

FOR LEASE
7011 S LABURNUM AVE
HENRICO, VIRGINIA 23231

I-895 *Logistics
Center*



For more information, contact:

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AshleyCapital
opportunity into value

582,424 SF
CLASS A DISTRIBUTION FACILITY
2025 DELIVERY



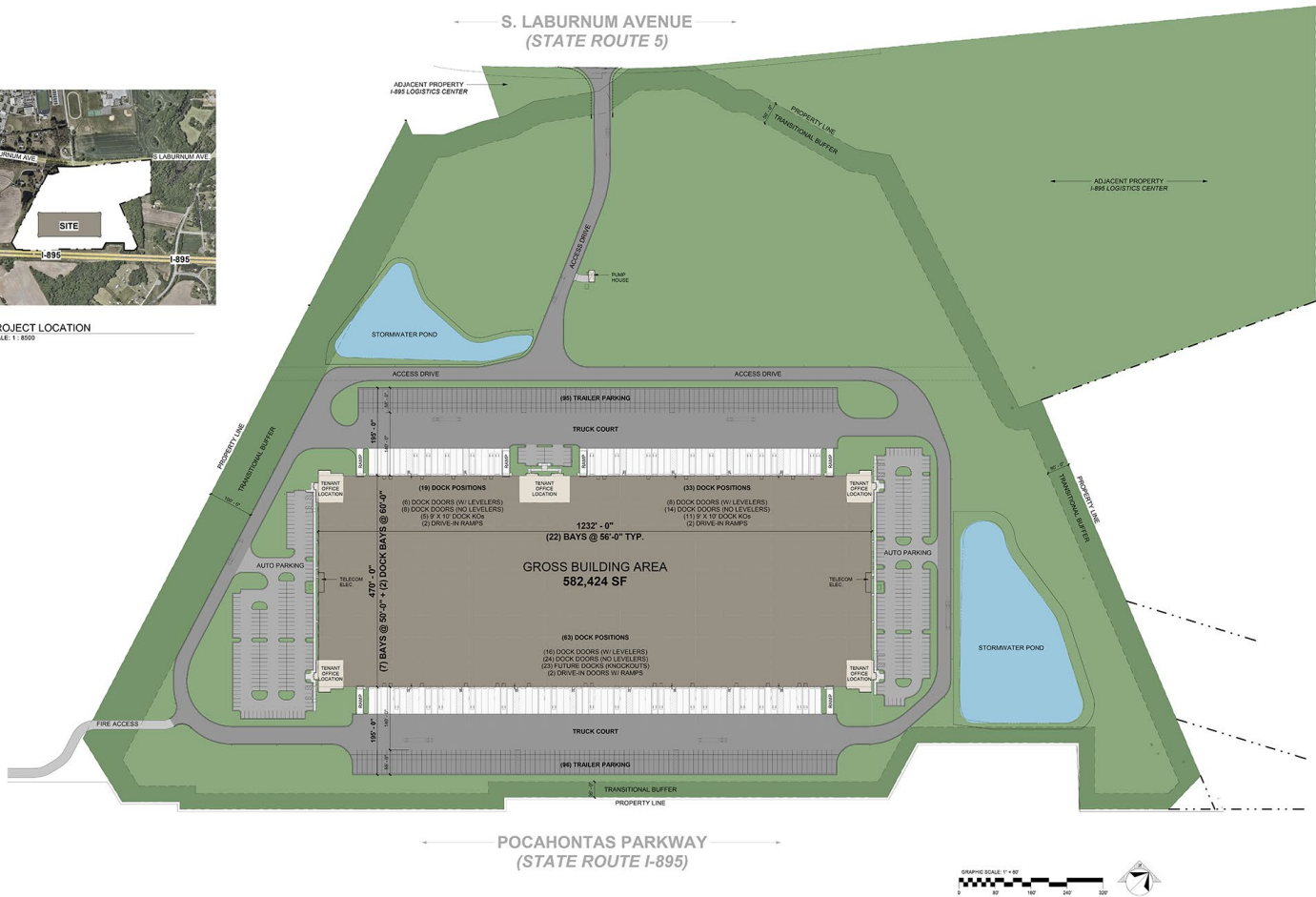
THALHIMER

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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2 PROJECT LOCATION
SCALE: 1 : 8000



Total Square Footage	582,424 SF
Construction	Tilt up concrete panels
Building Dimensions	470' width x 1,232' length
Column Spacing	50' x 56'
Speed Bay Depth	60'
Clear Heights	36' beyond 1st column line
Sprinkler	ESFR with K22.4 heads
Truck Court Depths	60' concrete apron + 12' wide dolly pad of 7" unreinf. concrete over soil cement
Dock High Doors Total	(74) overhead & 42 knock outs
Dock Door Size	9' x 10'
Dock Pits	All pits to be poured back during shell construction
Dock Levelers	(30) 40,000 lb capacity hydraulic (14) on North Wall & (16) on South Wall
Drive-in Ramps Total	(6) 12' x 14' with 14'x16' KO's at each location
Auto Parking	393
Trailer Storage	191
Warehouse Lighting	(455) 2'x2' 36000 Lumen high bay LED fixtures

Concrete Slab on Grade	7" unreinforced with full vapor barrier over soil cement
Roofing	60 mil TPO, R22 insulation
Exhaust Fans	18 rooftop fans for 1.5AC/hr
Unit Heaters	18 gas fired heaters
Jurisdiction	Henrico County
Zoning	M-1 Industrial

I-895 LOGISTICS CENTER



KEY DRIVE TIMES

Major Highways



Interstate 895	3 minutes	1.3 miles
Interstate 295	8 minutes	5.2 miles
Interstate 64	10 minutes	5.7 miles
Interstate 95	5 minutes	4.0 miles

Major Transportation Hubs



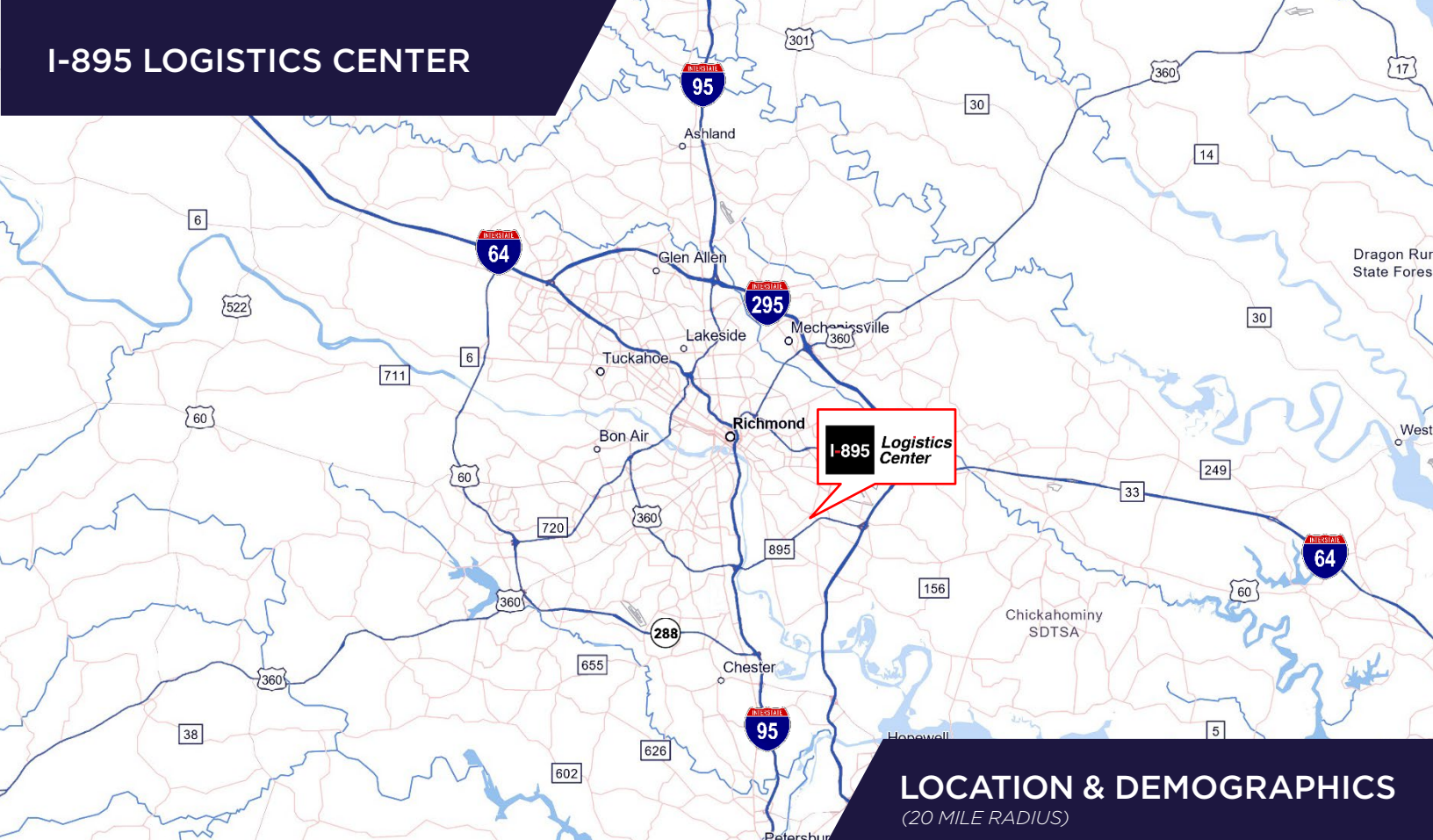
Richmond Intl. Airport	8 minutes	2.9 miles
Richmond Marine Terminal	11 minutes	7.1 miles
Port of Virginia	1.2 hours	85 miles

Major Cities

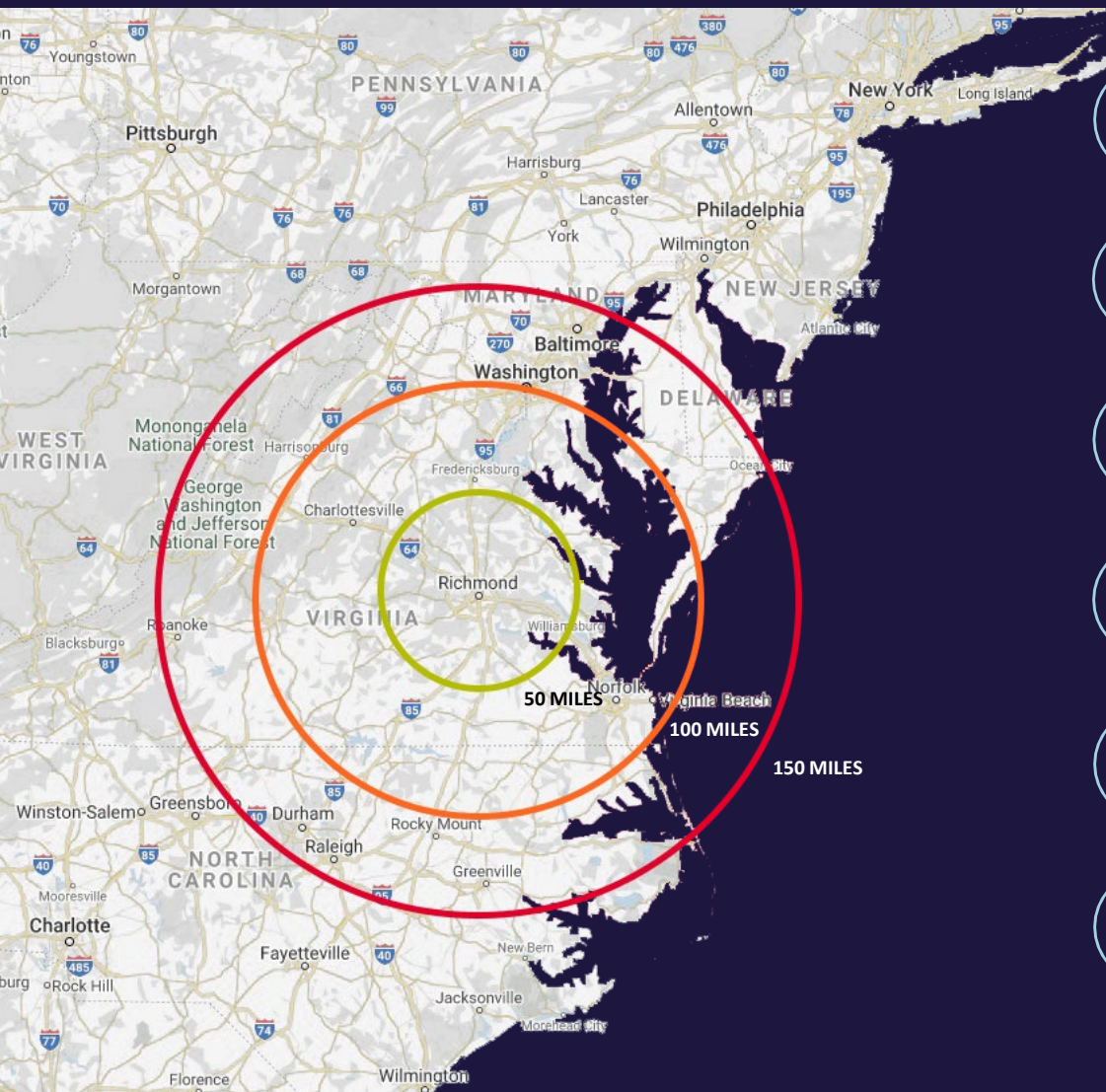


Richmond CBD	15 minutes	6 miles
Washington, DC	2.5 hours	115 miles
Virginia Beach	1.6 hours	106 miles
Raleigh	2.5 hours	151 miles

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LOCATION & DEMOGRAPHICS (20 MILE RADIUS)



POPULATION (2021)
1,125,922



AVERAGE HOUSEHOLD INCOME
\$94,570



TOTAL BUSINESSES
48,700+



LABOR FORCE POPULATION
566,695



UNEMPLOYMENT RATE
3.1%



EDUCATION ATTAINMENT

HIGH SCHOOL	19.1%
ASSOC. DEGREE	7.6%
BACH. DEGREE	24.6%
GRAD. DEGREE	15.9%

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ADB | DESIGN SERVICES



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