



# Hot Properties Industrial

Developers are investing in Greater Richmond through speculative construction -- allowing a faster move-in for potential tenants. Learn more by contacting **Mitchel Allen** at **804.263.6393** | **[mallen@grpva.com](mailto:mallen@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

