



SEVEN HILLS DISTRIBUTION CENTER

2900, 2901, 3000 & 3001 Seven Hills Blvd.,
Richmond, VA 23231



LEARN MORE



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

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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.

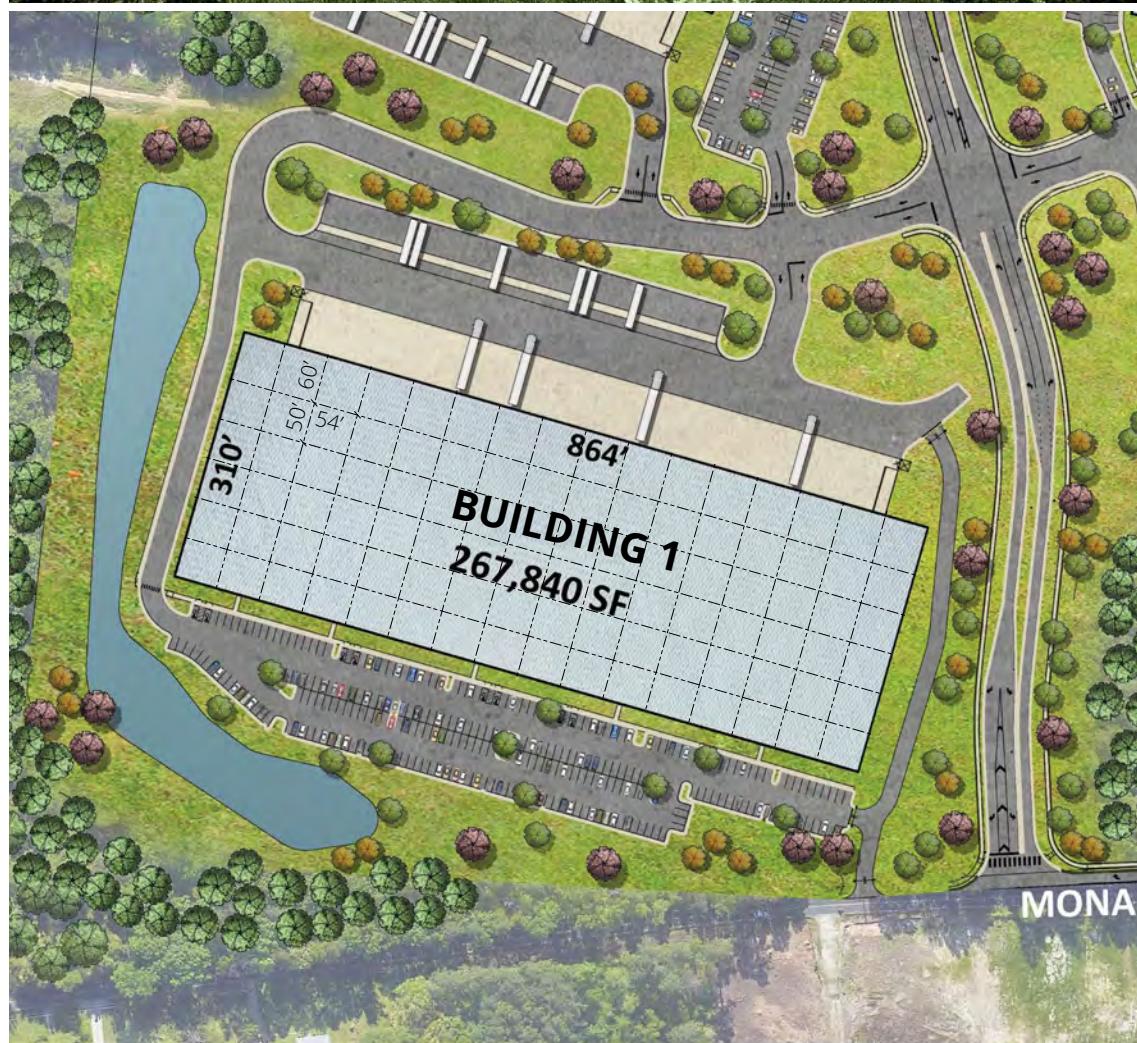
SEVEN HILLS DISTRIBUTION CENTER

Q4 2025 GROUND BREAKING | Q4 2026 DELIVERY

Building 1 | 3001 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 loadedFifty-two (52) 9' x 10' manual overhead doorsTwenty-six (26) 45,000 lb. mechanical levelers + sealsTwo (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 throughoutMotion sensors
Electrical	<ul style="list-style-type: none">One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panelTwo, 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 hour6 HVLS fans delivered spec in speed bay
Parking	<ul style="list-style-type: none">268 Parking Spaces36 Trailer Drops
Size Acreage	± 23.94 acres



SEVEN HILLS DISTRIBUTION CENTER

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

Building 2 | 2900 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 <ul style="list-style-type: none">Rear loadedForty (40) 9' x 10' manual overhead doorsTwenty (20) 45,000 lb. mechanical levelers + sealsTwo (2) 14' x 16' motorized roll-up doors at drive-ins
Loading	190'-deep truck court with 70' concrete apron and heavy-duty drive aisle
Truck Court	190'-deep truck court with 70' concrete apron and heavy-duty drive aisle <ul style="list-style-type: none">30 foot candles throughoutMotion sensors
Lighting	One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel <ul style="list-style-type: none">Two, 200 amp distribution panels
Electrical	ESFR sprinkler system
Fire Protection	Mechanically attached .60 mil TPO with R-30 insulation
Roof	Heat for freeze protection, 1 air change per hour
HVAC	HVLS fans delivered spec in speed bay
Parking	222 Parking Spaces <ul style="list-style-type: none">33 Trailer Drops
Size Acreage	± 21.45 acres



SEVEN HILLS DISTRIBUTION CENTER

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

Building 3 | 2901 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 <ul style="list-style-type: none">Rear loadedThirty-four (34) 9' x 10' manual overhead doorsSeventeen (17) 45,000 lb. mechanical levelers + sealsTwo (2) 14' x 16' motorized roll-up doors at drive-ins
Loading	190'-deep truck court with 70' concrete apron and heavy-duty drive aisle
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 throughoutMotion sensors
Electrical	<ul style="list-style-type: none">One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panelTwo, 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 hourHVLS fans delivered spec in speed bay
Parking	<ul style="list-style-type: none">230 Parking Spaces24 Trailer Drops
Size Acreage	± 22.38 acres



SEVEN HILLS DISTRIBUTION CENTER

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

Building 4 | 3000 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 <ul style="list-style-type: none">Front loadedThirty-four (34) 9' x 10' manual overhead doorsSeventeen (17) 45,000 lb. mechanical levelers + sealsTwo (2) 14' x 16' motorized roll-up doors at drive-ins
Loading	130'-deep truck court with 70' concrete apron and heavy-duty drive aisle
Truck Court	<ul style="list-style-type: none">30 foot candles throughoutMotion sensors
Lighting	<ul style="list-style-type: none">One, 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panelTwo, 200 amp distribution panels
Electrical	ESFR sprinkler system
Fire Protection	Mechanically attached .60 mil TPO with R-30 insulation
Roof	Heat for freeze protection, 1 air change per hour
HVAC	HVLS fans delivered spec in speed bay
Parking	149 Parking Spaces
Size Acreage	± 22.48 acres

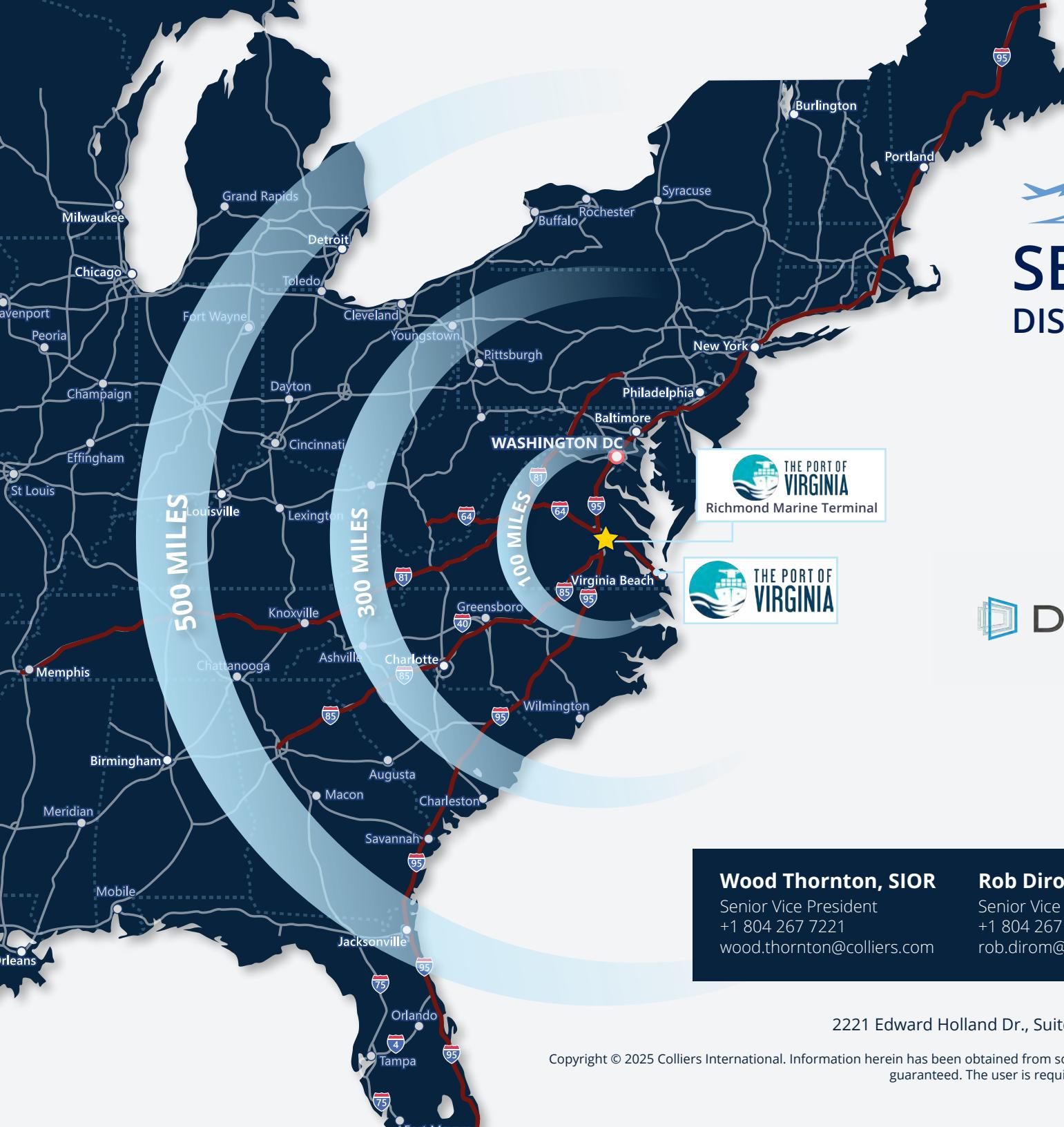


MAJOR AREA TENANTS



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LINGERFELT®



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