

# FOR LEASE SAUER INDUSTRIAL CENTER

943 S. Airport Drive, Richmond, VA 23231



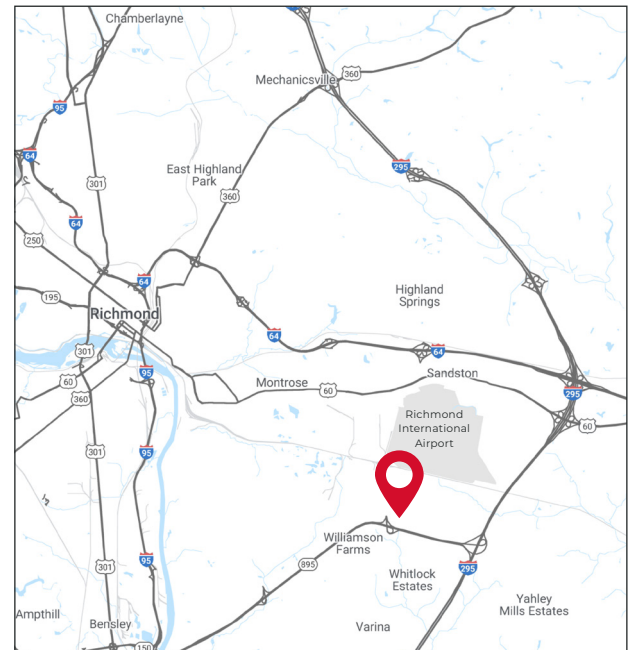
## SPACE FOR LEASE

### ±279,319 SF

Class A Modern Bulk Distribution Facility

#### HIGHLIGHTS:

- 130,289 SF remaining
- READY NOW!!
- Located just 1.8 Miles to Richmond International Airport
- Easy Access to I-295 & I-64 via Pocahontas Parkway
- Located Less than 80 Miles from the Port of Virginia
- 55% of Nation's Consumers are Located Within 2 Days Drive
- Exceptional Visibility & Frontage on Airport Drive



LEASING BY:



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# Sauer Industrial Center

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## 130,269 SF SPECS

**TOTAL BUILDING SIZE:**  
±279,319 SF (310' x 900')

**AVAILABLE SPACE:**  
130,289 SF

**ZONING:**  
M1-C

**ACRES:**  
±30.46

**OFFICE:**  
BTS

**COLUMN SPACING:**  
54' x 50'

**SPEED BAY:**  
60'

**CLEAR HEIGHT:**  
32'

**LOADING**  
14 (9' x 10')

**KNOCK-OUTS:**  
9

**DRIVE-IN DOORS:**  
1 (12' x 14')

**TRUCK COURT:**  
145'

**TRAILER PARKING:**  
19

**CAR PARKING:**  
127

**SPRINKLERS:**  
ESFR

**ELECTRICAL:**  
1200A, 277/480 volt, 3-phase

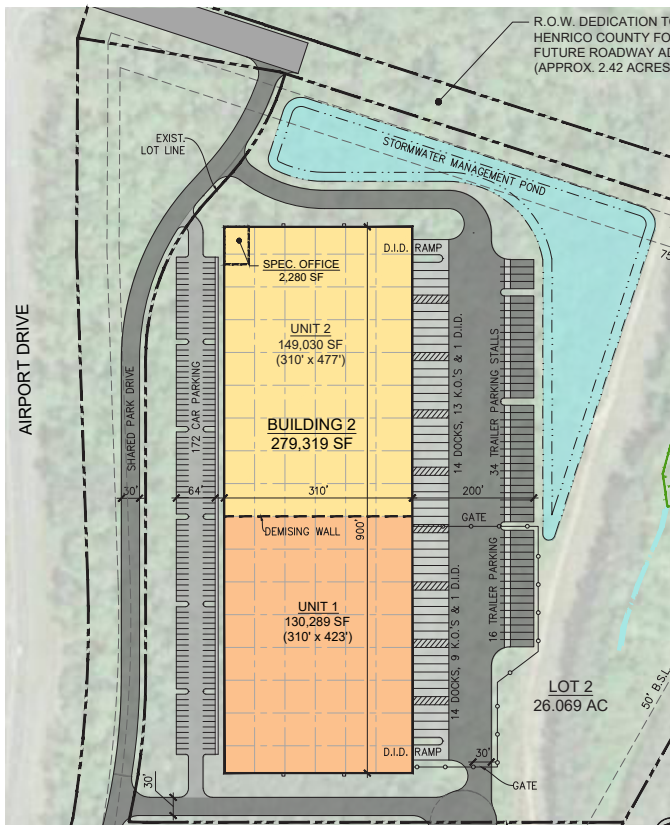
**LIGHTING:**  
LED w/ Motion Sensors

**ROOF:**  
.45 Mil Mech. Fastened TPO

**FLOORING:**  
7" Unreinforced Slab



## SITE PLAN



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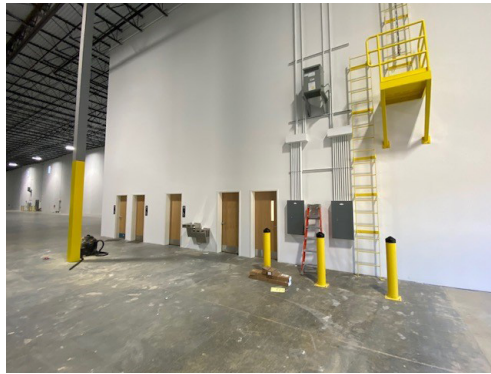
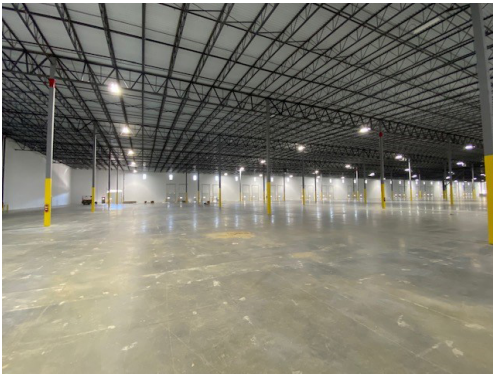
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