

Two (2) 200,250 SF industrial warehouse facilities



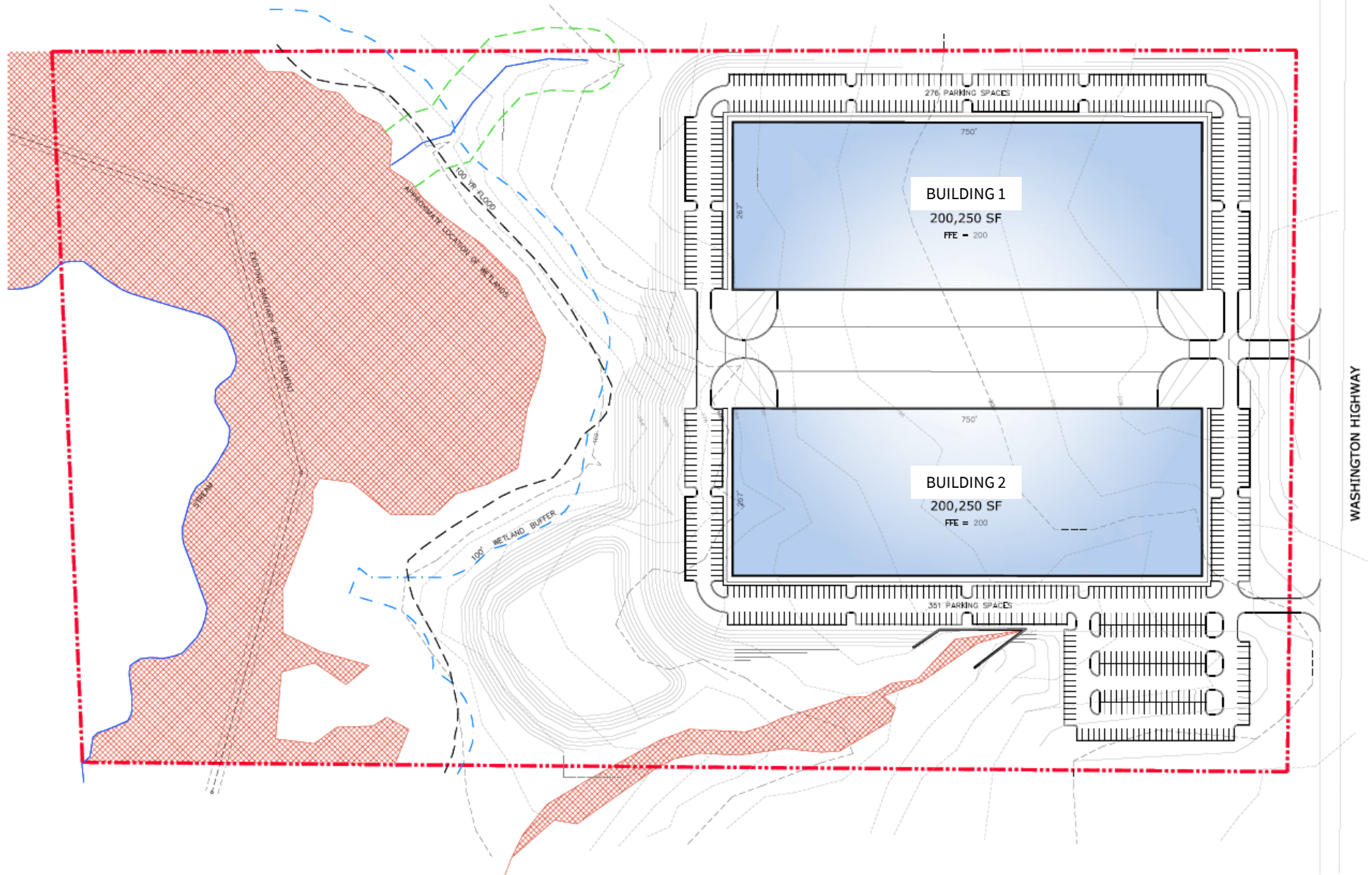
FOR LEASE

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SITE PLAN



PROPERTY SUMMARY

Address:	11111 Washington Hwy (US Route 1) Glen Allen, VA 23059
Zoning:	M-2 (Light Industrial)
Site Acreage:	+/- 51.74 acres
Year Built:	2023
Developer:	Samet Properties, LLC
Building Size:	Two 200,250 SF Buildings (400,500 Total SF)
Structure:	Tilt-up Concrete Wall Panels
Dimensions:	267' D x 750' W
Configuration:	Rear loading
Clear Height:	36'
Column Spacing:	50' x 54' w/ 60' loading bay
Floor Slab:	7" 4,000 psi concrete on 4" aggregate base w/ 6mil vapor barrier under slab

Dock Doors:	Seventy-five (75), 9' x 10' manual overhead doors, with thirty-five (35) on each building Four (4), 12' x 14' motorized roll-up doors
Truck Court:	190'-deep shared truck court with 60' concrete apron and heavy-duty drive isle
Roof:	Mechanically attached .60 mil TPO with R-30 insulation
Roof Age:	2023
Lighting:	LED high-bay fluorescents at density of one fixture per bay
Electrical:	One (1), 1,200 amp service and house panel Four (4), six (6)-inch conduits run for future tenant use
Fire Protection:	ESFR
HVAC:	Heat for freeze protection, 1 Air Change Per Hour
Auto Parking:	472 Parking Spaces 155 additional Future Spaces

AERIAL



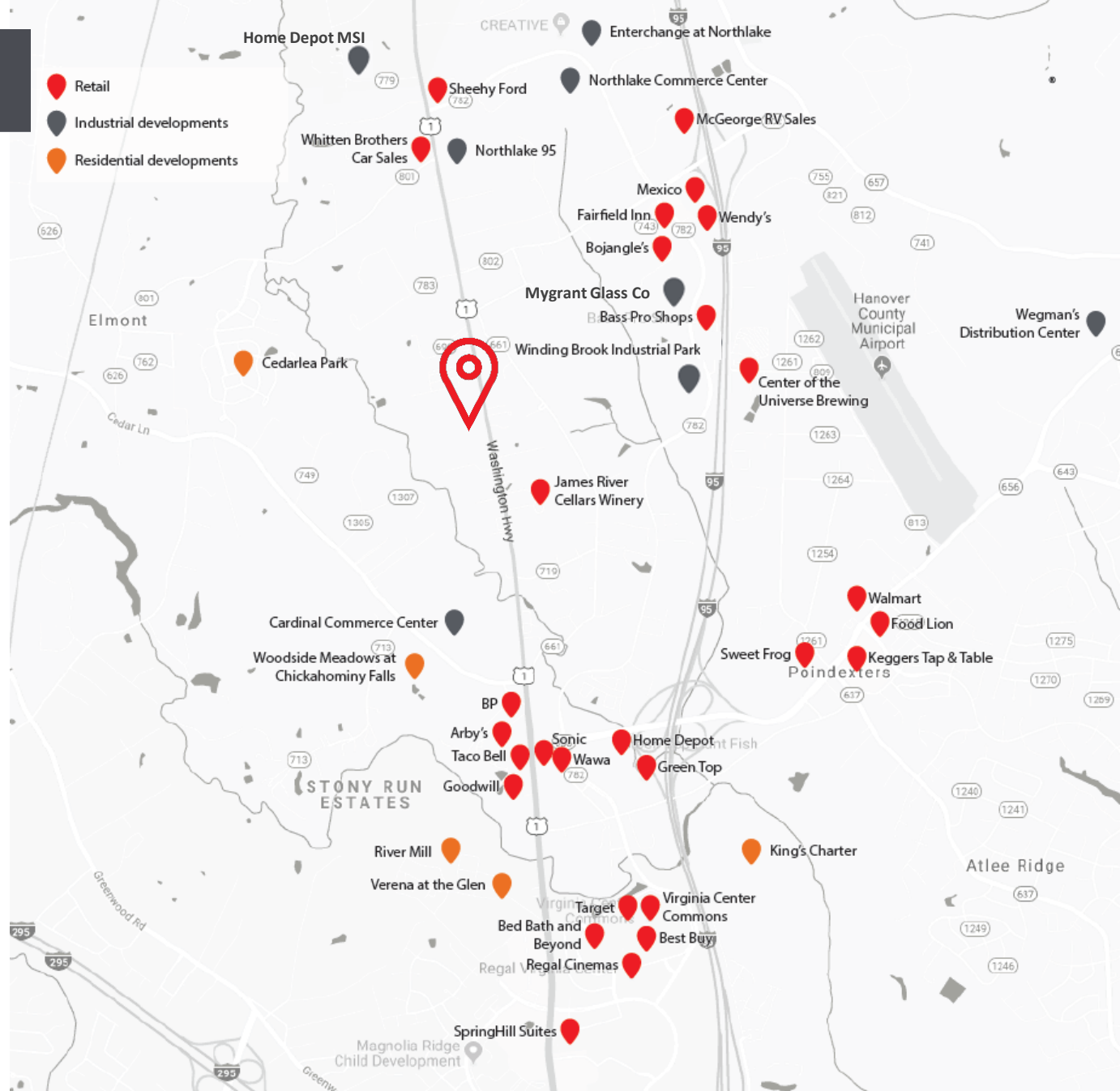
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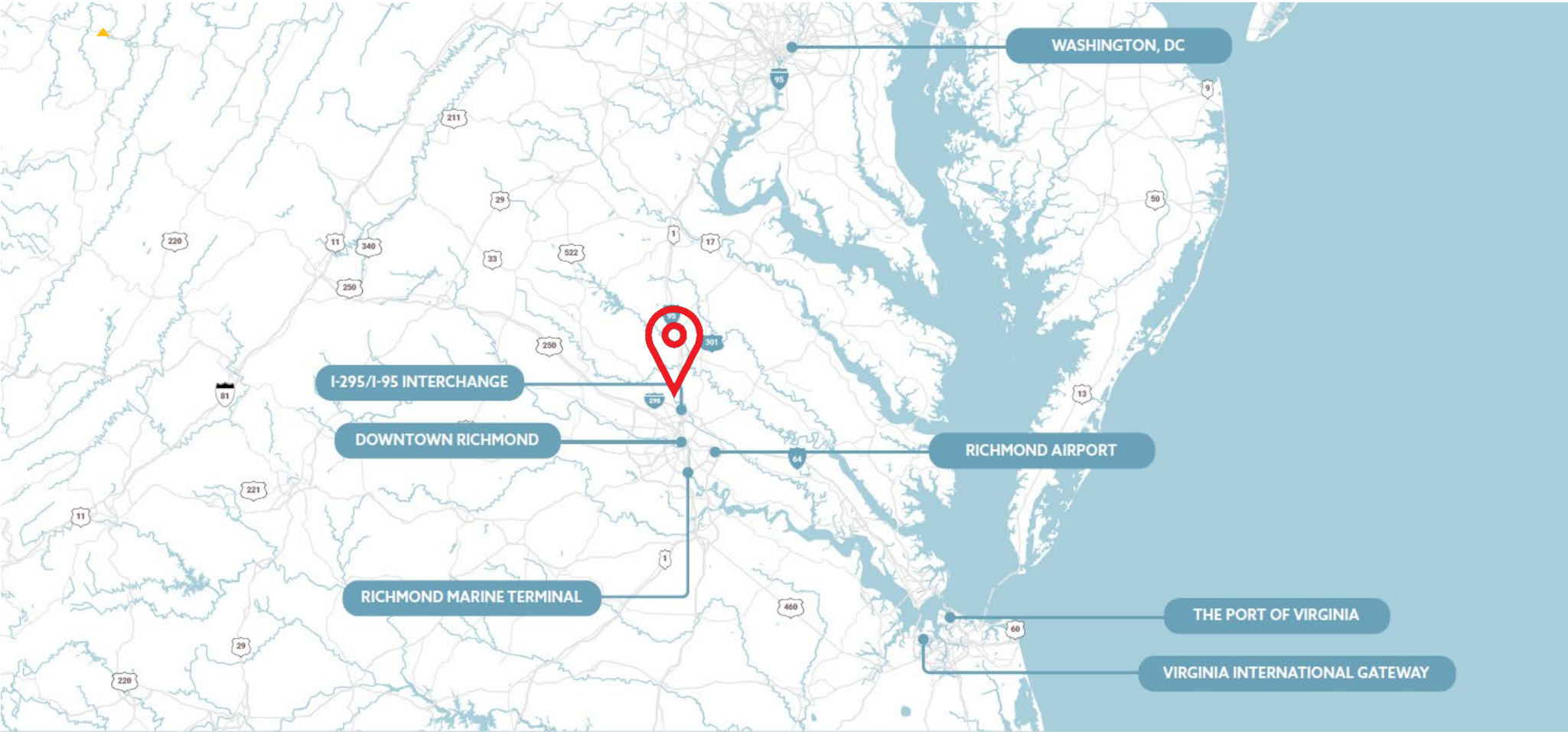


MARKET OVERVIEW

- > Within 500 miles of 60% of the nation's consumers
- > Access to extensive network of highways including I-64, I-95, I-85, and I-295
- > Access to the more than 100 motor freight companies serving the area
- > Access to rail freight service through CSX and Norfolk Southern
- > Access to Richmond International Airport (RIC) which more 85 million pounds of cargo annually
- > Located in foreign trade zone (FTZ) # 207
- > Port of Virginia is under 100 miles away



MID ATLANTIC ACCESS



ACCESS

Route 301	0.7 miles	12min	Port of Richmond	17.7 miles	20 mins
I-295/I-95 Interchange	1.6 mile	4 mins	Port of Virginia	82.7 miles	1 hr 18 mins
I-64	9.1 miles	13 min	Virginia International Gateway	95.2 miles	1 hr 30 min
Downtown Richmond	11.5 miles	17 min	Washington, DC	101 miles	1 hr 56 min
Richmond Airport	16.4 miles	23 min			

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