

FOR LEASE | CLASS A MODERN INDUSTRIAL FACILITIES

SAUER INDUSTRIAL CENTER

6380 MILLER ROAD | HENRICO, VA 23231

100,000 - 362,880 SF

**Building Delivery within 6 Months of Signed Lease*



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SAUER

PROPERTIES


RANGE
COMMERCIAL PARTNERS

EXECUTIVE SUMMARY

Sauer Properties and **Range Commercial Partners** are pleased to present **Sauer Industrial Center**, a Class A industrial facility offering options ranging from 100,000-362,880 SF. Positioned at the midpoint of the East Coast with outstanding connectivity to the Greater Richmond region's major distribution arteries, Sauer Industrial Center is within close proximity to Interstate 64, Interstate 95, Interstate 295 and Route 895.

These multi-tenant industrial buildings are ideally suited for modern industrial distribution and manufacturing uses serving the Greater Richmond MSA, as well as the larger Mid-Atlantic region. Building A can deliver within 7 months.



SITE PLAN

BUILDING A



BUILDING A PROPERTY FEATURES

BUILDING SF	208,320 SF
ZONING	M-1 C
BUILDING DIMENSIONS	310' x 672'
CLEAR HEIGHT	36'
COLUMN SPACING	50' x 56' w/ 60' speed bay
SPRINKLER SYSTEM	ESFR
FLOOR THICKNESS	7" unreinforced
HEATING	50° min
LIGHTING	30 foot candles w/ 6'-15' whip
LOADING DOCKS	32 (9' x 10'), 16 w/ 45,000lbs mechanical levelers

DRIVE-IN DOORS	2 (13' x 12') drive-in doors
TRUCK COURTS	60' concrete apron; 134' truck court depth
LOADING CONFIGURATION	Rear load
TRAILER PARKING	46 trailer drops
EMPLOYEE PARKING	201 parking spaces
ROOF	60-mil TPO w/ R-30 insulation
ELECTRIC	2000 AMP 3-phase service
CLERESTORY WINDOWS	40, 4' x 12' clerestory windows
UTILITIES	12" gas, water, and sewer lines

**Site accessible by public transportation - GRTC Stop #1476*

FUTURE DEVELOPMENT PLAN



REGIONAL MAP

Sauer Industrial Center is centrally located amongst all of Richmond's major highways, I-64, I-95 and I-295, offering exceptional regional accessibility.



1.5 MILES



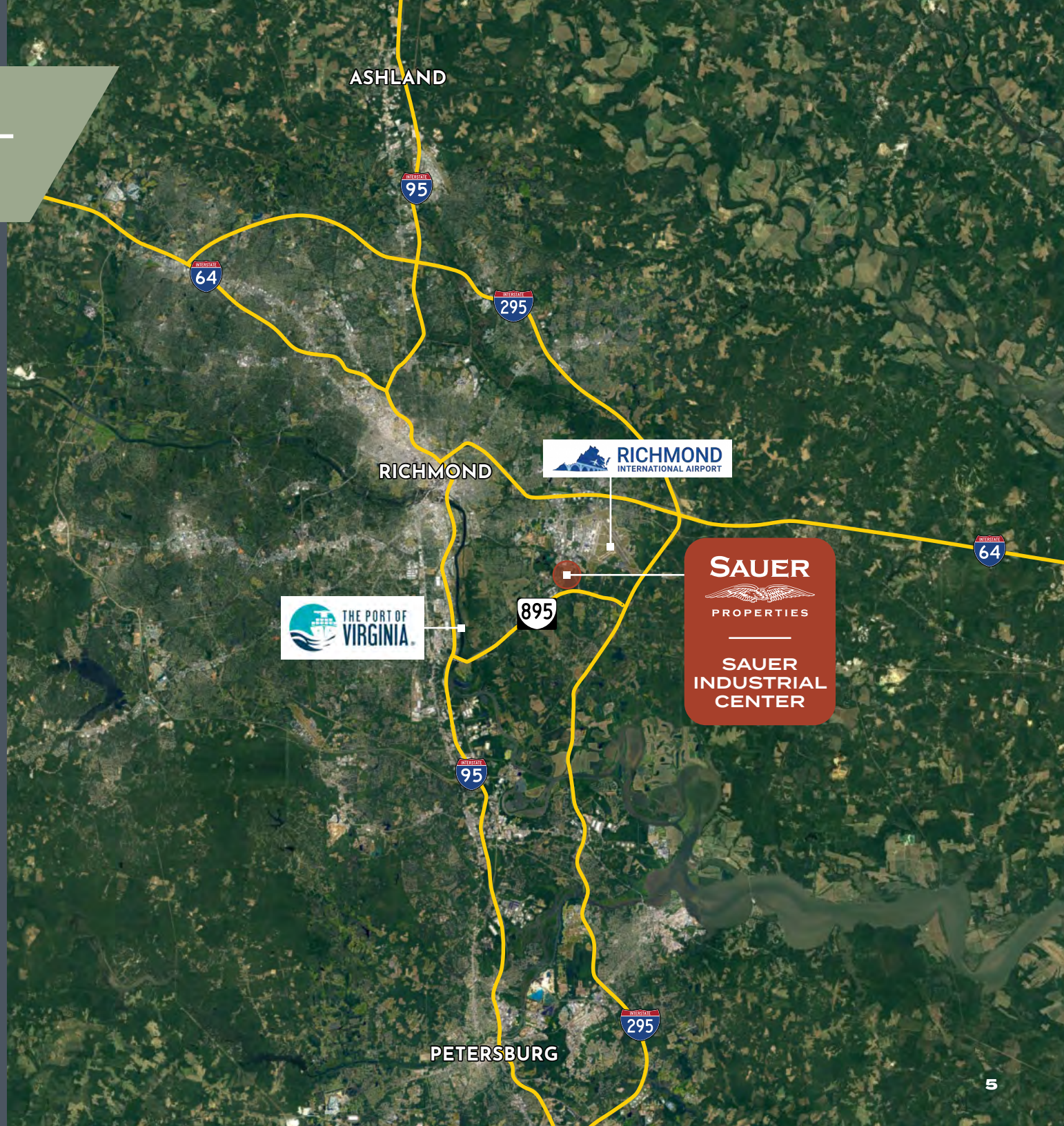
2 MILES



3 MILES



6 MILES



39.4%

39.4% of Richmond MSA residents have at least a bachelors degree (24.8% bachelors + 14.6% graduate). 15% more than the national average.

9.8%

Between 2010-2020, the Richmond MSA has grown by 9.8% vs the national average of 7.4%.

19.3%

The City of Richmond alone has seen an 11.0% increase in population growth over the past 10 years and anticipates another 19.3% by 2050.

\$552M

The City of Richmond landed \$552 million in capital investment, creating an expected 2,237 jobs.

43RD

The Richmond MSA is now the 43rd largest metro in the United States with a population of 1,339,182 residents.



LOCATION HIGHLIGHTS

RICHMOND VIRGINIA



40%

of the United States population lives within a day's drive.



50%

of the United States population lives within a 750-mile radius.



140M+

More than 140 million pounds of cargo is shipped from Richmond International Airport each year.



3.7M

Port of Virginia's Annual TEU volume in 2022 was 3,703,230.



36K

Richmond Marine Terminal's Annual TEU volume in 2022 was 36,730.

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CONTACT US

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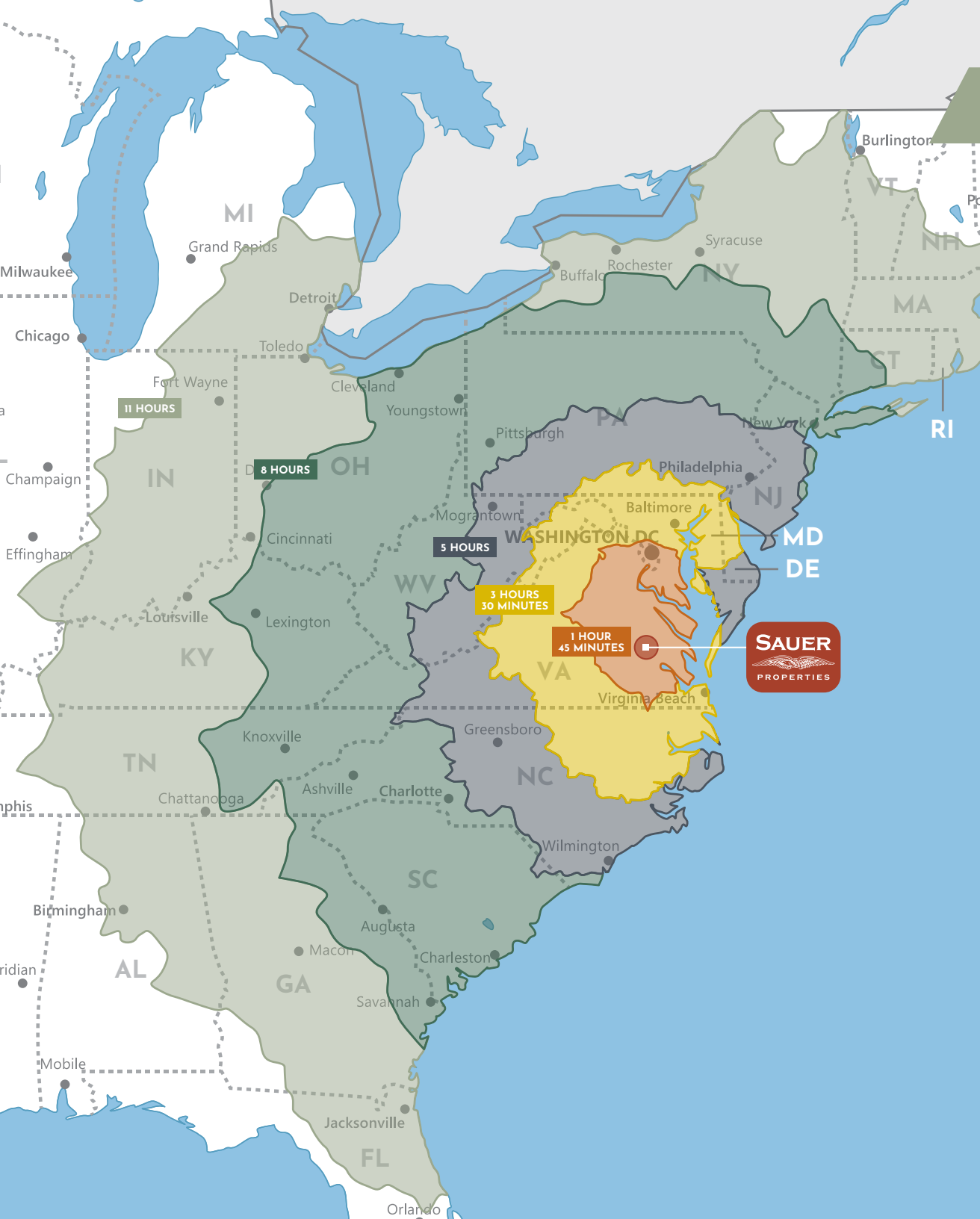
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