

Sauer Industrial Center

953 Airport Drive
Richmond, VA 23231

446,692 SF | **FOR SUBLEASE** thru 11/30/2032



CBRE

Property Overview



Building Size (SF)	446,692 SF
Main/Admin Office	7,500 SF
Battery Charging	5,000 SF (Opportunity/ Quick Charge)
Warehouse Restrooms/ Driver	1,000 SF (Separate Restroom/ Driver Waiting)
Conditioned Area	50,760 SF @ 68°F / 50% RH (Monitored)
Configuration	Cross- Dock (470' x 950')
Availability	August 2026
Year Built	2022
Electrical	4,000 Amp Service
Lighting	LED Motion Control
Fire Protection	ESFR; Diesel Fire Pump; Perimeter Fire Loop & Hydrants
Clear Height	36'
Floor Slab	8" – Unreinforced; Hardened & Sealed; Joints Polyurea-filled
Docks	83 Dock-High Doors with Rite- Hite Levelers and Automatic Dok-Loks, Full Seals/Shelters; 2 Compactor Doors
Drive-Ins	2 Total
Trailer Parking	242 Stalls; Heavy-Duty Pavement
Security	Fenced Site; Motorized Entry Arms; Integrated CCTV/Access
Sublease Date	11/30/2032

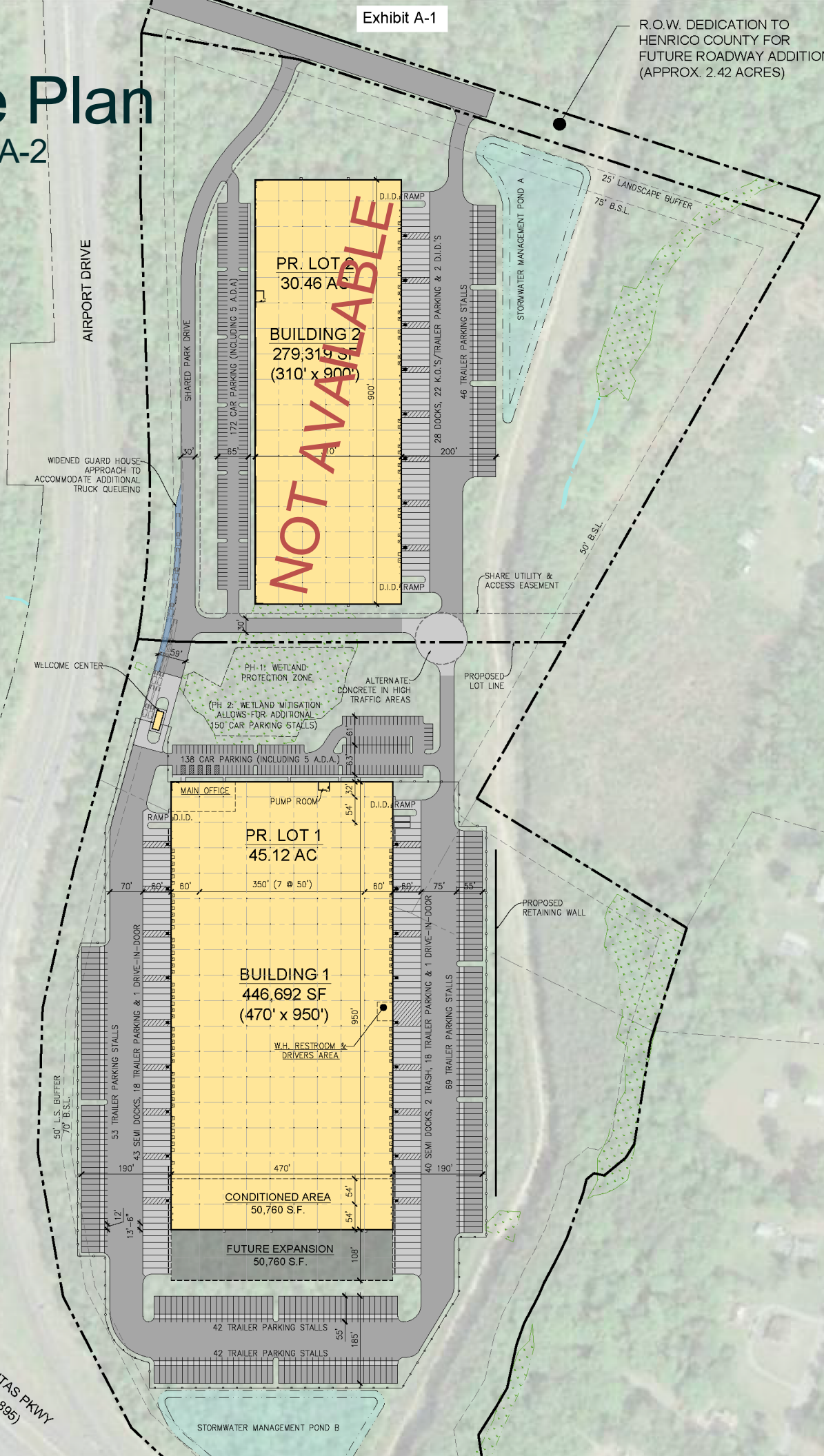
Site Plan

Exhibit A-2

R.O.W. DEDICATION TO
HENRICO COUNTY FOR
FUTURE ROADWAY ADDITION
(APPROX. 2.42 ACRES)

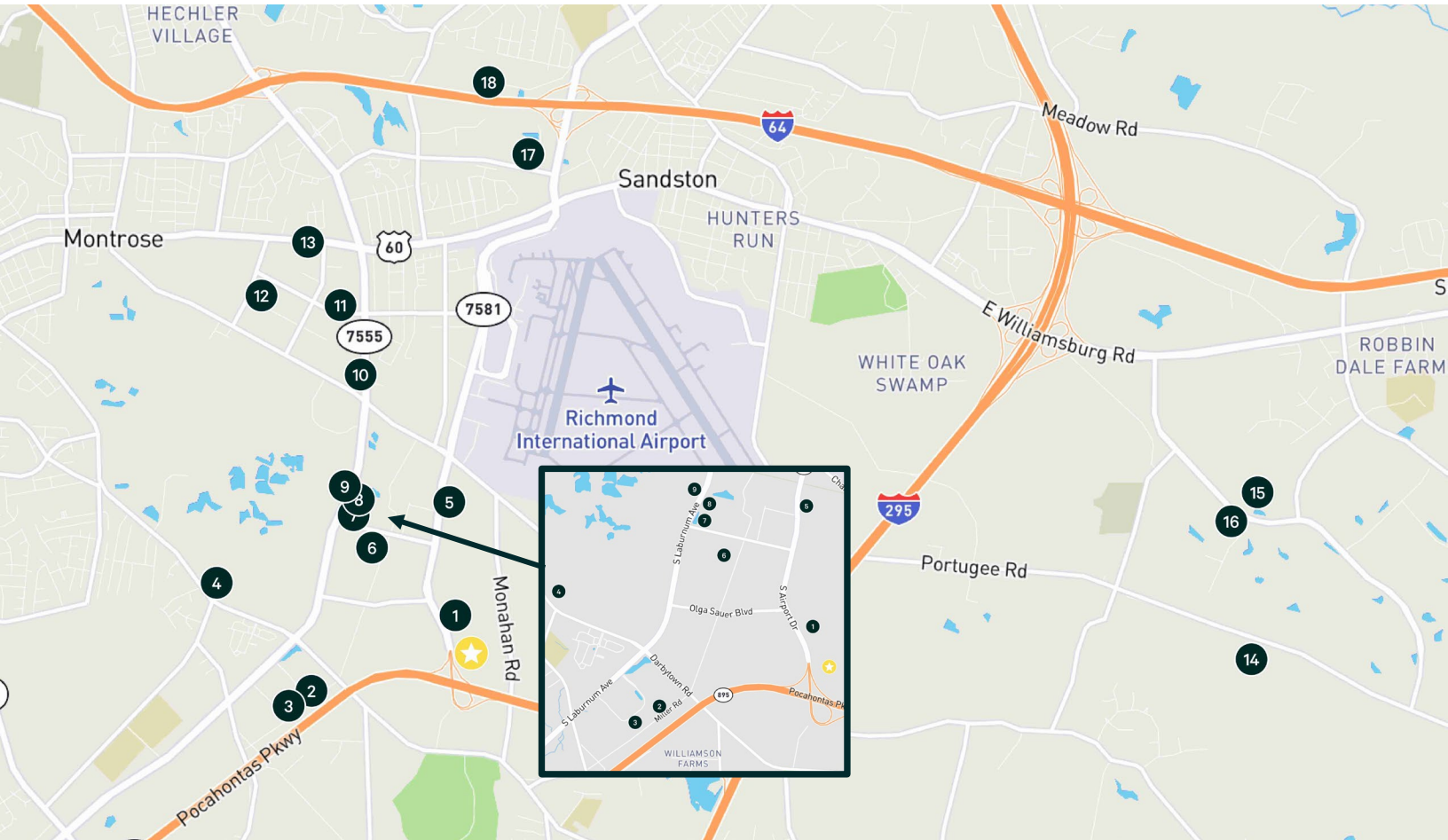
MONAHAN ROAD

POCAHONTAS PKWY
(ROUTE 895)

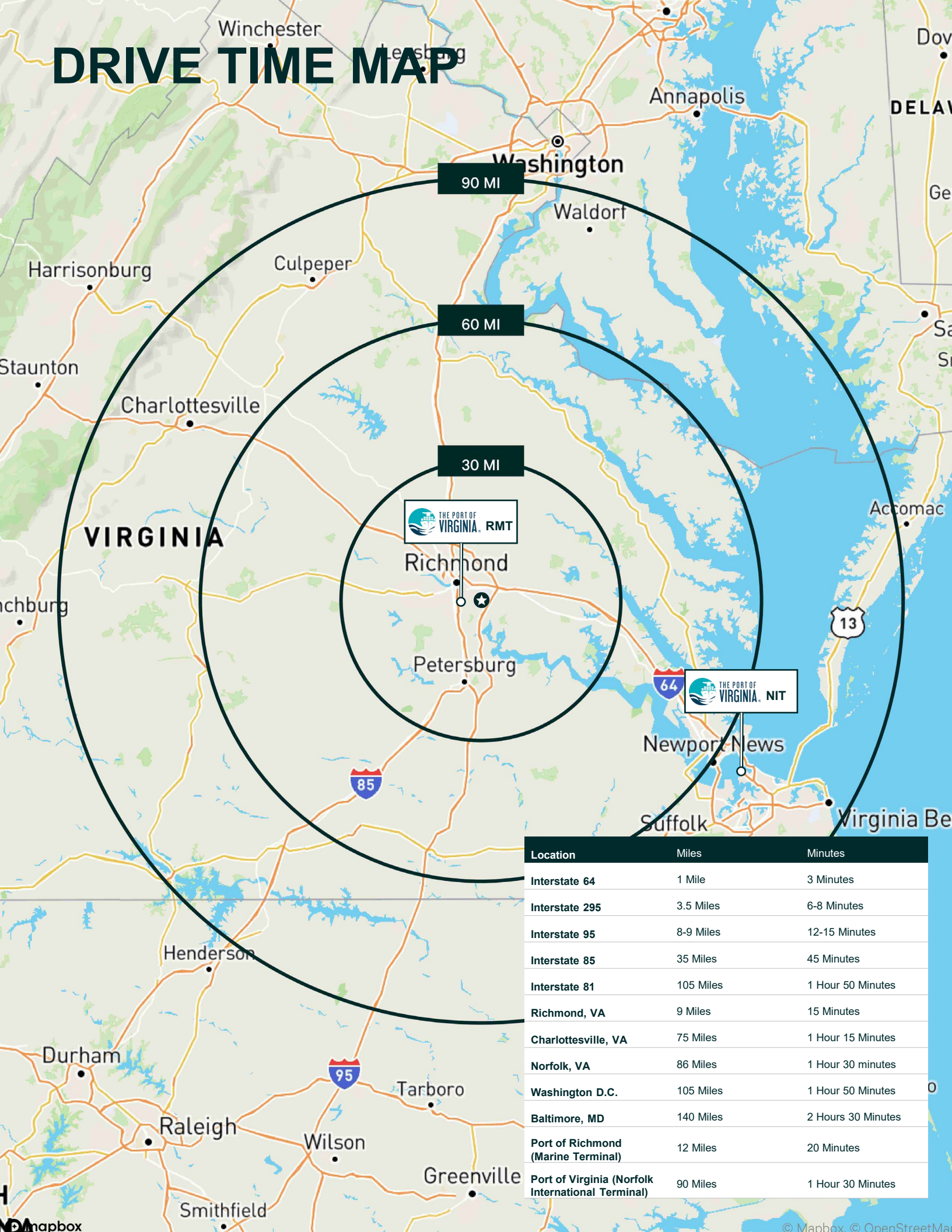


INDUSTRIAL USERS WITHIN 5 MILE RADIUS

Company		Company	
★ PROPERTY FOR SUBLEASE	953 S Airport Drive, Richmond VA 23231	10. Smurfit Westrock	5710 S Laburnum Ave, Richmond, VA 23231
1. Sapporo Group	943 S Airport Drive, Richmond, VA 23231	11. Distribution International; Riverside Logistics; National Delivery Systems	4800 Eubank Road, Richmond, VA 23231
2. Veritiv	2600 Distribution Drive, Henrico, VA 23231	12. Showbest Fixture Corp.	4112 Sarellen Road, Richmond, V A23231
3. Miller Electric Company; Tucker Door and Trim	2700 Distribution Drive, Henrico, VA 23231	13. Stone Brewing	4300 Williamsburg Road, Henrico, VA 23231
4. Fareva	2248 Darby Town Road, Richmond, VA 23231	14. QTS Data Center	3525 Portugee Road, Sandston, VA 23150
5. Total Packaging Services	2900 Sprouse Drive, Richmond, VA 23231	15. Breakthru Beverage	5800 Technology Blvd, Sandston, VA 23150
6. Eaton (Move In Date: July 2027)	6380 Miller Road, Henrico, VA 23231	16. Richmond Processing & Distribution Center	5801 Technology Blvd, Sandston, VA 23150
7. Anord Mardix (USA), Inc.	2704 Seven Hills Blvd, Henrico, VA 23231	17. Dominion Packaging	5700 Audubon Drive, Sandston, VA 23150
8. Dominion Packaging & Sabert	2708 Seven Hills Blvd, Henrico, VA 23231	18. Coca-Cola	500 Eastpark Court, Sandston, VA 23150
9. Mondelez International	6002 S Laburnum Ave, Richmond, VA 23231		



DRIVE TIME MAP



Location	Miles	Minutes
Interstate 64	1 Mile	3 Minutes
Interstate 295	3.5 Miles	6-8 Minutes
Interstate 95	8-9 Miles	12-15 Minutes
Interstate 85	35 Miles	45 Minutes
Interstate 81	105 Miles	1 Hour 50 Minutes
Richmond, VA	9 Miles	15 Minutes
Charlottesville, VA	75 Miles	1 Hour 15 Minutes
Norfolk, VA	86 Miles	1 Hour 30 minutes
Washington D.C.	105 Miles	1 Hour 50 Minutes
Baltimore, MD	140 Miles	2 Hours 30 Minutes
Port of Richmond (Marine Terminal)	12 Miles	20 Minutes
Port of Virginia (Norfolk International Terminal)	90 Miles	1 Hour 30 Minutes

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CONTACTS

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CBRE

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