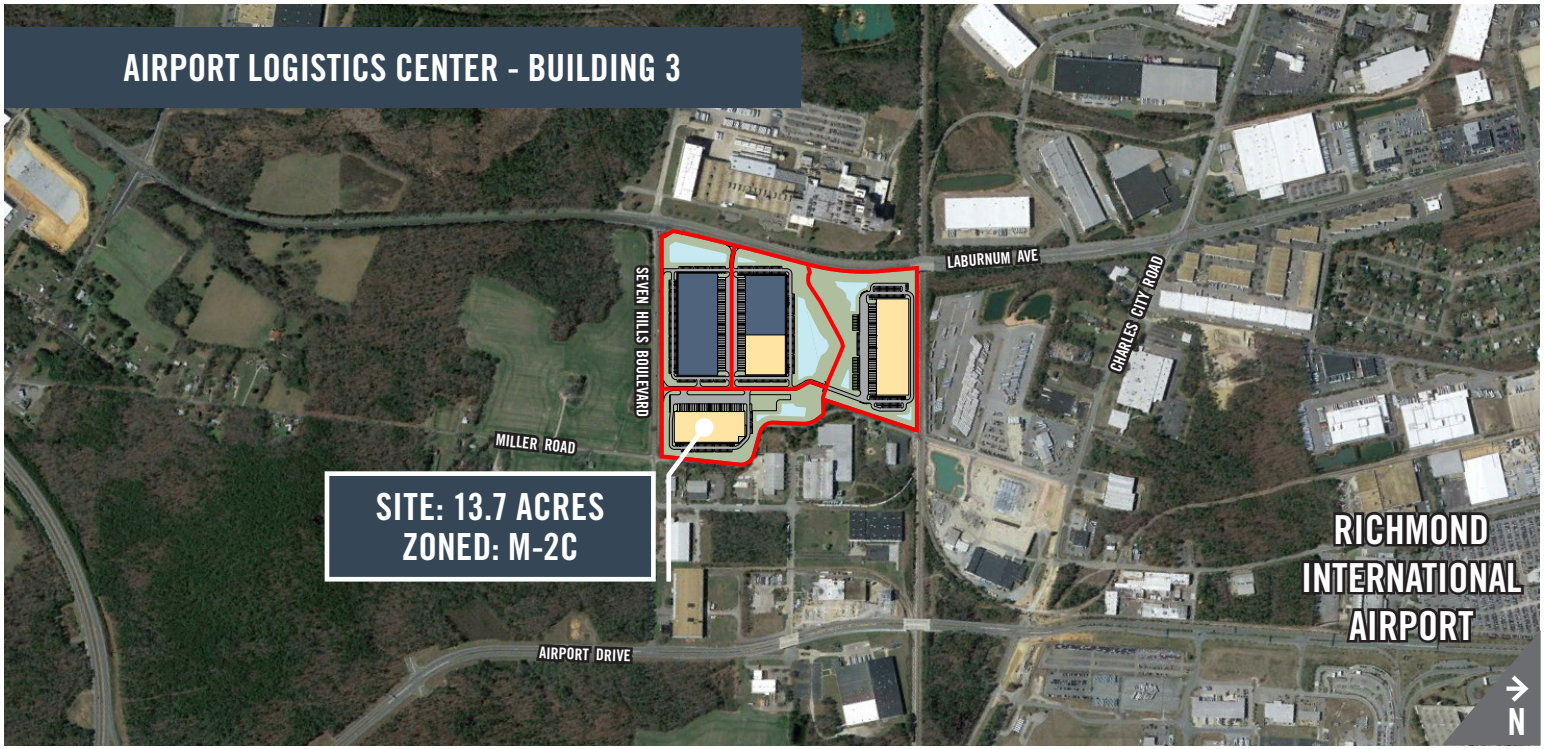
BECKNELL INDUSTRIAL

WAREHOUSE/DISTRIBUTION SPACE AVAILABLE

Seven Hills Boulevard | Henrico, VA



Property Features:

- Building 3: 129,750 SF
- Master Planned Park Offering Buildings from 125,000 - 250,000 SF
- Located in Enterprise and Opportunity Zone
- Located just 1.5 miles from the Richmond International Airport
- Easy Access to I-64 (3.25 miles) & I-95 (6.52 miles)
- Located less than 80 miles from the Port of Virginia
- 55% of Nation's Consumers are Located Within 2 Days Drive

FOR MORE INFORMATION CONTACT:

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BECKNELL INDUSTRIAL | PORTER REALTY

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BUILDING FEATURES:

- Building Size: 129,750 SF
- Building Dimensions: 500' x 240'
- Office: Build-to-Suit
- Land: Situated on 13.7 Acres
- Zoned: M-2C
- Construction: Pre-Cast Concrete
- Flooring: 7" Unreinforced Floor Slab
- Clear Height: 32'
- Electrical: 1000 Amp, 480v, 3-Phase
- Fire Suppression: ESFR Sprinkler System
- Roof: 60 mil TPO Roof Membrane System
- Lighting: LED Lighting with Motion Sensors
- Bay Spacing: 45' x 50'; 60' Speed Bay
- Exterior Docks: 13
- Drive-in Doors: Two (2) 12' x 14'
- K.O.s / Trailer Parking: 16
- Dock Package: Dock Seals/Bumper Lights, vision panel and 35,000 lb. airbag leveler
- Truck Court: 130'
- Car Parking: 105 Spaces

SITE UTILITIES (All utilities available onsite)

Electric: Dominion Virginia Power
Water: Henrico County
Gas: City of Richmond
Phone/Internet: Verizon, AT&T
Sewer: Henrico County

THE RICHMOND ADVANTAGE

Strategically located in the mid-Atlantic region, less than 100 miles south of Washington DC, Greater Richmond is home to a diverse business community that includes headquarters for 10 Fortune 1000 companies, manufacturers in the pharmaceutical, chemical and biotech industries, as well as the Fifth District Federal Reserve and the state capital. Renowned companies who have recently selected the Richmond area for new locations and expansions include Amazon, Lumber Liquidators, The Vitamin Shoppe, Capital One, Medline, Republic National Distributing Company, Rolls-Royce, Sabra Dipping Company, and FedEx.

The region can access 55% of the nation's consumers within two days delivery by truck, and the Richmond International Airport (RIC) sees more than 3.3 million passengers and 85 million pounds of cargo each year. With a population of more than 1.2 million, the Richmond area continues to expand, offering the cultural amenities of a large city with minimal congestion. Virginia is also the northern-most right to work state, and is consistently ranked among the top states for business by Forbes.com and CNBC.com, and was also named the most livable state in 2012 by the US Chamber of Commerce. The Richmond region offers a highly educated workforce, with nearly thirty colleges and universities offering undergraduate, graduate and professional degree programs.

The Airport Logistics Center is located in Henrico County's East End with immediate access to the region's transportation infrastructure, which includes two major interstates: I-95 which serves all major north-south corridors, and I-64 which runs east to west. The recently completed Pocahontas 895 provides efficient access to the Richmond International Airport from localities south and west of Richmond. The site provides direct access to 895 as well as to I-295, which provides a bypass around downtown Richmond and terminates in the Petersburg/ Tricities area south of town. The Airport Logistics Center is located less than 90 miles from the Port of Virginia, the only US East Coast port with Congressional authorization for 55-foot depth channels. The Virginia Port Authority also recently named metro Richmond as the state's logistics hub as it provides "access by highways, railroads, waterways and airways."

Sources: Greater Richmond Partnership
Virginia Economic Development Partnership
Henrico County Economic Development Authority

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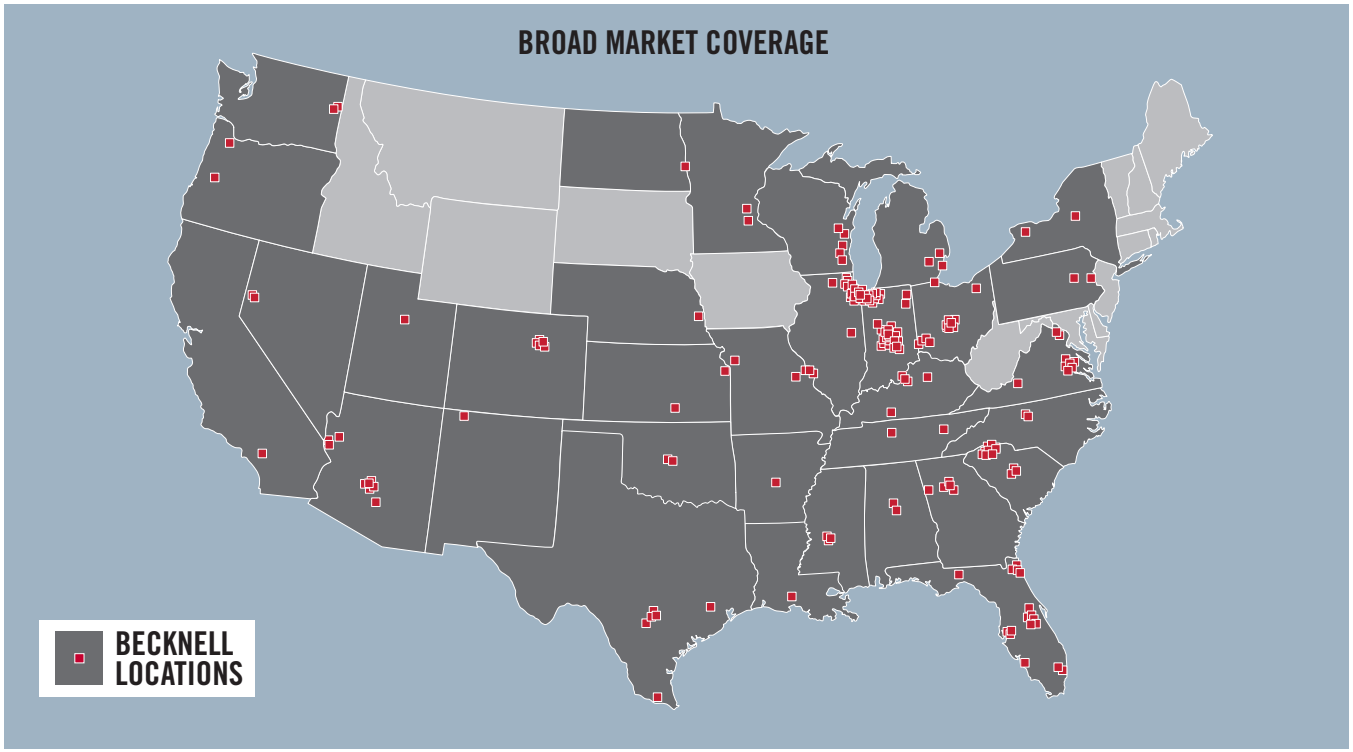
BROAD MARKET COVERAGE



REPRESENTATIVE CLIENTS:

ABOUT BECKNELL

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns interest in nearly 24 million square feet of industrial properties representing over $1.7 billion
- Long-term owners–not merchant builders
- Portfolio Characteristics
  - 148 industrial properties
  - Located in 33 states
  - 97.0% leased (in-service)
  - Average building age 14 years
- Services provided
  - Site Selection/Site Design
  - Architecture/Building & Interior Design
  - Engineering
  - Construction
  - Property Management
- Access to capital
  - No financing contingencies
  - $100 million unsecured line of credit