

Chudoba Parkway, Prince George, VA Richmond MSA

355,320 SF

INDUSTRIAL FACILITY

AVAILABLE FOR SALE OR LEASE

AT THE INTERSECTION OF I-95, I-295 and Route 460

Chris Avellana

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REGIONAL LOCATION





Southpoint Logistics Center benefts from incredible connectivity to regional ports, rail, and highway networks as well as dense population centers.

- Less than 30 miles from Richmond Marine Terminal
- Less than 70 miles from the Port of Virginia
- 140 miles from Washington, DC
- 175 miles to the Port of Baltimore
- Within one day's drive from key markets including New York, Charleston, Atlanta, Charlotte and more



LOCAL ACCESS AND CONNECTIVITY







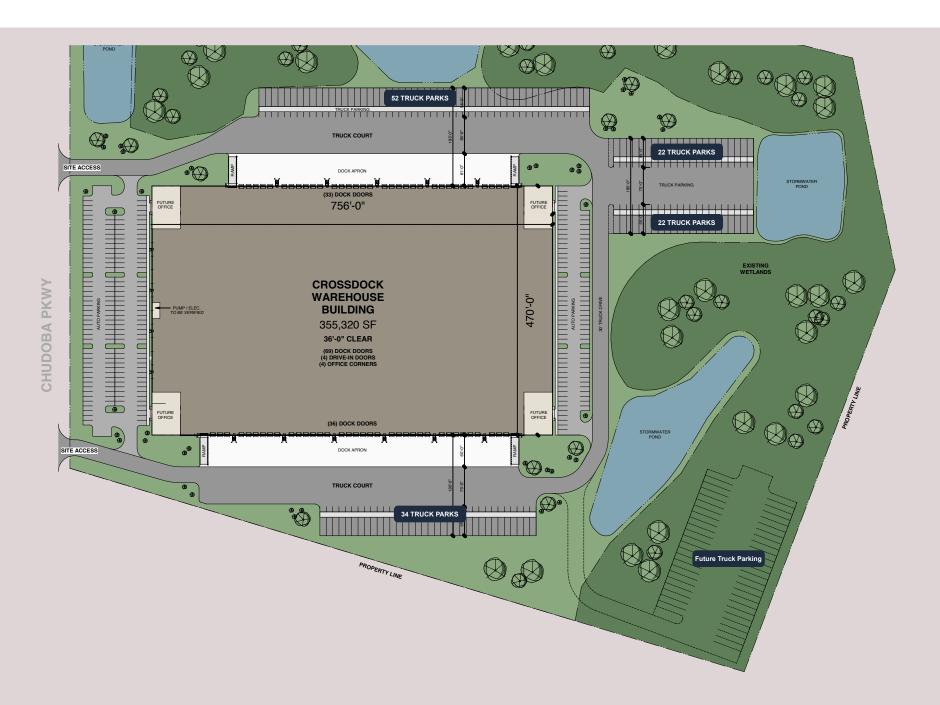
AERIAL OVERVIEW





SITE DEVELOPMENT PLAN





BUILDING SPECIFICATIONS



Building Square Footage	355,320 SF
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Dimensions	756'x470'

36' @ first column from dock wall **Building Clear Height**

Column Bay Spacing CROSS DOCK | 54' wide typical; 50'-0" deep w/ (2) 60' deep dock bay.

Car Parking 258 Car Spaces

Trailer Parking 130 Trailer Spaces | 49 Future

Heavy Duty = 8" stone, 3" base, 2" surface | Light Duty = 8" stone, 2" surface **Asphalt Design**

Dock Pavement 6", 4,000 PSI, non-reinforced on 6" stone base

Exterior Wall Construction Tilt Up Concrete Walls with Textured Paint

7", 4,000PSI, #3's @ 18" on center strategically reinforced. Load Plate baskets in the speed bay joints only. Slab Design

4" Stone Base.

Roof Systems R-20 Roof Insulation, 45 mil TPO or EPDM membrane

Overhead Door & Dock Openings (64) 9'x10' manual doors, (4) 12'x14' drive in doors.

4 recessed EIFS soffit entrances. 1,250SF glass storefront allowance is included at each of the (4) entrances Glass and Glazing

for a total of 5,000SF of Glass. Each entry shall receive a 6' x 8' double storefront door.

(1) 5' x 5' clearstory window every other bay along dock side centered above a dock door is included.

Fire Protection ESFR Sprinkler Protection, Electric Fire Pump

8" underground sanitary ~ (4) 6" runs through building, 2" DOM water line stubbed into building, **Plumbing**

(1) Bibb at pump room & per Drive-in door

Heated for freeze protection via gas fired unit heaters / MAUs. Knock outs for louvers Heating

Ventilation ASHRAE .06 CFM per SF Code minimum included

Power 3000A, 480V 3P main service w/ 100A house panel & 100A LV Panel

One (1) LED high bay fixture per structural bay down middle of building **Interior Lighting**

Exterior Lighting LED wall packs to be mounted on the building at 100' centers.





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