

7 HILLS

Distribution Center



For Lease

2900, 2901, 3000 & 3001
7 Hills Blvd
Richmond, VA 23231



LINGERFELT

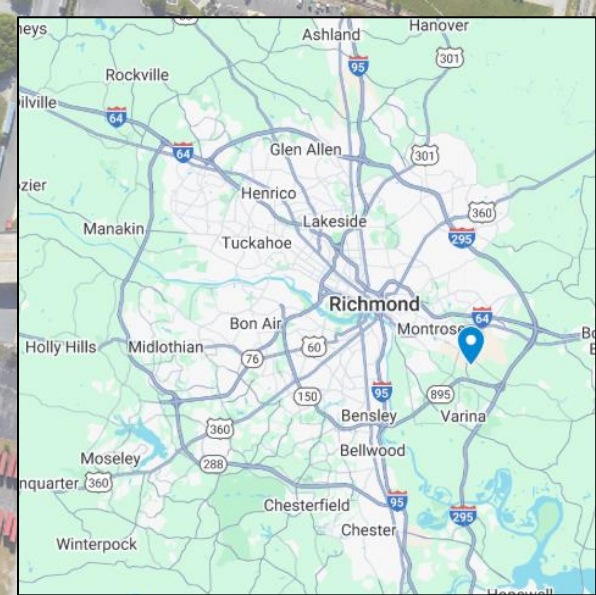
Four (4) building, 820,800 SF industrial park
Building 1 delivering Q2 2026
Build-to-Suit Options Available

Brian Witthoeft
T (804) 270-0015
bwitthoeft@lingerfelt.co

John Mason
T (804) 270-0015
jmason@lingerfelt.co

Rob Valentine
T (804) 270-0015
rvalentine@lingerfelt.co

SITE PLAN



Brian Witthoeft
T (804) 270-0015
bwitthoeft@lingerfelt.co

John Mason
T (804) 270-0015
jmason@lingerfelt.co

Rob Valentine
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rvalentine@lingerfelt.co



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PROPERTY SUMMARY – BUILDING 1

Address:	3001 7 Hills Boulevard Richmond, VA 23231
Zoning:	M-2C (General Industrial)
Site Acreage:	+/- 23.94 acres
Delivery:	Q2 2026
Developer:	Lingerfelt Development, LLC
Building Size:	267,840 SF (will demise to ~90,000 SF)
Structure:	Tilt-up Concrete Wall Panels
Dimensions:	310' D x 864' W
Configuration:	Front-load
Clear Height:	36'
Column Spacing:	48'4" x 54' w/ 60' loading bay
Floor Slab:	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

Dock Doors:	Fifty-one (51) 9' x 10' manual overhead doors Thirty (30) 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
Roof:	Mechanically attached .60 mil TPO with R-30 insulation
Roof Age:	New
Lighting:	LED high-bay at 30 FC at speed-bay and one fixture per bay otherwise
Electrical:	One (1), 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
Fire Protection:	ESFR
HVAC:	Heat for freeze protection, 1 Air Change Per Hour
Parking:	268 Parking Spaces 36 Trailer Drops

Ground-breaking scheduled for Q2 2025 with a 12-month construction period, delivering on spec in Q2 of 2026



BUILDING 1



Brian Witthoeft
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PROPERTY SUMMARY – BUILDING 2

Address:	2900 7 Hills Boulevard Richmond, VA 23231
Zoning:	M-2C (General Industrial)
Site Acreage:	+/- 21.45 acres
Delivery:	Build-to-Suit (10-month build) or Q2 2027
Developer:	Lingerfelt Development, LLC
Building Size:	218,240 SF
Structure:	Tilt-up Concrete Wall Panels
Dimensions:	310' D x 704' W
Configuration:	Rear-load
Clear Height:	36'
Column Spacing:	48'4" x 54' w/ 60' loading bay
Floor Slab:	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

Dock Doors:	Forty (40) 9' x 10' manual overhead doors Twenty-four (24) 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
Roof:	Mechanically attached .60 mil TPO with R-30 insulation
Roof Age:	New
Lighting:	LED high-bay at 30 FC at speed-bay and one fixture per bay otherwise
Electrical:	One (1), 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
Fire Protection:	ESFR
HVAC:	Heat for freeze protection, 1 Air Change Per Hour
Parking:	222 Parking Spaces 33 Trailer Drops

Build-to-Suit + Full-Building User Customization +
Purchase Options Available



BUILDING 2



Brian Witthoeft
T (804) 270-0015
bwitthoeft@lingerfelt.co

John Mason
T (804) 270-0015
jmason@lingerfelt.co

Rob Valentine
T (804) 270-0015
rvalentine@lingerfelt.co



LINGERFELT

PROPERTY SUMMARY – BUILDING 3

Address:	2901 7 Hills Boulevard Richmond, VA 23231
Zoning:	M-2C (General Industrial)
Site Acreage:	+/- 22.38 acres
Delivery:	Build-to-Suit (10-month build) or Q2 2028
Developer:	Lingerfelt Development, LLC
Building Size:	186,000 SF
Structure:	Tilt-up Concrete Wall Panels
Dimensions:	310' D x 600' W
Configuration:	Rear-load
Clear Height:	36'
Column Spacing:	48'4" x 54' w/ 60' loading bay
Floor Slab:	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

Dock Doors:	Thirty-four (34) 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
Roof:	Mechanically attached .60 mil TPO with R-30 insulation
Roof Age:	New
Lighting:	LED high-bay at 30 FC at speed-bay and one fixture per bay otherwise
Electrical:	One (1), 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
Fire Protection:	ESFR
HVAC:	Heat for freeze protection, 1 Air Change Per Hour
Parking:	230 Parking Spaces 24 Trailer Drops

Build-to-Suit + Full-Building User Customization +
Purchase Options Available

Brian Witthoeft
T (804) 270-0015
bwitthoeft@lingerfelt.co

John Mason
T (804) 270-0015
jmason@lingerfelt.co

Rob Valentine
T (804) 270-0015
rvalentine@lingerfelt.co



LINGERFELT

BUILDING 3



Brian Witthoeft
T (804) 270-0015
bwitthoeft@lingerfelt.co

John Mason
T (804) 270-0015
jmason@lingerfelt.co

Rob Valentine
T (804) 270-0015
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LINGERFELT

PROPERTY SUMMARY – BUILDING 4

Address:	3000 7 Hills Boulevard Richmond, VA 23231
Zoning:	M-2C (General Industrial)
Site Acreage:	+/- 22.48 acres
Delivery:	Build-to-Suit (10-month build) or Q2 2028
Developer:	Lingerfelt Development, LLC
Building Size:	148,720 SF
Structure:	Tilt-up Concrete Wall Panels
Dimensions:	260' D x 572' W
Configuration:	Front-load
Clear Height:	36'
Column Spacing:	48'4" x 54' w/ 60' loading bay
Floor Slab:	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

Dock Doors:	Thirty-four (34) 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:	130'-deep truck court with 70' concrete apron and heavy-duty drive aisle
Roof:	Mechanically attached .60 mil TPO with R-30 insulation
Roof Age:	New
Lighting:	LED high-bay at 30 FC at speed-bay and one fixture per bay otherwise
Electrical:	One (1), 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
Fire Protection:	ESFR
HVAC:	Heat for freeze protection, 1 Air Change Per Hour
Parking:	149 Parking Spaces

Build-to-Suit + Full-Building User Customization +
Purchase Options Available

Brian Witthoeft
T (804) 270-0015
bwitthoeft@lingerfelt.co

John Mason
T (804) 270-0015
jmason@lingerfelt.co

Rob Valentine
T (804) 270-0015
rvalentine@lingerfelt.co



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BUILDING 4



Brian Witthoeft
T (804) 270-0015
bwitthoeft@lingerfelt.co

John Mason
T (804) 270-0015
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Rob Valentine
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BUILD-TO-SUIT & CUSTOMIZATION OPPORTUNITIES

» Build-to-Suit Structures

Given the phased nature of the 7 Hills project, Buildings 2, 3, and 4 can offer a range of build-to-suit structures for users with specific requirements in exchange for a long-term net lease executed prior to construction. The BTS option enables prospective tenants to purpose-build a new facility, custom-built to its unique specifications, with no upfront capital expense or equity required, allowing them to preserve capital to be reinvested into its core business operations and growth objectives.

» User Purchase Options

The 7 Hills project also offers flexibility as it relates to user purchase options if the path to facility ownership is important in the near-term. In certain special cases, we will also consider pad-ready site sales in the event that a BTS will not work.

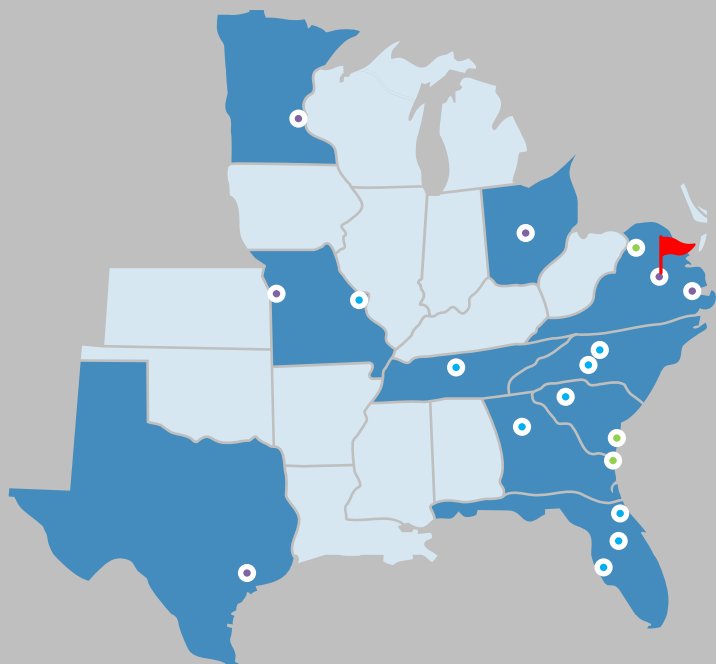
» Tenant-Specific Customization Options

If engaged early enough in the design process, the 7 Hills project also offers a range of flexibility as it relates to user customization of individual buildings, and to a lesser degree, customization of individual subdivided units within each building. Degree of customizability depends on desired tenant occupancy timeline, lease execution timing, and how early in the design and construction process the custom specifications are considered.



	Building 1	Building 2	Building 3	Building 4
BTS Available?	No	Yes	Yes	Yes
Customizable?	Limited	Yes	Yes	Yes
Site Acreage	23.9	21.5	22.4	22.5
Zoning	M-2C (Henrico County)			
By-Right Uses	Manufacturing, Laboratory, R&D, Warehousing (Distribution + Storage), Cold Storage, Recycling, etc.			
Size (SF)*	267,840	Up to 218,240	Up to 186,000	Up to 148,720
Clear Height*	36'	Up to 40'		
Docks*	51 @ 9'x10' man.	Customizable		
Dock Packages*	30 @ 45,000 lbs. mech.	Customizable		
Drive-Ins*	2 @ 14'x16' motor.	Customizable		
Spec Office*	1 @ ~3,000 SF	Customizable		
Parks / Drops*	268 / 36	Customizable (limited to footprint)		
Other Options*	LEDs 30 FC, HVLS, ESFR, 3ka Electric, HVAC 1/Hr	Customizable Options: CSX Rail Access (via Building 4), Lighting, HVLS, Fire Suppression, Electricity Supply, HVAC, FF&E upgrades, IOS areas, etc.		

Why LINGERFELT?



» Reputation of Quality and Excellence Spanning Three Generations

Lingerfelt is a results-driven, vertically integrated real estate investment management firm. Since the 1950's, Lingerfelt has been a dependable name in real estate and continues to build upon a stellar reputation by sourcing and investing in unique real estate opportunities that provide outsized returns for investors and partners. Lingerfelt, along with its partners, have successfully constructed, acquired, and managed a portfolio of over 25 million square feet of commercial real estate valued at over \$3B and growing each day.

» Cycle-Tested Strategy and Experienced Management

We've honed our skills through up-markets and down-markets, resulting in a team of seasoned professionals. Our institutional-quality management, accounting, and reporting is supported by a robust corporate infrastructure that is designed to efficiently manage capital.

» Strong Investment Track Record

Our performance speaks for itself. With our portfolio of successful case studies, it's easy to see how we're applying our reach and expertise to serve our clients.

» Fully Integrated Owner-Operator Business Model

We measure our success by making sure our investors' goals are at the forefront of everything we do. We are a diligent and engaged owner/operator with in-house capabilities in sourcing, underwriting, financing, development, project and asset management, accounting, reporting, and fund management.

» Right Timing, Right Geography

In the real estate industry, timing and location are everything. We harness our insights to invest in the acquisitions and development opportunities that yield the best results.

» In-Depth Knowledge & Expertise

Lingerfelt's management team draws on decades of experience, including successfully navigating multiple recessions and uncertain market cycles. Lingerfelt's extensive network of relationships with debt and equity capital providers, property owners, brokers, and other key service providers should position the firm to secure the most favorable terms and opportunities available in today's market.



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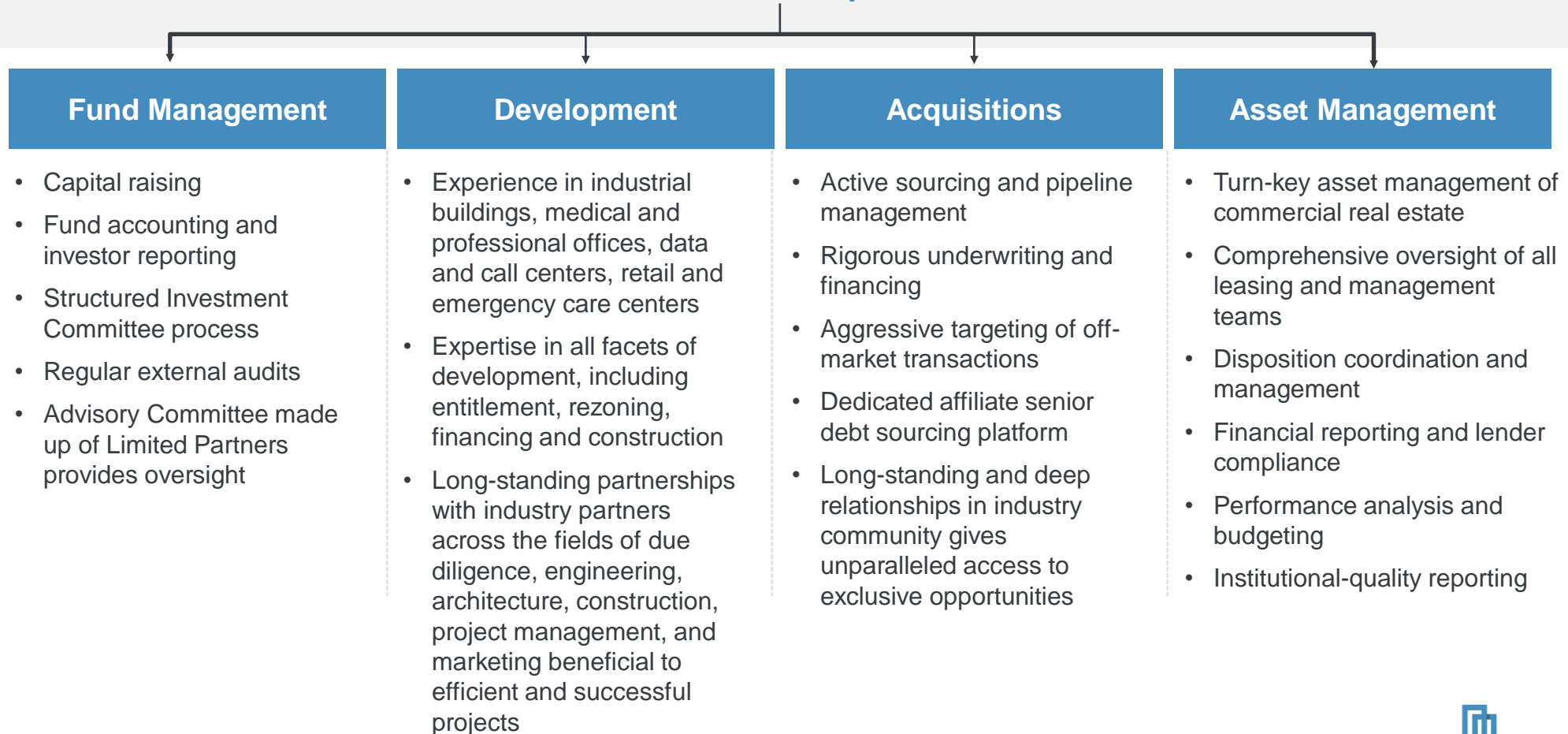
LINGERFELT Vertical Integration

The Lingerfelt owner-operator model optimizes risk management practices and adds value across all facets of the real estate investment cycle



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LINGERFELT Owner-Operator Model



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CONTACT



6641 W Broad St, Suite 404
Richmond, VA 23230



Office: 804-270-0015



Fax: 804-270-0775



www.Lingerfelt.co

Leasing or Build-to-Suit Inquiries:

Brian Witthoefft: BWitthoefft@Lingerfelt.co

John Mason: JMason@Lingerfelt.co

Rob Valentine: RValentine@Lingerfelt.co

