

FOR LEASE > HIGH QUALITY MANUFACTURING/DISTRIBUTION FACILITY

# 4300 Carolina Avenue

HENRICO COUNTY | RICHMOND, VIRGINIA 23222



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SPECIFICATIONS

Total Square Feet:	±219,981
Office Area	±30,837 SF
Section A	±44,926 SF (full HVAC & Electric)
Section B	±32,396 SF
Section C	±36,011 SF
Section D	±37,781 SF
Section E	±38,030 SF
Fire Safety:	Park wide water tank; wet sprinklered
Equipment/Utilites:	
Electric	3,700 amps/3-phase
Natural Gas	Available
Water/Sewer	County of Henrico municipal
Telcom	Contract private vendors, has had Verizon T-1 in past
Bay Sizes:	Approximately 42' x 42' but varies
Dimensions:	Approximately 300' x 750'
Service Shop:	2,350 SF
Ceiling Heights:	18' - 24' (some obstructions)
Floor:	6" reinforced concrete
Docks:	• 12 (10' x 10') (8 hydraulic, 6 manual)
Drive-in:	• 1 (10' x 10') and 1 extra wide (20'x16')
Parking:	394 spaces
Sprinklers:	Wet; varying densities
Zoning:	M-1 (light industrial)



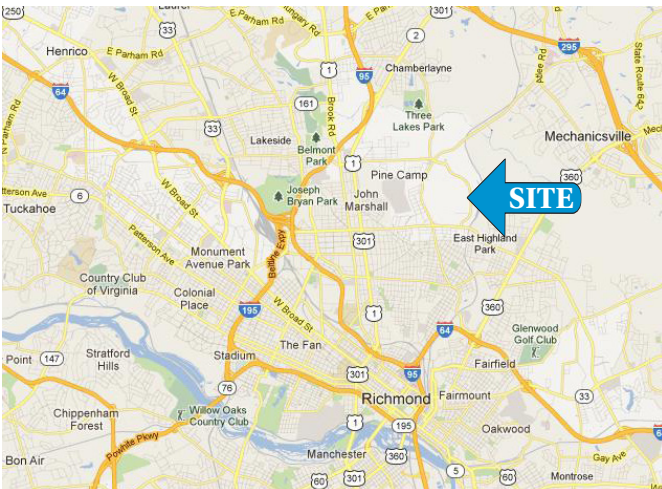
For Municipal Information Contact:  
Henrico County Economic Development  
804.501.7654  
www.co.henrico.va.us

AVAILABLE > SUMMER 2018



Property Features

- > 219,981± SF building (includes 30,837± SF office) on 21 acres
- > Scheduled availability - Summer 2018
- > One section of warehouse with full HVAC
- > Well-maintained and designed for manufacturing and distribution - ample power, parking & loading
- > Business friendly municipality with access to skilled labor markets
- > Next to Richmond Distribution Center (largest multi-tenant park in Richmond)
- > Lease Rate: \$3.95/SF, NNN



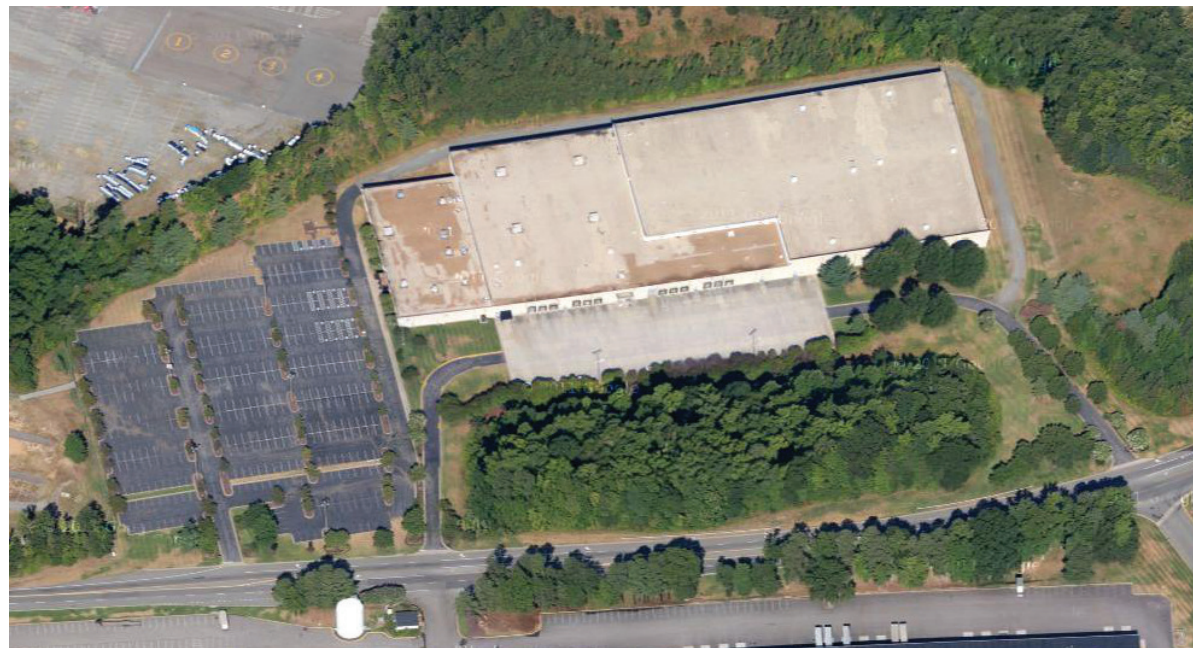
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Representative floorplan (not to scale) - ±219,981 SF



## Office Area

±30,837 SF - Mainly open office; bathrooms; telecom upgrades easily accommodated

## Section A

±44,926 SF - Full HVAC; electrical BUS duct; 3 offices with restroom, mainly open warehouse

## Section B

±32,396 SF - Dock loading area

## Section C

±36,011 SF - 1 large storage room; exhaust fans; mainly open warehouse

## Section D

±37,781 SF - Open warehouse

## Section E

±38,030 SF - Open warehouse; ground level door

- Potential to subdivide - depending on tenant and lease terms
- Short and medium term leases may be available - depending on tenant and lease terms