

Sauer Industrial Center

953 S Airport Drive
Sandston, VA 23150

446,692 SF | **FOR SUBLEASE** thru 11/30/2032



CBRE

Property Overview



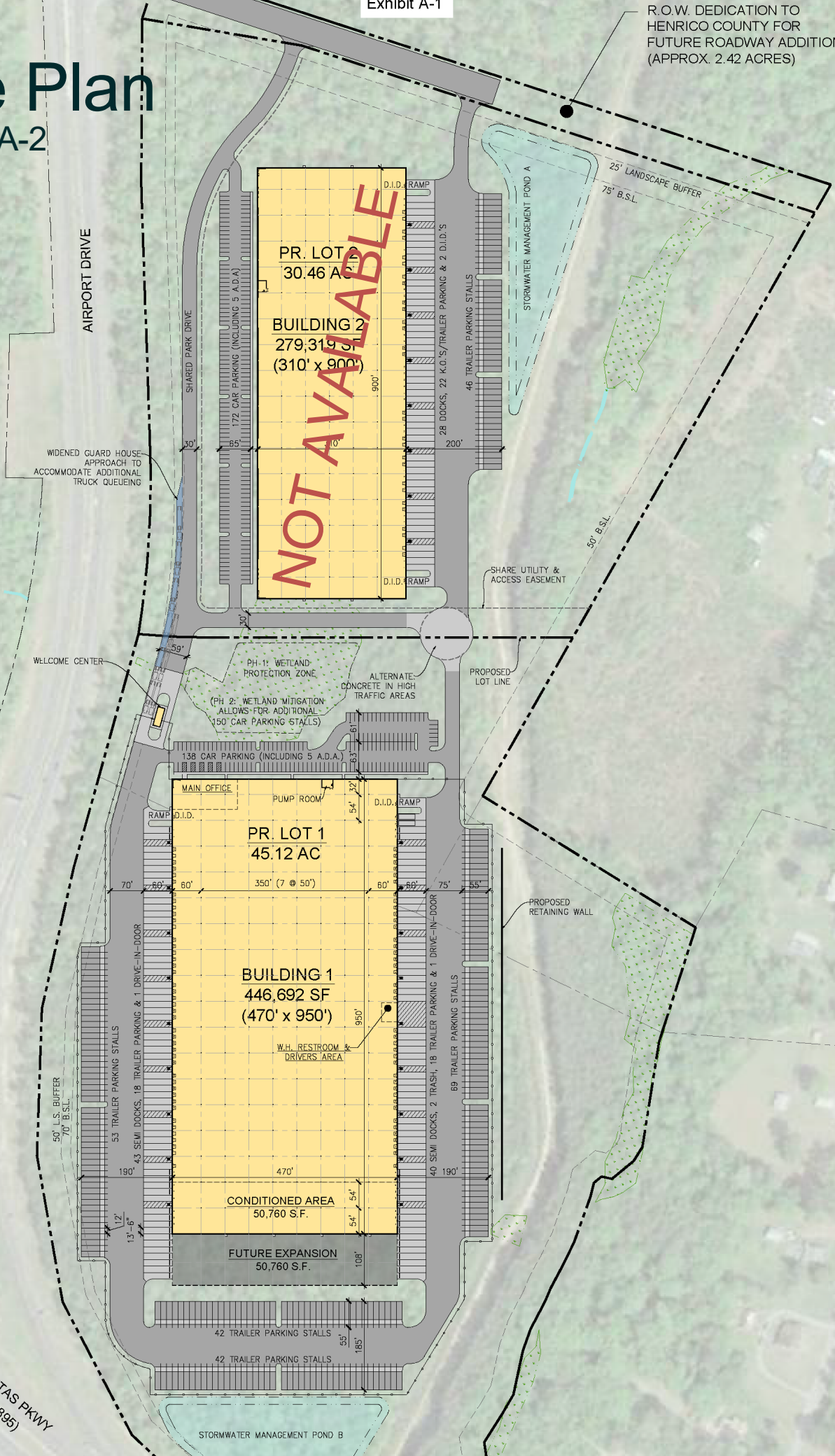
Building Size (SF)	446,692 SF
Main/Admin Office	7,500 SF
Battery Charging	5,000 SF (Opportunity/ Quick Charge)
Warehouse Restrooms/ Driver	1,000 SF (Separate Restroom/ Driver Waiting)
Conditioned Area	50,760 SF @ 68°F / 50% RH (Monitored)
Configuration	Cross- Dock (470' x 950')
Availability	Q3 2026
Year Built	2022
Electrical	4,000 Amp Service
Lighting	LED Motion Control
Fire Protection	ESFR; Diesel Fire Pump; Perimeter Fire Loop & Hydrants
Clear Height	36'
Floor Slab	8" – Unreinforced; Hardened & Sealed; Joints Polyurea-filled
Docks	83 Dock-High Doors with Rite- Hite Levelers and Automatic Dok-Loks, Full Seals/Shelters; 2 Compactor Doors
Drive-Ins	2 Total
Trailer Parking	242 Stalls; Heavy-Duty Pavement
Security	Fenced Site; Motorized Entry Arms; Integrated CCTV/Access
Sublease Date	11/30/2032

R.O.W. DEDICATION TO HENRICO COUNTY FOR FUTURE ROADWAY ADDITION (APPROX. 2.42 ACRES)

Site Plan

Exhibit A-2

NOT AVAILABLE



AIRPORT DRIVE

WIDENED GUARD HOUSE APPROACH TO ACCOMMODATE ADDITIONAL TRUCK QUEUING

WELCOME CENTER

PR. LOT 2
30.46 AC

BUILDING 2
279,319 SF
(310' x 900')

PR. LOT 1
45.12 AC

BUILDING 1
446,692 SF
(470' x 950')

CONDITIONED AREA
50,760 S.F.

FUTURE EXPANSION
50,760 S.F.

SHARED PARK DRIVE

172 CAR PARKING (INCLUDING 5 A.D.A.)

138 CAR PARKING (INCLUDING 5 A.D.A.)

53 TRAILER PARKING STALLS

43 SEMI DOCKS, 18 TRAILER PARKING & 1 DRIVE-IN-DOOR

42 TRAILER PARKING STALLS

42 TRAILER PARKING STALLS

D.I.D. RAMP

D.I.D. RAMP

D.I.D. RAMP

D.I.D. RAMP

D.I.D. RAMP

D.I.D. RAMP

D.I.D. RAMP

D.I.D. RAMP

D.I.D. RAMP

28 DOCKS, 22 K.O.'S/TRAILER PARKING & 2 D.I.D.'S

46 TRAILER PARKING STALLS

40 SEMI DOCKS, 2 TRASH, 18 TRAILER PARKING & 1 DRIVE-IN-DOOR

69 TRAILER PARKING STALLS

40 SEMI DOCKS, 2 TRASH, 18 TRAILER PARKING & 1 DRIVE-IN-DOOR

69 TRAILER PARKING STALLS

40 SEMI DOCKS, 2 TRASH, 18 TRAILER PARKING & 1 DRIVE-IN-DOOR

40 SEMI DOCKS, 2 TRASH, 18 TRAILER PARKING & 1 DRIVE-IN-DOOR

STORMWATER MANAGEMENT POND A

PH-1: WETLAND PROTECTION ZONE
PH-2: WETLAND MITIGATION
ALLOWS FOR ADDITIONAL
150 CAR PARKING STALLS

ALTERNATE CONCRETE IN HIGH TRAFFIC AREAS

PROPOSED LOT LINE

PROPOSED RETAINING WALL

SHARE UTILITY & ACCESS EASEMENT

25' LANDSCAPE BUFFER
75' B.S.L.

30' B.S.L.

50' L.S. BUFFER
70' B.S.L.

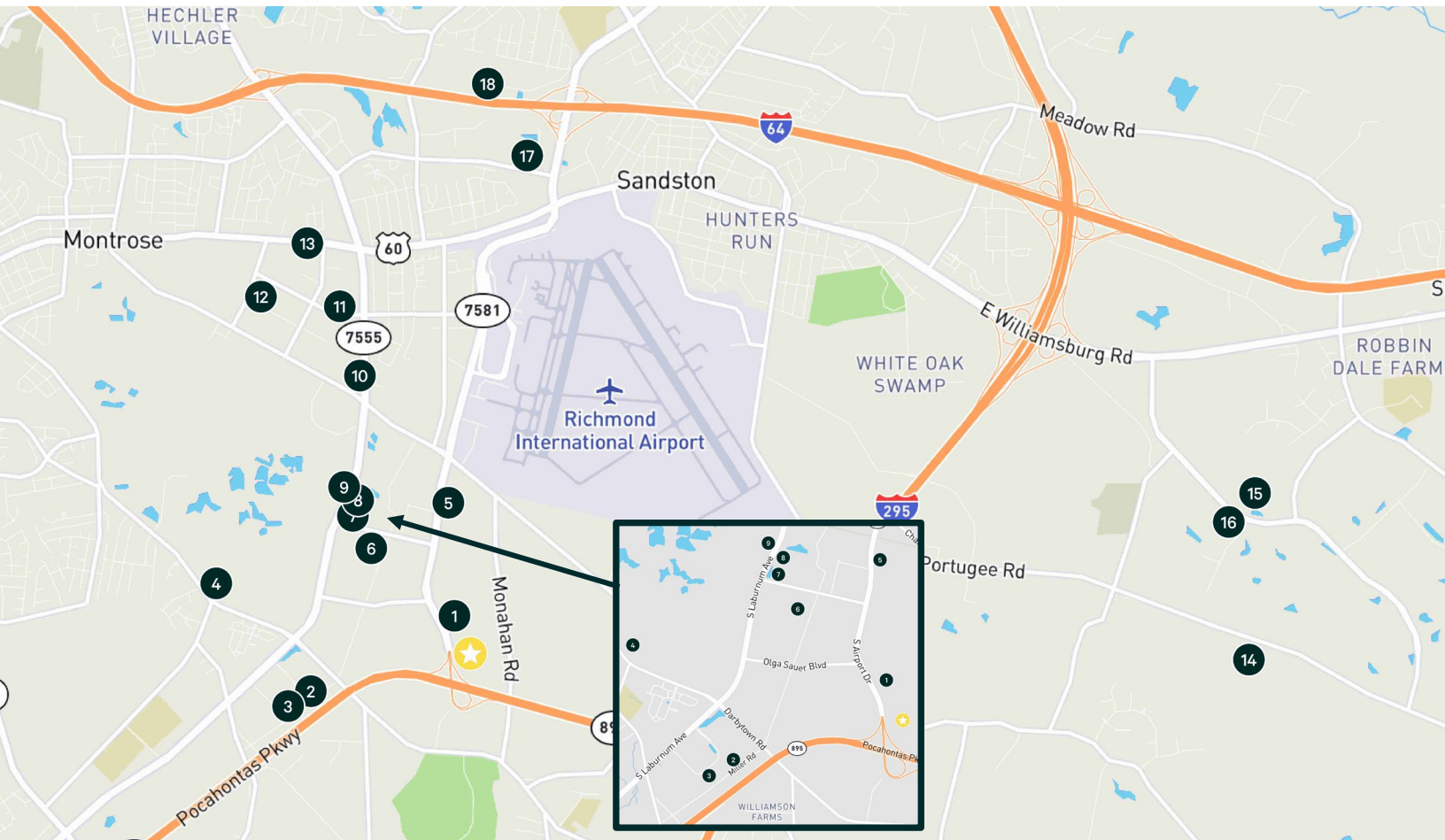
POCAHONTAS PKWY
(ROUTE 895)

MONAHAN ROAD

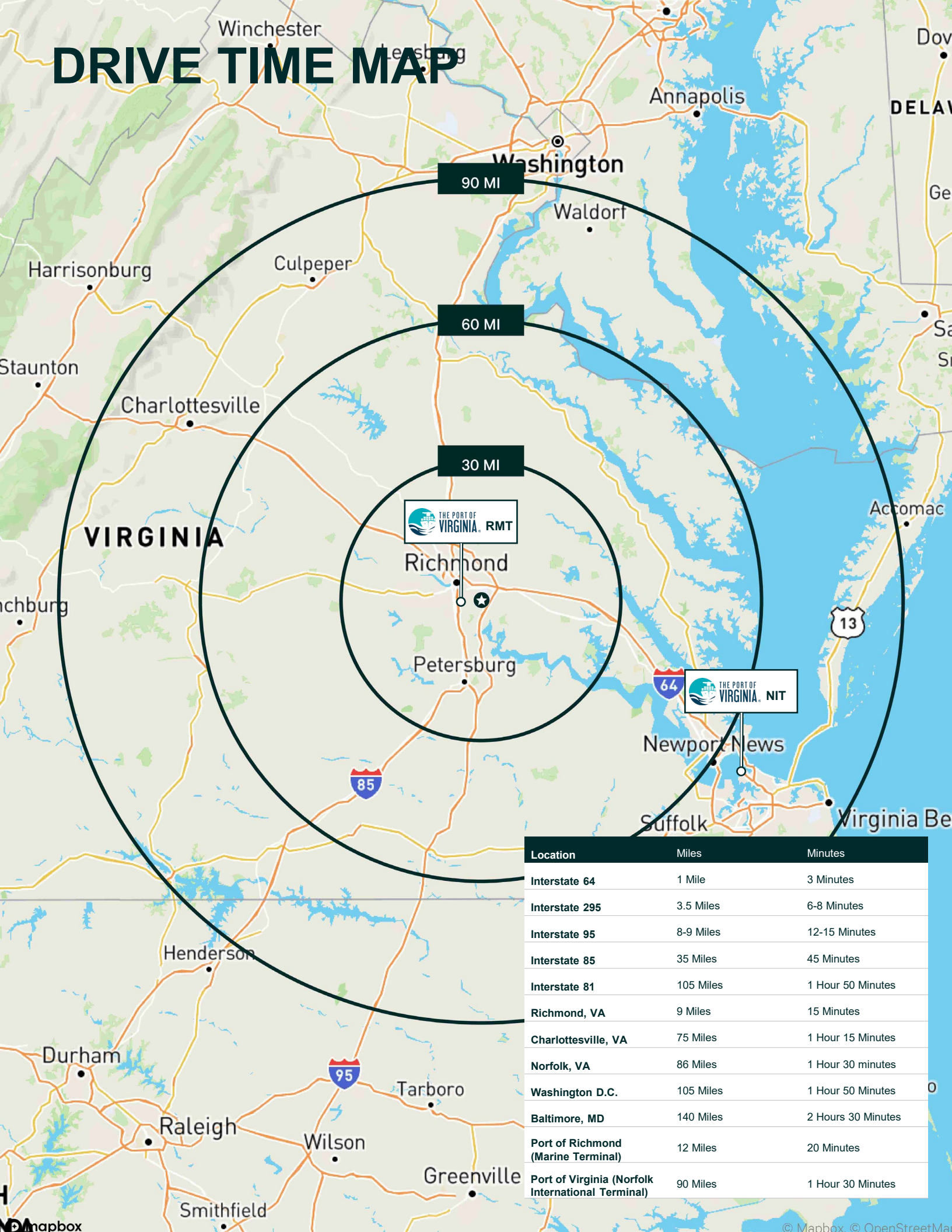
STORMWATER MANAGEMENT POND B

INDUSTRIAL USERS WITHIN 5 MILE RADIUS

Company	Company	Company
<p>★ PROPERTY FOR SUBLEASE</p> <p>953 S Airport Drive, Richmond VA 23231</p>	<p>10. Smurfit Westrock</p> <p>5710 S Laburnum Ave, Richmond, VA 23231</p>	
<p>1. Sapporo Group</p> <p>943 S Airport Drive, Richmond, VA 23231</p>	<p>11. Distribution International; Riverside Logistics; National Delivery Systems</p> <p>4800 Eubank Road, Richmond, VA 23231</p>	
<p>2. Veritiv</p> <p>2600 Distribution Drive, Henrico, VA 23231</p>	<p>12. Showbest Fixture Corp.</p> <p>4112 Sarellen Road, Richmond, V A23231</p>	
<p>3. Miller Electric Company; Tucker Door and Trim</p> <p>2700 Distribution Drive, Henrico, VA 23231</p>	<p>13. Stone Brewing</p> <p>4300 Williamsburg Road, Henrico, VA 23231</p>	
<p>4. Fareva</p> <p>2248 Darby Town Road, Richmond, VA 23231</p>	<p>14. QTS Data Center</p> <p>3525 Portugee Road, Sandston, VA 23150</p>	
<p>5. Total Packaging Services</p> <p>2900 Sprouse Drive, Richmond, VA 23231</p>	<p>15. Breakthru Beverage</p> <p>5800 Technology Blvd, Sandston, VA 23150</p>	
<p>6. Eaton (Move In Date: July 2027)</p> <p>6380 Miller Road, Henrico, VA 23231</p>	<p>16. Richmond Processing & Distribution Center</p> <p>5801 Technology Blvd, Sandston, VA 23150</p>	
<p>7. Anord Mardix (USA), Inc.</p> <p>2704 Seven Hills Blvd, Henrico, VA 23231</p>	<p>17. Dominion Packaging</p> <p>5700 Audubon Drive, Sandston, VA 23150</p>	
<p>8. Dominion Packaging & Sabert</p> <p>2708 Seven Hills Blvd, Henrico, VA 23231</p>	<p>18. Coca-Cola</p> <p>500 Eastpark Court, Sandston, VA 23150</p>	
<p>9. Mondelez International</p> <p>6002 S Laburnum Ave, Richmond, VA 23231</p>		



DRIVE TIME MAP



Richmond



Newport News

Location	Miles	Minutes
Interstate 64	1 Mile	3 Minutes
Interstate 295	3.5 Miles	6-8 Minutes
Interstate 95	8-9 Miles	12-15 Minutes
Interstate 85	35 Miles	45 Minutes
Interstate 81	105 Miles	1 Hour 50 Minutes
Richmond, VA	9 Miles	15 Minutes
Charlottesville, VA	75 Miles	1 Hour 15 Minutes
Norfolk, VA	86 Miles	1 Hour 30 minutes
Washington D.C.	105 Miles	1 Hour 50 Minutes
Baltimore, MD	140 Miles	2 Hours 30 Minutes
Port of Richmond (Marine Terminal)	12 Miles	20 Minutes
Port of Virginia (Norfolk International Terminal)	90 Miles	1 Hour 30 Minutes

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CBRE

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