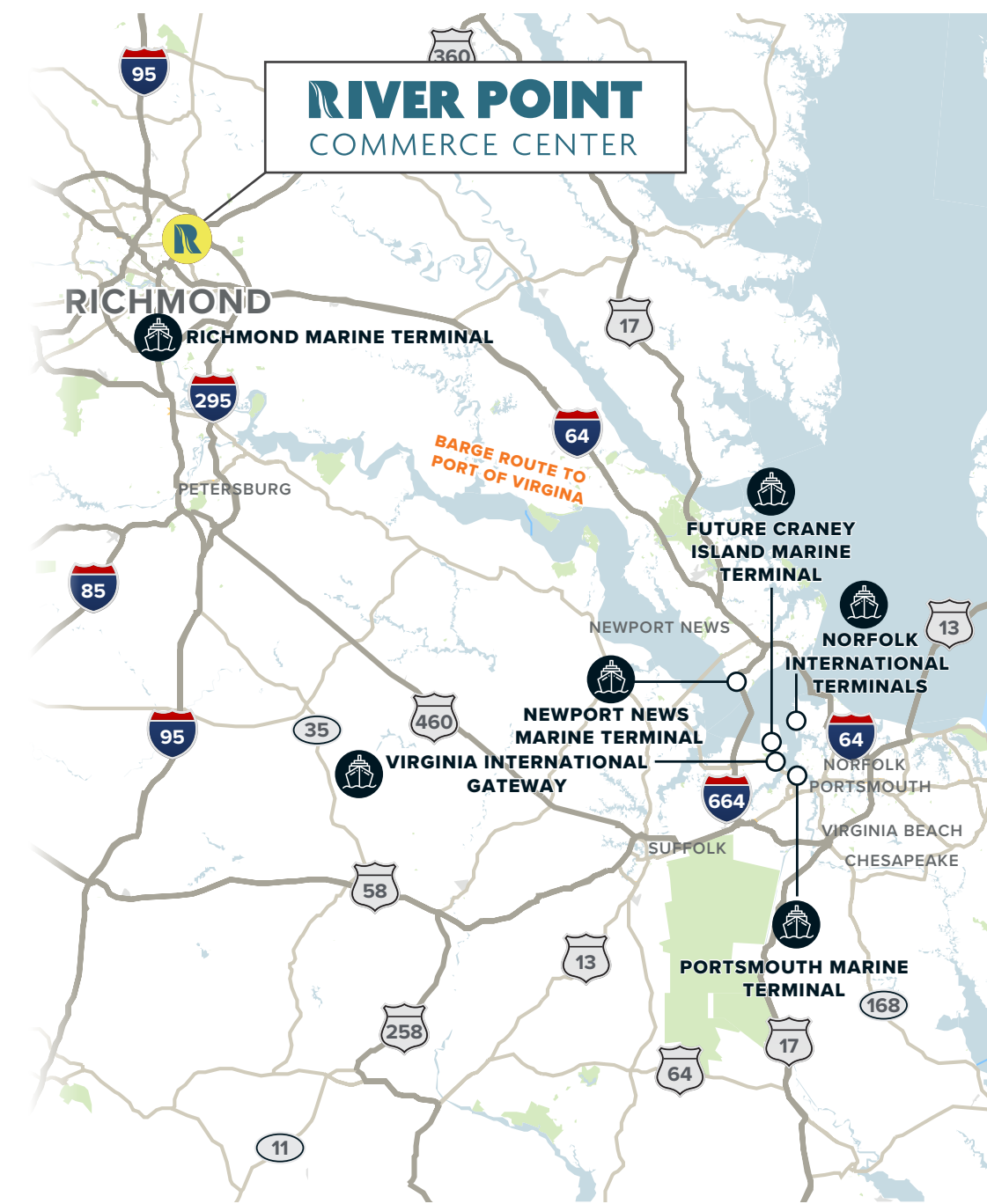
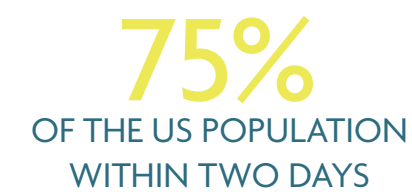


TRANSPORTATION FRIENDLY ACCESS AND IMMEDIATE CONNECTIVITY TO THE RICHMOND MSA



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. 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 a 55' dredge depth, the Port can increase

James River Barge Service, a 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.



8252 RICHFOOD ROAD, RICHMOND, VA

RIVER POINT COMMERCE CENTER



FOR LEASING INFORMATION

JIMMY APPICH

Executive Managing Director

+1 804 200 6420

jimmy.appich@jll.com

JAKE SERVINSKY

Executive Managing Director

+1 804 200 6428

jake.servinsky@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.