



**WEST
PORT**
TRADE CENTER

FOR LEASE
±174,432 SF



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PORT**
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For Lease

3701 Williamsburg Rd
Richmond, VA 23231



LINGERFELT

174,432 SF Industrial Warehouse Facility
Delivering **Q4 2026**
Tenant Customization Options Available

Brian Witthoeft
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Rob Valentine
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SITE PLAN



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PROPERTY SUMMARY

Address:	3701 Williamsburg Road Richmond, VA 23231
Zoning:	M-1C(Light Industrial)
Site Acreage:	+/- 17.57 acres
Delivery:	Q4 2026
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 drive isle
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) 18 Trailer Drops

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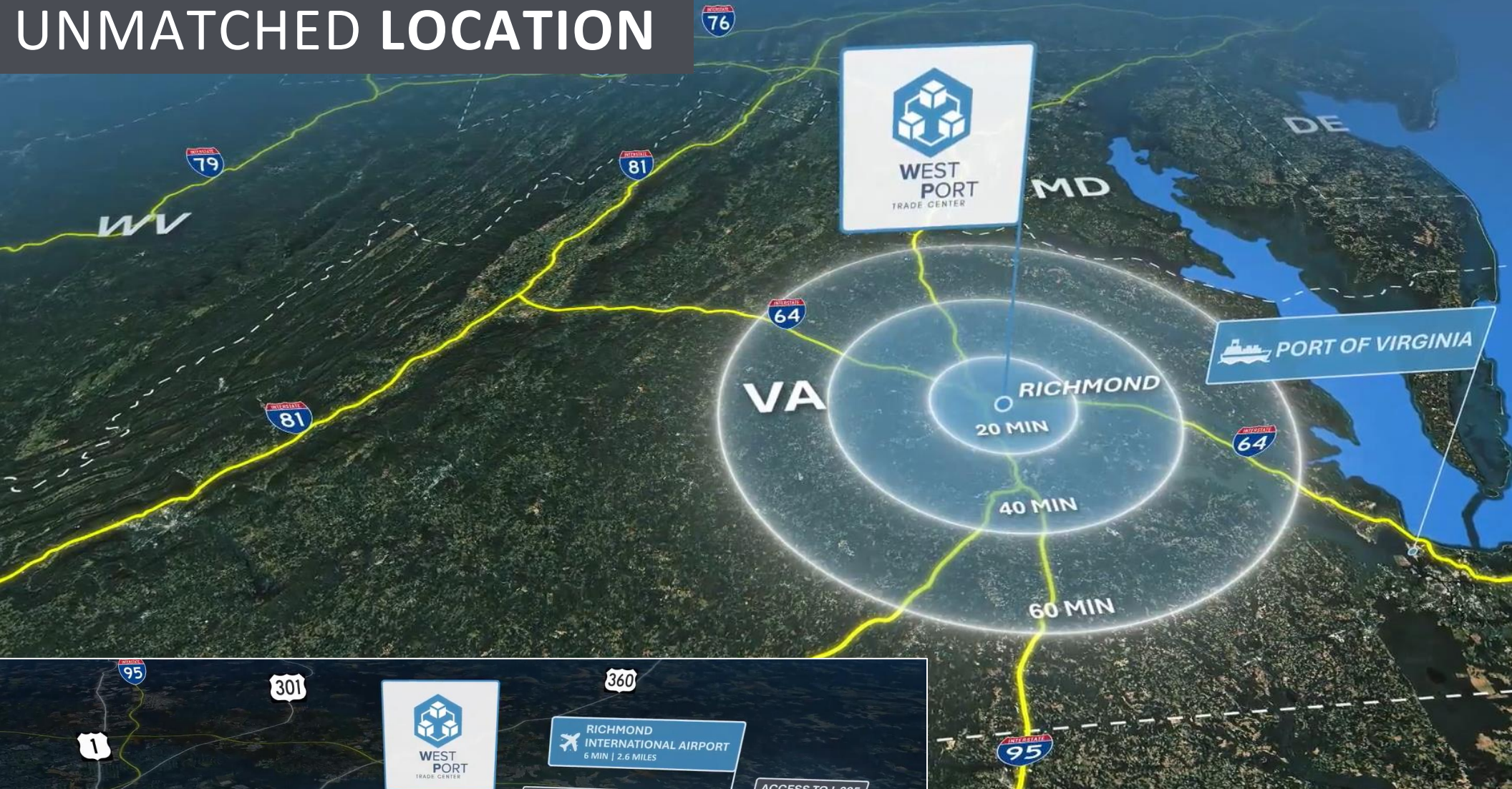
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UNMATCHED LOCATION



Located in the Heart of the Richmond
Airport Industrial Submarket – Minimal
Drive-Time Access to Entire MSA

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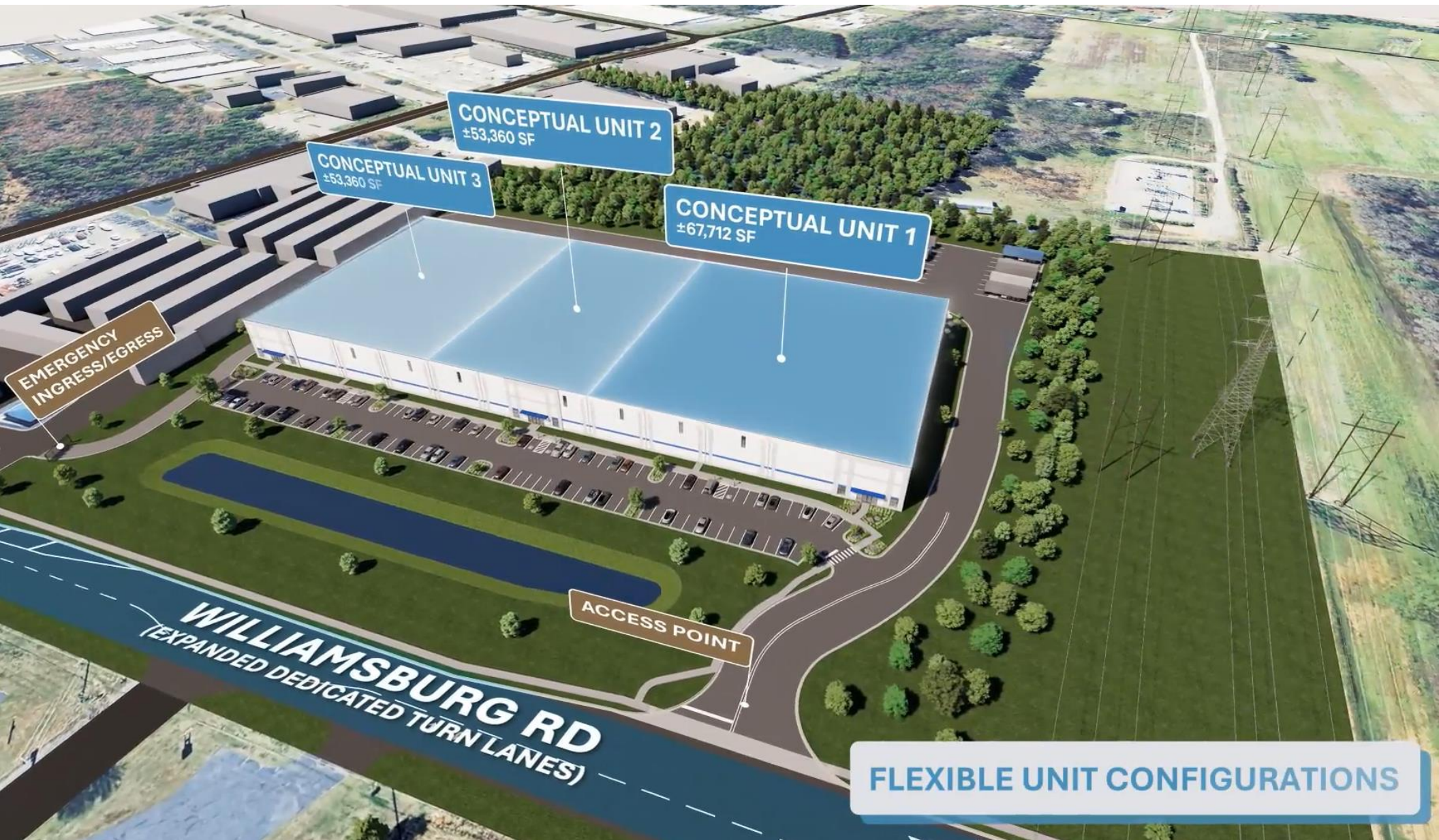
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INFILL UNIT SIZE FLEXIBILITY

Unit Sizes Ranging from 53,000 SF to
174,432 SF for Sole Occupancy



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LINGERFELT

SPEC SUITES & USER CUSTOMIZATION*



OFFICE SPACES DELIVERED SPEC
WITH TENANT CUSTOMIZATION OPTIONS

- Office Spaces Delivered on Spec or Built-to-Suit per User Requirements
- Flexible Customer-Facing Storefront Design
- Expandable Employee Parking in Lieu of Trailer Drops



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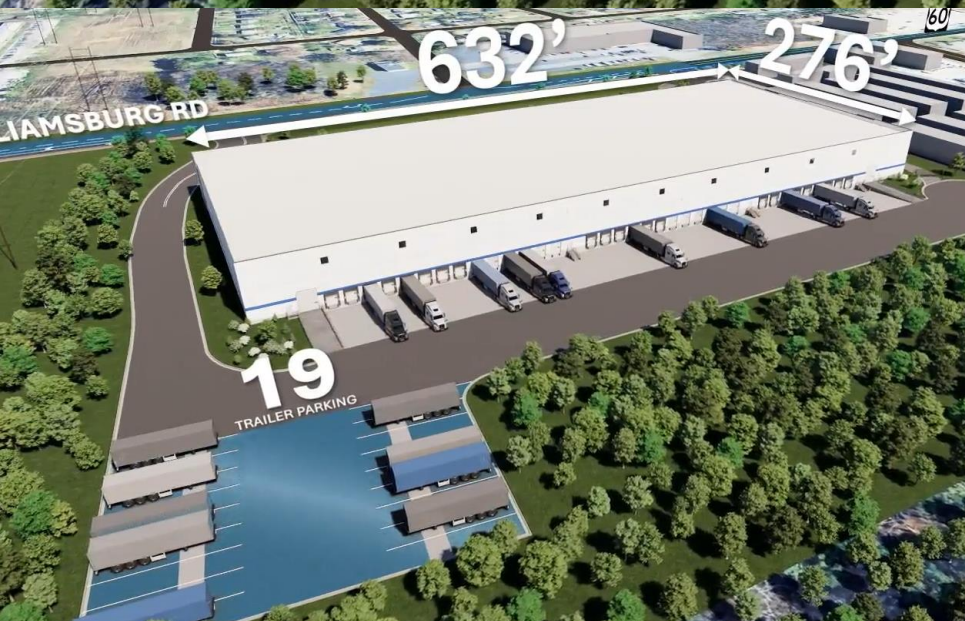
*With executed pre-lease prior to pad completion.



LINGERFELT

LOGISTICALLY EFFICIENT DESIGN

- 36' Clear Height Rear-Load Infill Facility
- 14 of 28 Docks Delivered with Packages
- 18+ Off-Dock Trailer Drops
- LED Lighting Delivered Spec Throughout
- ESFR Fire Suppression
- 4 HVLS Fans Delivered Spec in Speed-Bay



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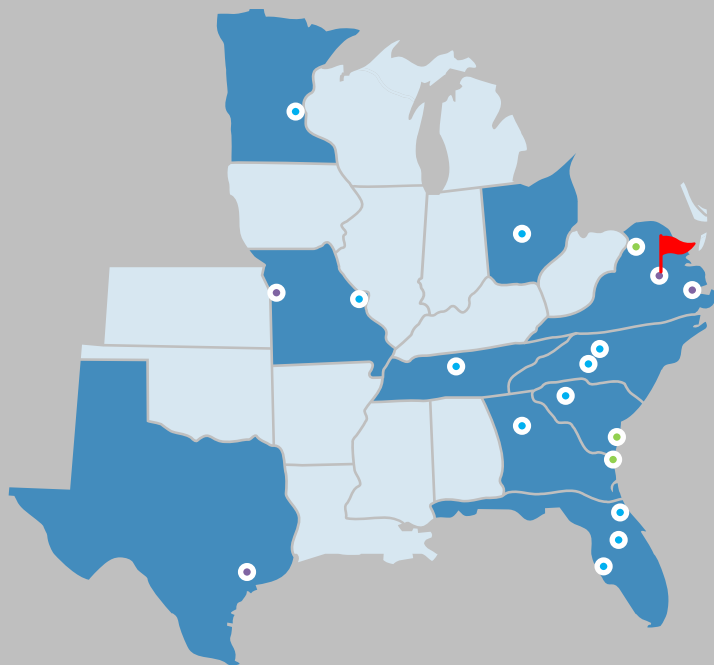
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LINGERFELT

Why LINGERFELT?



Headquarters



Current Holdings



Target Markets



Former Holdings

» 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.



LINGERFELT

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



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