



**THALHIMER**

INDUSTRIAL FOR LEASE

# James River Logistics Center

1601 Bellwood Road | Chesterfield County, Virginia 23237

CONCEPTUAL - BUILDING TO BE BUILT

"PROJECT LIGHTNING 2"



**320,853 SF New Construction**

For more information, contact:

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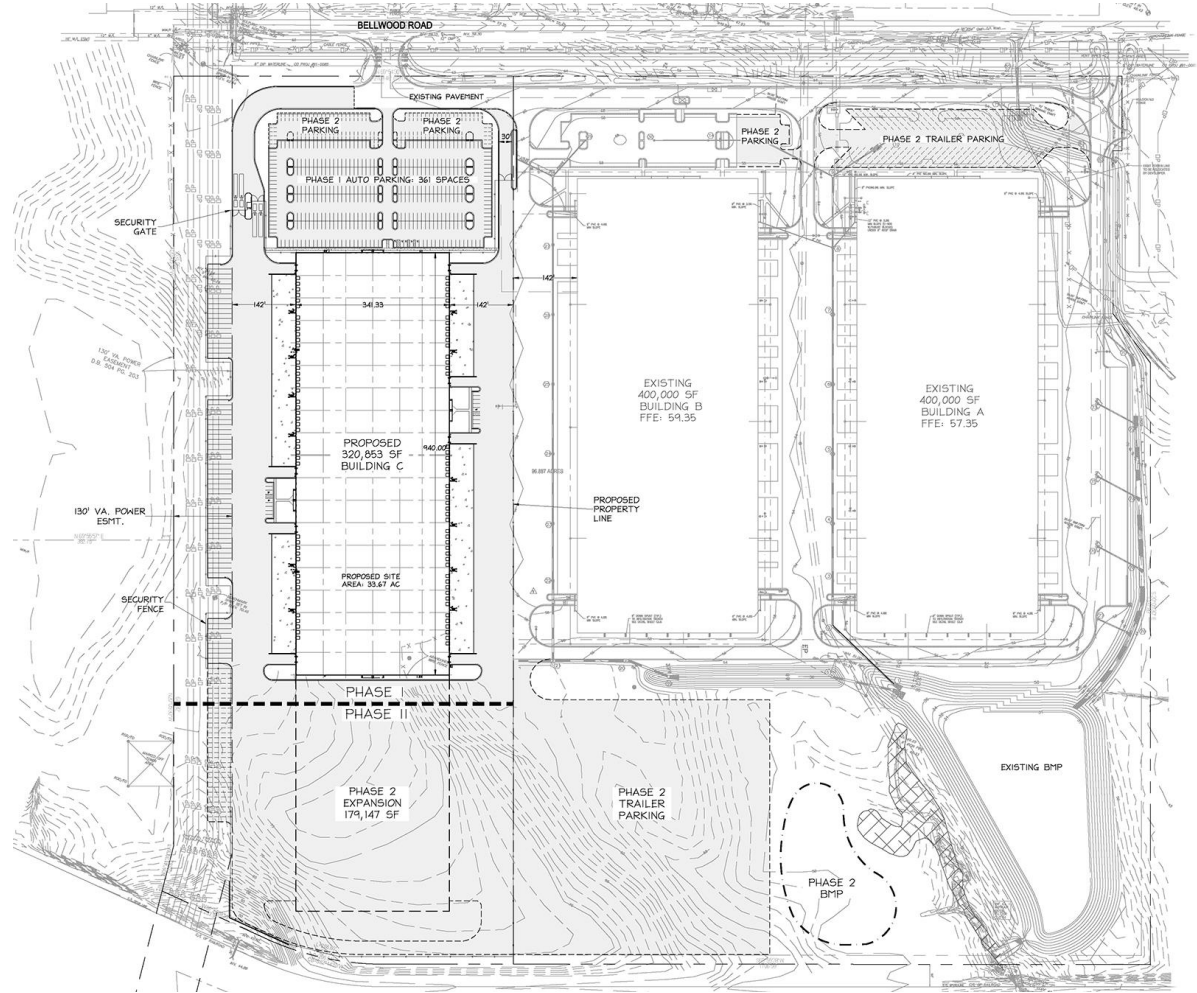
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**Specifications**

Property Size	±320,853 SF (expandable to 500,000 SF)
Site Area	43.799 acres
Location	Site is in a Chesterfield County "Technology Zone", which features a five-year BPOL tax exemption and five-year machinery & tools tax rebate.
Zoning	I-3 – Heavy Industrial
Ceiling Height	32' clear height
Loading	8 drive-in doors; 96 truck-height dock doors (1 per 3,300 SF)
Column Spacing	50' x 60' (typical)
Parking	Up to 467 cars and 64 trailers
Electrical	2,000 Amps 277/480V 3 Phase
Sprinkler	ESFR sprinkler fire protection system
Floor	6" concrete slab constructed with 4,000 PSI concrete; 6" stone base
Lighting	Efficient LED lighting in the warehouse and on building exterior. Natural light provided by skylights around perimeter bays of the building
Heating	Efficient natural gas heaters
Ventilation	Roof mounted exhaust fans with wall mounted intake louvers to provide approx. two (2) air changes per hour
Other Features	<ul style="list-style-type: none"> <li>• "Green" features</li> <li>• White TPO roof</li> <li>• Skylights</li> <li>• R-30 roof insulation</li> <li>• Rail access is available</li> </ul>



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