

Delivering Q1 2027



WEST  
PORT  
TRADE CENTER



# For Lease

174,432 SF Industrial Warehouse Facility

3701 Williamsburg Road, Richmond, VA 23231





WestPort Trade Center is a Class A, 174,432 SF Warehouse Facility that presents the opportunity to occupy an infill location in the heart of the Richmond Airport Industrial submarket. With footprints as small as 53,000 and as large as the full building, this facility features a best-in-class modern design with fully customizable build-to-suit finishes. Developed by Lingerfelt Development, LLC, the facility will deliver in Q1 2027.





  
 WestPort  
 Trade Center Video

## Building Specifications

- **Address:** 3701 Williamsburg Road  
Richmond, VA 23231
- **Zoning:** M-1C (Light Industrial)
- **Site Acreage:** +/- 17.57 acres
- **Delivery:** Q1 2027
- **Developer:** Lingerfelt  
Development, LLC
- **Building Size:** 174,432 SF
- **Structure:** Tilt-up Concrete Wall Panels
- **Dimensions:** 276' D x 632' W
- **Configuration:** Rear-load
- **Clear Height:** 36'
- **Column Spacing:** 54' W x 43.2' D w/  
60' D loading bay
- **Floor Slab:** 7" 4,000 psi concrete on  
6" of stone base w/ 6mil vapor barrier  
under slab
- **Dock Doors:** Twenty-eight (28) 9' x 10'  
manual overhead doors  
Fourteen (14) 45,000 lb. mech.  
levelers + seals
- Two (2) 14' x 16' motorized roll-up doors  
at drive-ins
- **Truck Court:** 130'-deep truck court  
with 60' concrete apron and  
heavy-duty driveisles
- **Roof:** Mechanically attached .60 mil  
TPO with R-30 insulation
- **Roof Age:** New (20-Year Warranty)
- **Lighting:** LED high-bay at  
30 FC throughout
- **Electrical:** One (1) 3,000 amp 277/480  
volt, 3-phase, 4-wire service and house  
panel with distribution panels
- **Fire Protection:** ESFR
- **HVAC:** Heat for freeze protection,  
1 Air Change Per Hour
- Four (4) HVLS Fans in loading bay
- **Parking:** 134 Parking Spaces  
(expandable)

# Major Area Tenants





# WEST PORT

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