



Hot Properties Industrial

Developers are investing in Greater Richmond through speculative construction -- allowing a faster move-in for potential tenants. Learn more by contacting **Jennifer Wakefield at 804.928.7476 | jennifer@grpva.com**.

City of Richmond



Delivery: Q1 2023

Deepwater Industrial Park

- Two buildings under construction; 215,122 SF in Buildings A and C, both available now for pre-lease
- Zoned M-1, City of Richmond, Enterprise zone
- Opportunity Zone with all utilities in place
- Public transportation available
- Close proximity to the Richmond Marine Terminal; visible from I-95; 2 miles from I-95 interchange; 5 miles from downtown

Chesterfield County



Delivery: Q4 2023

Ashton Logistics Park

- Two buildings available; 437,657 SF in Building I and 84,271 SF in Building II
- Zoned I-2, Heavy Industrial
- Featuring state-of-the-art specifications
- 32'-36' clear height, dock and drive in loading,
- 190' truck courts; 159 trailer drops in truck court
- 350 spaces for car parking
- Ashton Logistics Park is close in proximity to operations run by FedEx, Hillphoenix and Sabra

Hanover County



Delivery: Q2 2023

Cardinal Commerce Center

- Three buildings with one available for pre-lease
- Building size covers 186,000 SF
- Subdividable into ~40,000 SF increments
- 32' clear ceiling height
- 25 dock doors with 24 knockouts
- Two drive-in doors, 163 car spaces and 73 trailer spaces
- Performance Food Group, a Fortune 500 company, is based within the Cardinal Commerce Center

Henrico County



Available Now

Sauer Industrial Center

- +/-279,319 SF currently available
- 30-acre industrial park located in M1-C zoning
- +/-2,250 SF Spec Office space
- 22 knockouts, 2 drive-in doors
- 145' truck courts, 46 trailer parking and 172 car parking
- ESFR Sprinkler System
- Water, sewer and gas are available
- Less than 2 miles to Richmond International Airport, easy access to I-64 and I-95, 15 minutes to downtown Richmond



Virginia #1 for South
Atlantic Workforce
Development
-- Site Selection
Magazine, 2023



Virginia ranks #1 for
Overall Business
Climate
-- Site Selection
Magazine, 2022



#8 Most
LGBTQ-friendly City
in America Right Now
-- 24/7 Wall St., 2022



#9 Best Corporate
Headquarters
-- Business Facilities,
July 2022



#6 Metro in the
South Atlantic for
Sustainability
-- Site Selection
Magazine, 2022



One of the "Best
Cities to Live in
for Gen Z"
-- Living Cozy, Jan. 2022



Greater Richmond
designated a Runner
Friendly Community
-- Road Runners Club of
America, 2022



Richmond ranks in the
top 15% of Best Food
Cities in the U.S.
-- WalletHub, 2022



Top 10 cities for
Best Arts District
-- 10best.com, 2022



Richmond among the
10 best U.S. cities for
first-time homebuyers
-- CNBC, 2022



Virginia ranks #2 for
Customizable
Workforce Training
-- Business Facilities, 2022



Virginia ranks #4 for
Manufacturing
-- Site Selection Magazine,
2022

