




SEVEN HILLS DISTRIBUTION CENTER

2930, 2931, 2961 & 2990 Seven Hills Blvd.,
Richmond, VA 23231



LIVE 
CONSTRUCTION CAMERA



LEARN MORE 



Four Building, 820,800 SF Industrial Park | Speculative & Build-to-Suit Options Available

Wood Thornton, SIOR

Senior Vice President
+1 804 267 7221
wood.thornton@colliers.com

Rob Dirom

Senior Vice President
+1 804 267 7207
rob.dirom@colliers.com

Frank Hargrove, III

Vice President
+1 804 339 2912
frank.hargrove@colliers.com



SEVEN HILLS DISTRIBUTION CENTER

BUILDING 1 | 267,840 SF WAREHOUSE UNDER CONSTRUCTION

BUILD-TO-SUIT OPPORTUNITIES
Building sites 2, 3 and 4 are currently available for build-to-suit construction that would enable the tenant to own and allow for customization of the building.



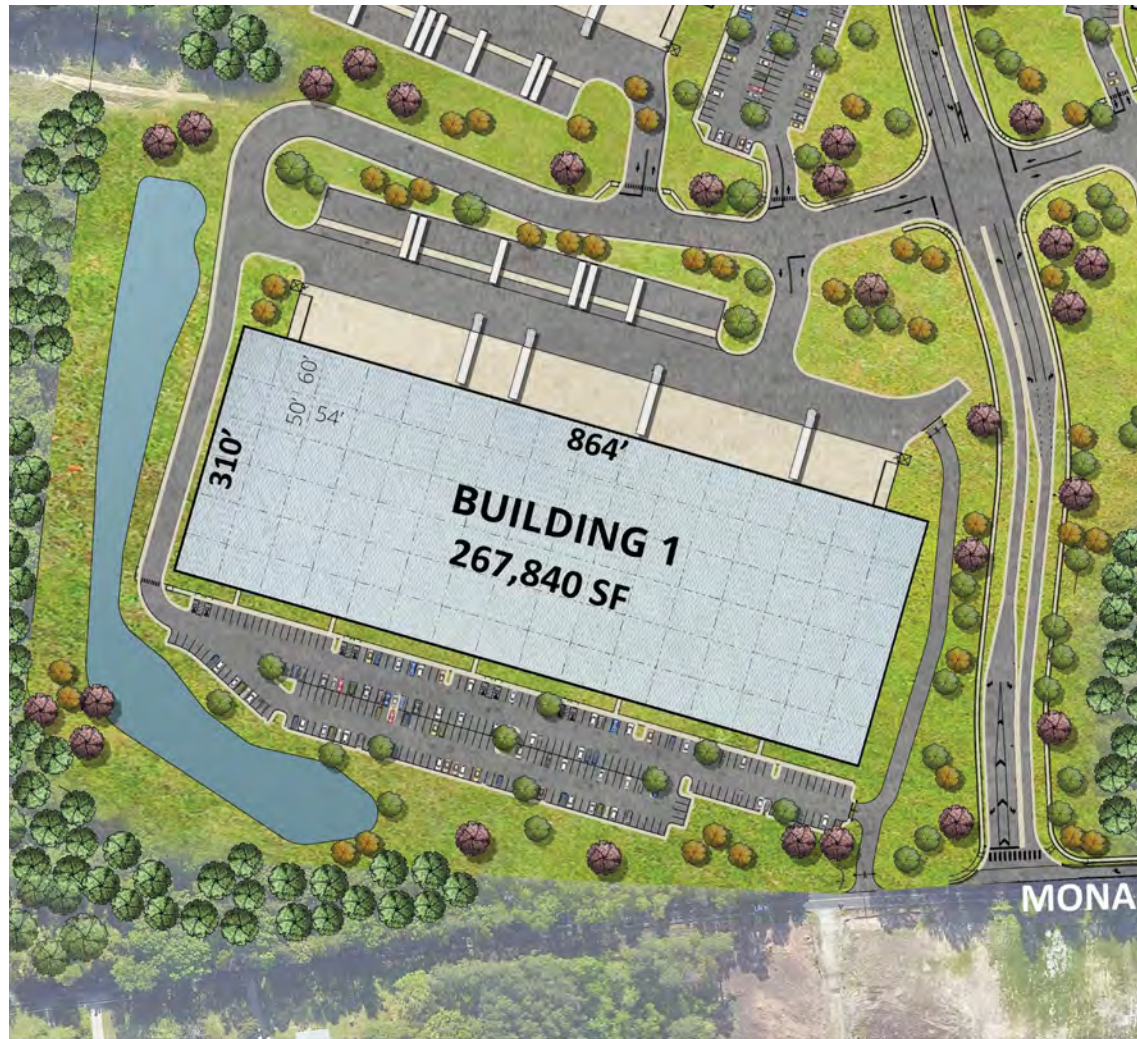
SEVEN HILLS DISTRIBUTION CENTER

UNDER CONSTRUCTION | MARCH 2027 DELIVERY

Building 1 | 2961 Seven Hills Boulevard, Richmond, VA 23231

Building Specs

Zoning	M-2C (General Industrial)
Building Size	267,840 SF (will demise)
Dimensions	310' D x 864' W
Clear Height	36'
Spec Office	± 3,000 SF with restrooms
Column Spacing	54' x 50' w/ 60' speed bay
Floor Slab	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
Loading	<ul style="list-style-type: none"> • Front loaded • Fifty-two (52) 9' x 10' manual overhead doors • Twenty-six (26) 45,000 lb. mechanical levelers + seals • Two (2) drive in 14' x 16' motorized roll-up doors
Truck Court	192'-deep truck court with 72' concrete apron and heavy-duty drive aisle
Lighting	<ul style="list-style-type: none"> • 30 foot candles throughout • Motion sensors
Electrical	<ul style="list-style-type: none"> • One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel • Two, 200 amp distribution panels
Fire Protection	ESFR sprinkler system
Roof	Mechanically attached .60 mil TPO with R-30 insulation
HVAC	<ul style="list-style-type: none"> • Heat for freeze protection, 1 air change per hour • 6 HVLS fans delivered spec in speed bay
Parking	<ul style="list-style-type: none"> • 268 Parking Spaces • 36 Trailer Drops
Size Acreage	± 23.94 acres



SEVEN HILLS DISTRIBUTION CENTER

BUILD-TO-SUIT (8-10 MONTH BUILD)

Building 2 | 2930 Seven Hills Boulevard, Richmond, VA 23231

Building Specs

Zoning	M-2C (General Industrial)
Building Size	218,240 SF (will demise)
Dimensions	310' D x 704' W
Clear Height	36'
Spec Office	± 3,000 SF with restrooms
Column Spacing	54' x 50' w/ 60' speed bay
Floor Slab	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
Loading	<ul style="list-style-type: none"> • Rear loaded • Forty (40) 9' x 10' manual overhead doors • Twenty (20) 45,000 lb. mechanical levelers + seals • Two (2) 14' x 16' motorized roll-up doors at drive-ins
Truck Court	190'-deep truck court with 70' concrete apron and heavy-duty drive aisle
Lighting	<ul style="list-style-type: none"> • 30 foot candles throughout • Motion sensors
Electrical	<ul style="list-style-type: none"> • One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel • Two, 200 amp distribution panels
Fire Protection	ESFR sprinkler system
Roof	Mechanically attached .60 mil TPO with R-30 insulation
HVAC	<ul style="list-style-type: none"> • Heat for freeze protection, 1 air change per hour • HVLS fans delivered spec in speed bay
Parking	<ul style="list-style-type: none"> • 222 Parking Spaces • 33 Trailer Drops
Size Acreage	± 21.45 acres



SEVEN HILLS DISTRIBUTION CENTER

BUILD-TO-SUIT (8-10 MONTH BUILD)

Building 3 | 2931 Seven Hills Boulevard, Richmond, VA 23231

Building Specs

Zoning	M-2C (General Industrial)
Building Size	186,000 SF (will demise)
Dimensions	310' D x 600' W
Clear Height	36'
Spec Office	± 3,000 SF with restrooms
Column Spacing	54' x 50' w/ 60' speed bay
Floor Slab	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
Loading	<ul style="list-style-type: none">• Rear loaded• Thirty-four (34) 9' x 10' manual overhead doors• Seventeen (17) 45,000 lb. mechanical levelers + seals• Two (2) 14' x 16' motorized roll-up doors at drive-ins
Truck Court	190'-deep truck court with 70' concrete apron and heavy-duty drive aisle
Lighting	<ul style="list-style-type: none">• 30 foot candles throughout• Motion sensors
Electrical	<ul style="list-style-type: none">• One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel• Two, 200 amp distribution panels
Fire Protection	ESFR sprinkler system
Roof	Mechanically attached .60 mil TPO with R-30 insulation
HVAC	<ul style="list-style-type: none">• Heat for freeze protection, 1 air change per hour• HVLS fans delivered spec in speed bay
Parking	<ul style="list-style-type: none">• 230 Parking Spaces• 24 Trailer Drops
Size Acreage	± 22.38 acres



SEVEN HILLS DISTRIBUTION CENTER

BUILD-TO-SUIT (8-10 MONTH BUILD)

Building 4 | 2990 Seven Hills Boulevard, Richmond, VA 23231

Building Specs

Zoning	M-2C (General Industrial)
Building Size	148,720 SF (will demise)
Dimensions	260' D x 572' W
Clear Height	36'
Spec Office	± 3,000 SF with restrooms
Column Spacing	54' x 50' w/ 60' speed bay
Floor Slab	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
Loading	<ul style="list-style-type: none">• Front loaded• Thirty-four (34) 9' x 10' manual overhead doors• Seventeen (17) 45,000 lb. mechanical levelers + seals• Two (2) 14' x 16' motorized roll-up doors at drive-ins
Truck Court	130'-deep truck court with 70' concrete apron and heavy-duty drive aisle
Lighting	<ul style="list-style-type: none">• 30 foot candles throughout• Motion sensors
Electrical	<ul style="list-style-type: none">• One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel• Two, 200 amp distribution panels
Fire Protection	ESFR sprinkler system
Roof	Mechanically attached .60 mil TPO with R-30 insulation
HVAC	<ul style="list-style-type: none">• Heat for freeze protection, 1 air change per hour• HVLS fans delivered spec in speed bay
Parking	149 Parking Spaces
Size Acreage	± 22.48 acres



MAJOR AREA TENANTS

Logos of major area tenants: LIDL, Dominion Packaging Inc., ANORD MARDIX, GraybaR, The Home Depot Pro, Miller Electric Company, Riverside Logistics, FAREVA, novolex, Lineage, Mondelēz International, WestRock, Iron Mountain, Sapporo, wesco, and Veritiv.

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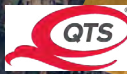
6.5 miles to I-95

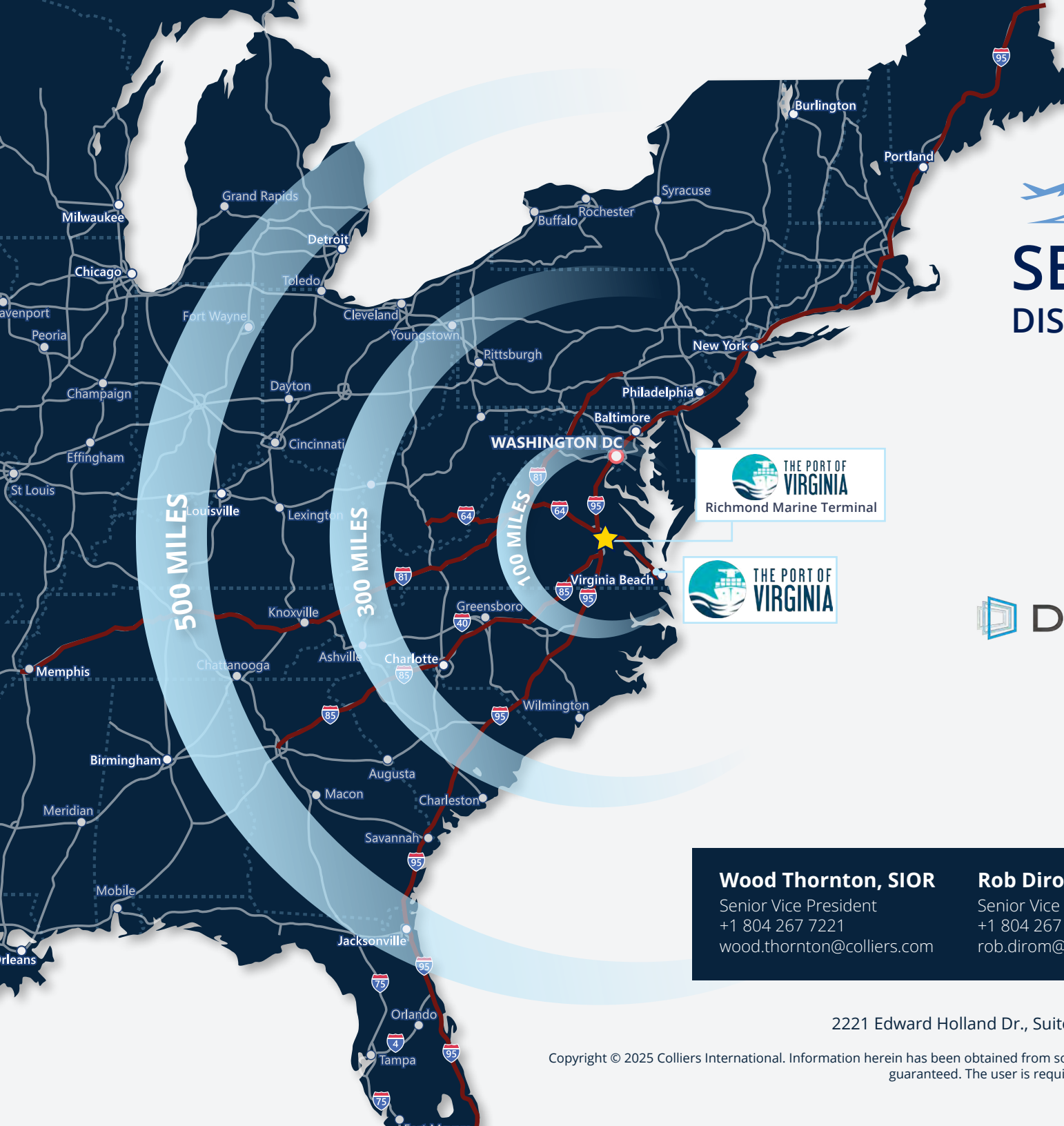
2.5 miles to I-295

SEVEN HILLS
DISTRIBUTION CENTER

RICHMOND
INTERNATIONAL AIRPORT

White Oak
Expansion





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<p>Wood Thornton, SIOR Senior Vice President +1 804 267 7221 wood.thornton@colliers.com</p>	<p>Rob Dirom Senior Vice President +1 804 267 7207 rob.dirom@colliers.com</p>	<p>Frank Hargrove, III Vice President +1 804 339 2912 frank.hargrove@colliers.com</p>
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Colliers International
2221 Edward Holland Dr., Suite 600 | Richmond, VA | P: +1 804 320 5500

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