

**SOUTH RICHMOND
BUSINESS CENTER**



INDUSTRIAL FOR LEASE | 604,500 TOTAL SF AVAILABLE

**SOUTH RICHMOND
BUSINESS CENTER**

**1930 Bellwood Road
Richmond, Virginia 23237**



THALHIMER

DEVELOPED BY

AshleyCapital

1930 BELLWOOD ROAD

Richmond, VA 23237



OVERVIEW

The South Richmond Business Center is a strategically located Class A industrial complex located along I-95 approx. 8 miles South of Richmond's CBD. The property is approx. 55 acres and will be home to two state-of-the-art industrial facilities totaling 604,500 SF. Located along Bellwood Road and bordering I-95, this site offers great visibility to over 102,000 VPD (I-95) as well as great access to I-95.

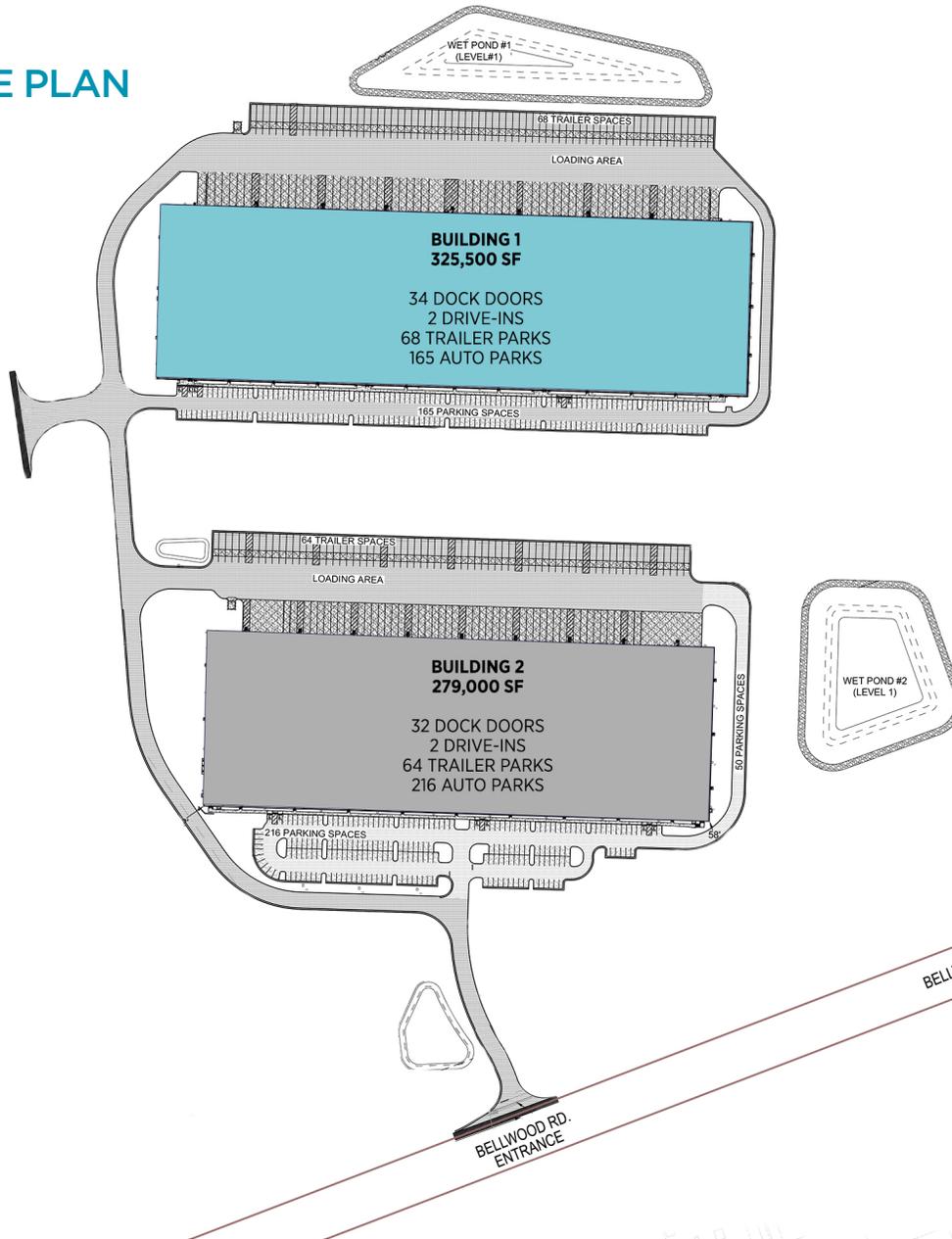
This infill location is just 3 miles to Richmond Marine Terminal ([website](#)), less than 10 miles to Richmond International Airport, and within a 20-minute drive to all points of Richmond's MSA making it a great location for logistics and labor recruitment.



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SITE PLAN



	BUILDING 1	BUILDING 2
Total SF	325,500 SF	279,000 SF
Building Dimensions	1050' x 310'	900' x 310'
Office SF	To suit	To suit
Clear Height	36'	36'
Column Spacing	50' x 52.5'	50' x 50'
Dock High Doors	34	32
Drive-In Doors	2 - 12' x 14'	2 - 12' x 14'
Future K.O. Positions	18	8
Fire Protection	ESFR	ESFR
Auto Parking	165 spaces	216 spaces
Trailer Parking	68 spaces	64 spaces
Truck Court Depth	185'	185'
HVAC	Roof-mounted exhaust fans	Roof-mounted exhaust fans
Zoning	I-3	I-3

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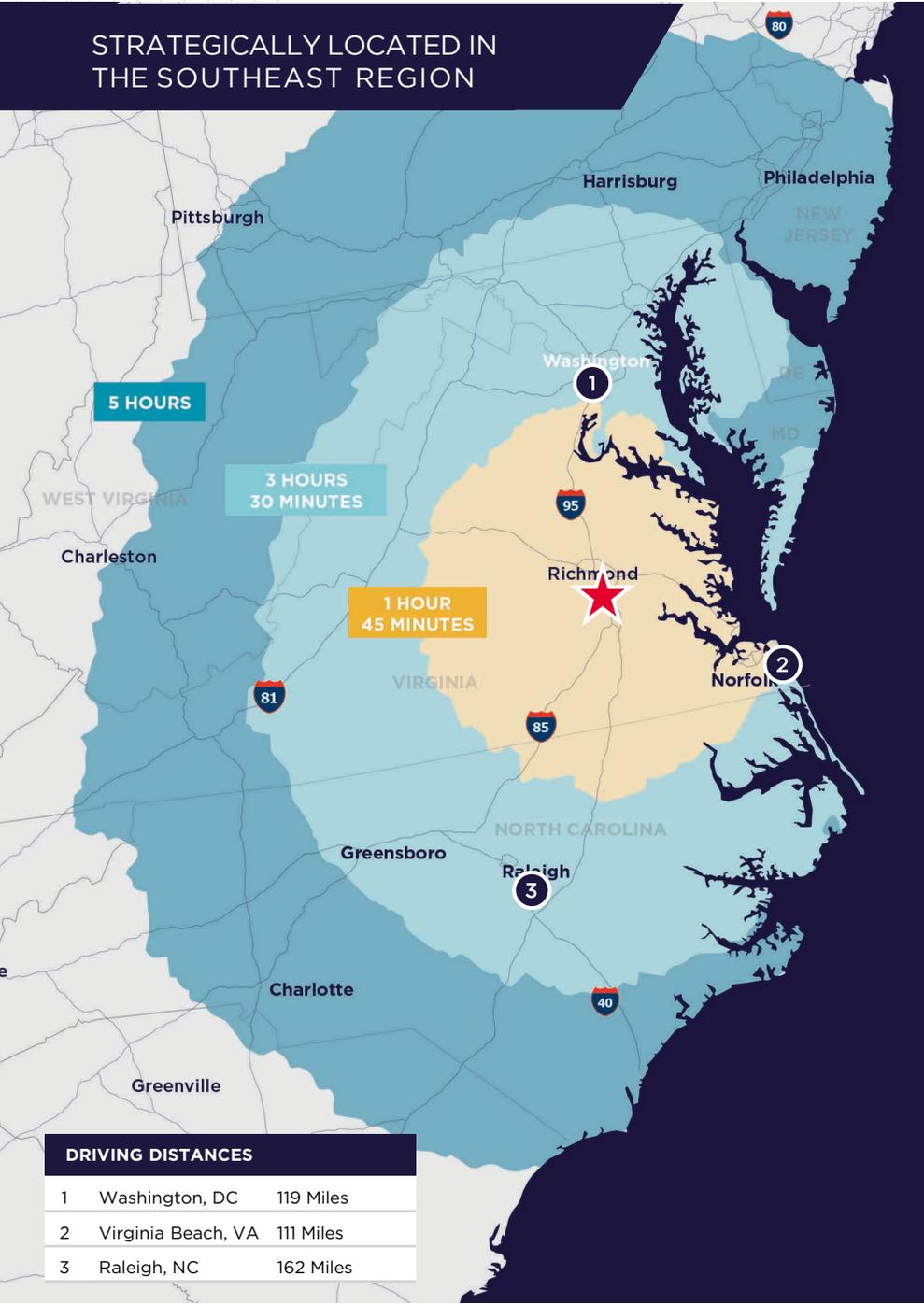


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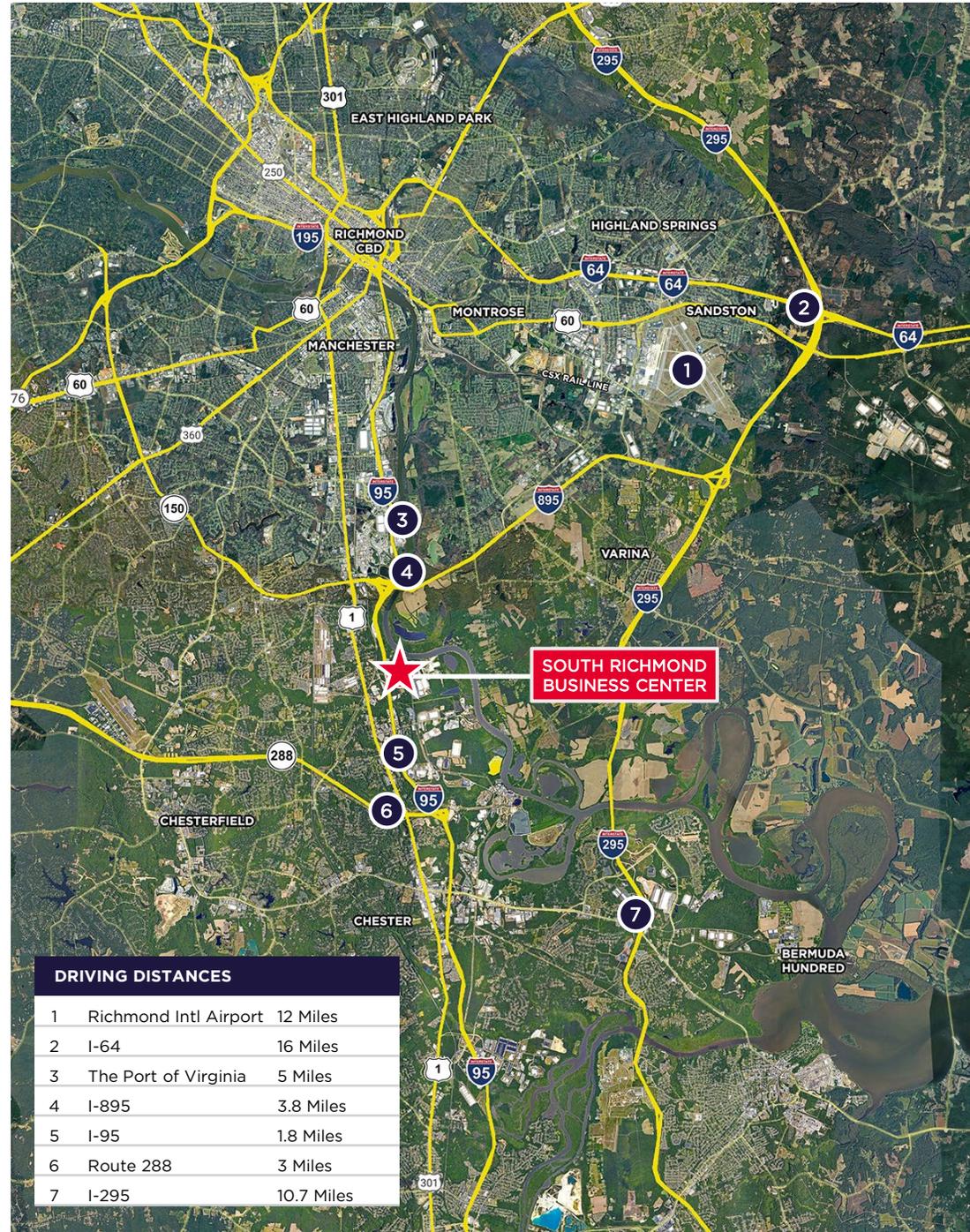


STRATEGICALLY LOCATED IN THE SOUTHEAST REGION



DRIVING DISTANCES

1	Washington, DC	119 Miles
2	Virginia Beach, VA	111 Miles
3	Raleigh, NC	162 Miles



DRIVING DISTANCES

1	Richmond Intl Airport	12 Miles
2	I-64	16 Miles
3	The Port of Virginia	5 Miles
4	I-895	3.8 Miles
5	I-95	1.8 Miles
6	Route 288	3 Miles
7	I-295	10.7 Miles



**SOUTH RICHMOND
BUSINESS CENTER**

**U.S. DEFENSE
SUPPLY CENTER**

amazon

DU PONT

PEPSICO

GE

**ALLIED
CONCRETE PRODUCTS, LLC**

ups

bissell

Hillphoenix

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