

AIRPORT DISTRIBUTION CENTER



Property Features:

- Zoned: M-1C
- Three pad ready sites in master-planned park
- Located just 3 miles from the Richmond International Airport
- Easy access to I-64 (3.75 miles) & I-95 (4.83 miles)
- Located less than 80 miles from the Port of Virginia
- 55% of nation's consumers are located within 2 days drive



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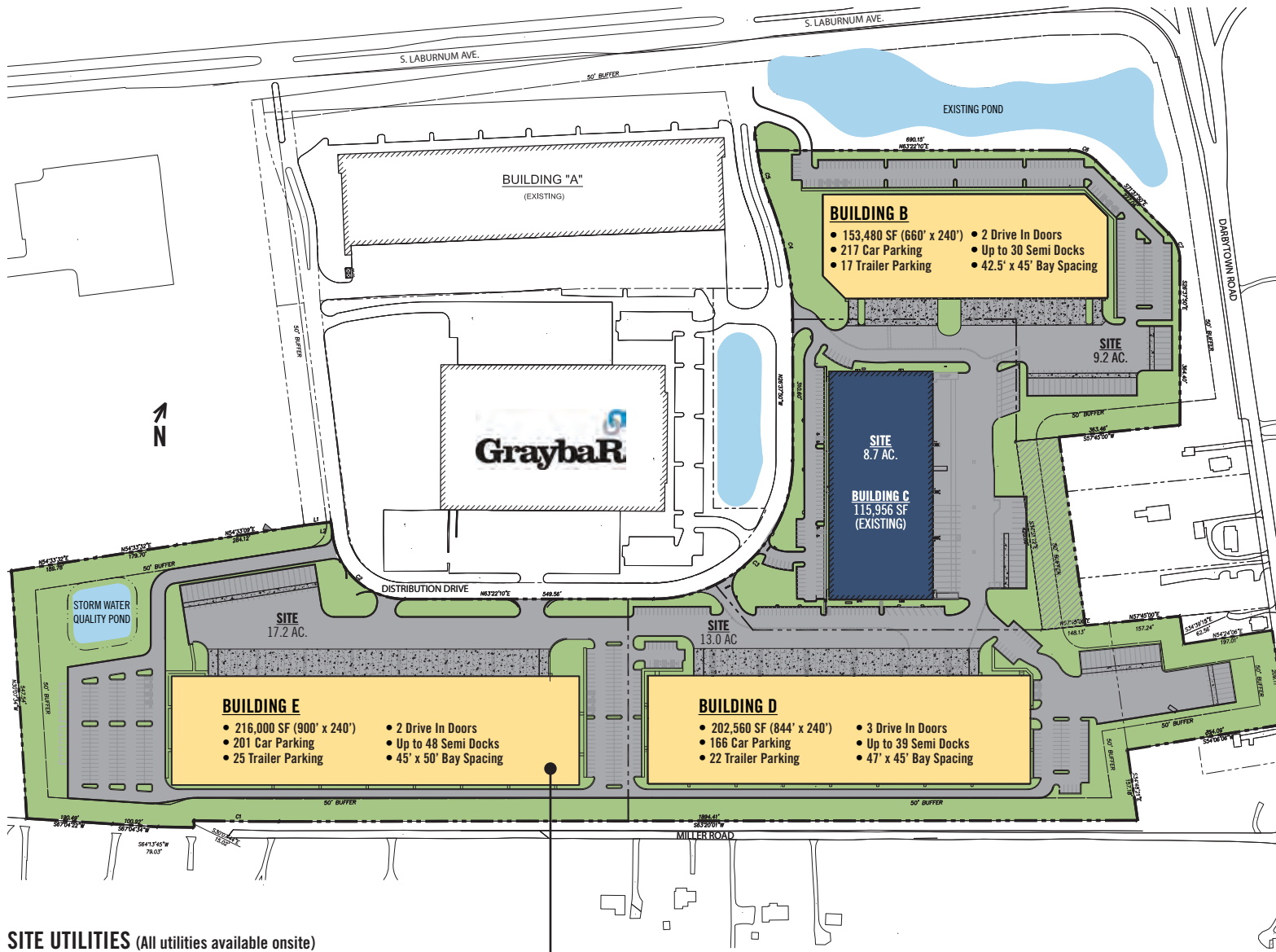
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ALL BUILDINGS FEATURE

- Pre-cast Concrete Construction
- 32' clear height
- Multiple drive-in doors
- 1 dock per 10,000 SF
- Trailer parking
- 7" unreinforced concrete slab floor
- ESFR sprinkler system
- 135' truck court depths
- 60' Loading Bay
- 2000 Amp 480V 3-phase electrical service
- LED lighting with motion sensors
- 45 mil TPO roof membrane system
- Clerestory glass
- 1/1,000 SF car parking space ratio
- Lease Rate: \$4.25 to \$4.95 PSF

SITE UTILITIES (All utilities available onsite)

Electric: Dominion Virginia Power
 Water: Henrico County
 Gas: City of Richmond
 Phone: Verizon Communications
 Sewer: Henrico County

Available for occupancy: August 2016

THE RICHMOND ADVANTAGE

Strategically located in the mid-Atlantic region, less than 100 miles south of Washington DC, Greater Richmond is home to a diverse business community that includes headquarters for 10 Fortune 1000 companies, manufacturers in the pharmaceutical, chemical and biotech industries, as well as the Fifth District Federal Reserve and the state capital. Renowned companies who have recently selected the Richmond area for new locations and expansions include Amazon.com, Lumber Liquidators, The Vitamin Shoppe, Capital One, Medline, Republic National Distributing Company, Rolls-Royce, Sabra Dipping Company, and FedEx.

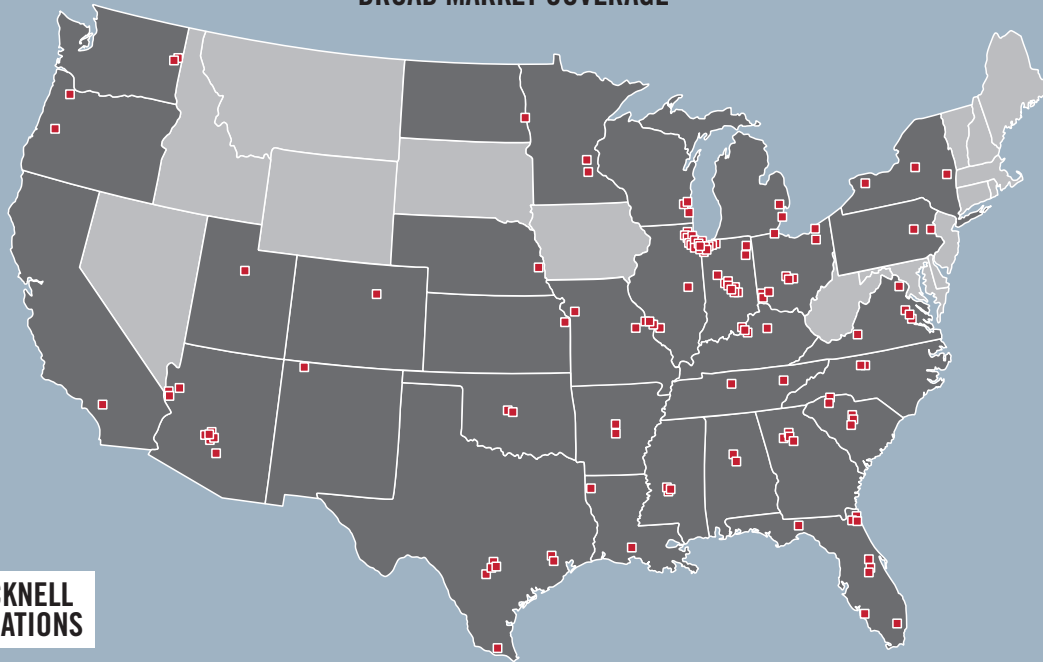
The region can access 55% of the nation's consumers within two days delivery by truck, and the Richmond International Airport (RIC) sees more than 3.3 million passengers and 85 million pounds of cargo each year. With a population of more than 1.2 million, the Richmond area continues to expand, offering the cultural amenities of a large city with minimal congestion. Virginia is also the northern-most right to work state, and is consistently ranked among the top states for business by Forbes.com and CNBC.com, and was also named the most livable state in 2012 by the US Chamber of Commerce. The Richmond region offers a highly educated workforce, with nearly thirty colleges and universities offering undergraduate, graduate and professional degree programs.

The Airport Distribution Center is located in Henrico County's East End with immediate access to the region's transportation infrastructure, which includes two major interstates: I-95 which serves all major north-south corridors, and I-64 which runs east to west. The recently completed Pocahontas 895 provides efficient access to the Richmond International Airport from localities south and west of Richmond. The site provides direct access to 895 as well as to I-295, which provides a bypass around downtown Richmond and terminates in the Petersburg/Tricities area south of town. The Airport Distribution Center is located less than 90 miles from the Port of Virginia, the only US East Coast port with Congressional authorization for 55-foot depth channels. The Virginia Port Authority also recently named metro Richmond as the state's logistics hub as it provides "access by highways, railroads, waterways and airways."

Sources: Greater Richmond Partnership
Virginia Economic Development Partnership
Henrico County Economic Development Authority



BROAD MARKET COVERAGE



BECKNELL LOCATIONS

REPRESENTATIVE CLIENTS:



ABOUT BECKNELL

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns interest in nearly 16 million square feet of industrial properties representing nearly \$1 billion
- Long-term owners—not merchant builders
- Portfolio Characteristics
 - 136 industrial properties
 - Located in 32 states
 - 95.4% leased (in-service)
 - Average building age 14.7 years
- Services provided
 - Site Selection/Site Design
 - Architecture/Building & Interior Design
 - Engineering
 - Construction
 - Property Management
- Access to capital
 - No financing contingencies
 - \$250 million unsecured line of credit