

FDC - BUILDING 'I'

36,000 SQUARE FEET



FAIRGROUNDS DISTRIBUTION CENTER
4645-4683 CAROLINA AVENUE,
RICHMOND, VIRGINIA 23222
AVAILABLE NOW!

"AS-IS" RENT (NNN):	\$3.95 PER SQUARE FOOT
EXPENSE ESTIMATE:	\$0.91 PER SQUARE FOOT
ANNUAL RENT ESCALATIONS:	THREE PERCENT (3%)
TERM:	FIVE (5) YEARS
COMMISSION:	4% OF BASE RENTAL, PAID UP FRONT

BRIAN FELTON
LIBERTY PROPERTY TRUST

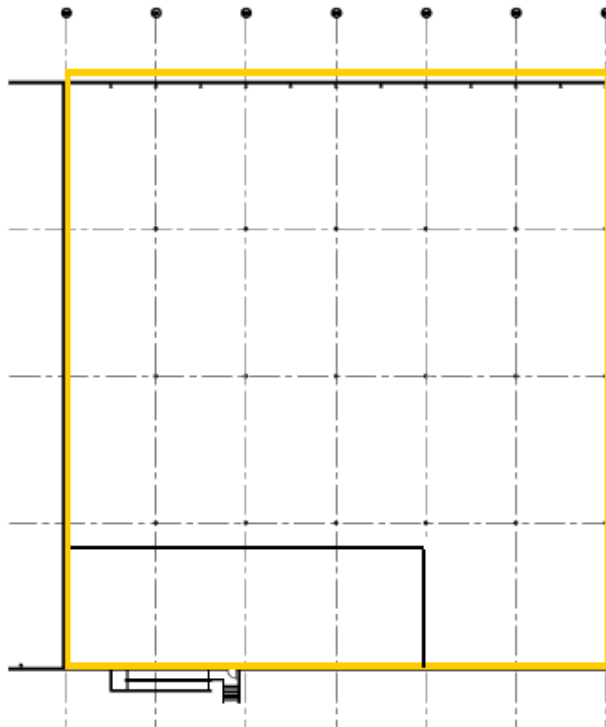
3900 WESTERRE PARKWAY, SUITE 200
RICHMOND, VA 23233
804.934.4333
BFELTON@LIBERTYPROPERTY.COM



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SPACE DETAILS

LEASABLE AREA:	36,000 SQUARE FEET
BUILDING SIZE:	120,000 SQUARE FEET
DOCK DOORS:	THREE (3) 8'x10' DOCK DOORS ON FRONT, ALL WITH SEALS,
RAIL DOORS:	THREE (3) RAIL DOORS
CLEAR HEIGHT:	24' CLEAR
DEPTH:	200'
COLUMN SPACING:	30' x 50'
BAYS:	6,000 SQUARE FEET; 30' x 200'
CONSTRUCTION:	HEAVYWEIGHT, FLUTED CONCRETE MASONRY UNITS WITH STEEL REINFORCED CONCRETE STUDS AT TWO FEET ON CENTER
RAIL:	RAIL SERVICE AVAILABLE
FLOOR:	6" 4000 PSI BEARING CAPACITY SLAB
SPRINKLER:	FULLY SPRINKLERED, CENTRALLY MONITORED FIRE PUMP STATION SERVED BY 16" COUNTY WATER MAIN AND BY A 200,000 GALLON STORAGE TANK
HVAC:	SUSPENDED SPACE HEATERS FUELED BY NATURAL GAS



NOTE: THIS SPACE IS OFFERED SUBJECT TO AVAILABILITY.