

PHASE II



**NORTH RICHMOND**  
INDUSTRIAL PARK



**315,900 SF CROSS-DOCK BUILDING**

**Three access points to N Washington Hwy**

**On-site outdoor storage / laydown available**

## KEY FEATURES

- 45,000 - 121,500 s.f. available
- +/- 3 acres of outside storage
- Under 1.5 miles from Lewistown 1-95 exit
- 36' clear height
- 236 car parks and 104 off-dock trailer parks
- Typical bay size 55' x 50' with 60' speed bays
- Building dimensions 702' x 450'
- Thirty dock doors (9' x 10')
- Two drive-ins (12' x 14')
- ESFR Sprinkler
- LED Lighting
- 2,000 - AMP electricity service
- Close proximity to I-95 and I-295

## I-95 LOCATION ASHLAND, VA

For additional information,  
please contact:

**Muscoe Garnett**

T +1 804 200 6340

M +1 678 296 4610

[muscoe.garnett@jll.com](mailto:muscoe.garnett@jll.com)

**Jimmy Appich**

T +1 804 200 6420

M +1 804 928 5599

[jimmy.appich@jll.com](mailto:jimmy.appich@jll.com)

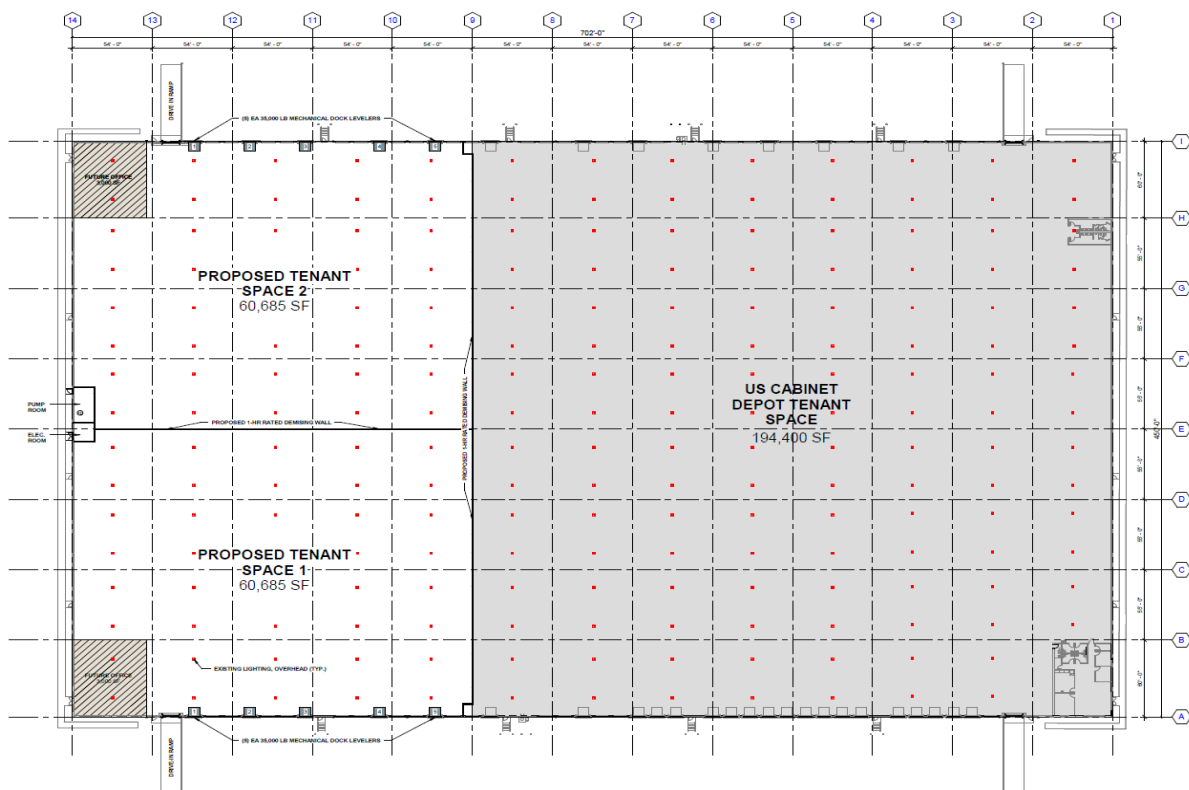


The architectural floor plan illustrates a large industrial facility divided into three main tenant spaces. The plan is overlaid with a grid system: horizontal lines 1 through 14 and vertical lines A through I. Dimensions are provided along the top and right edges.

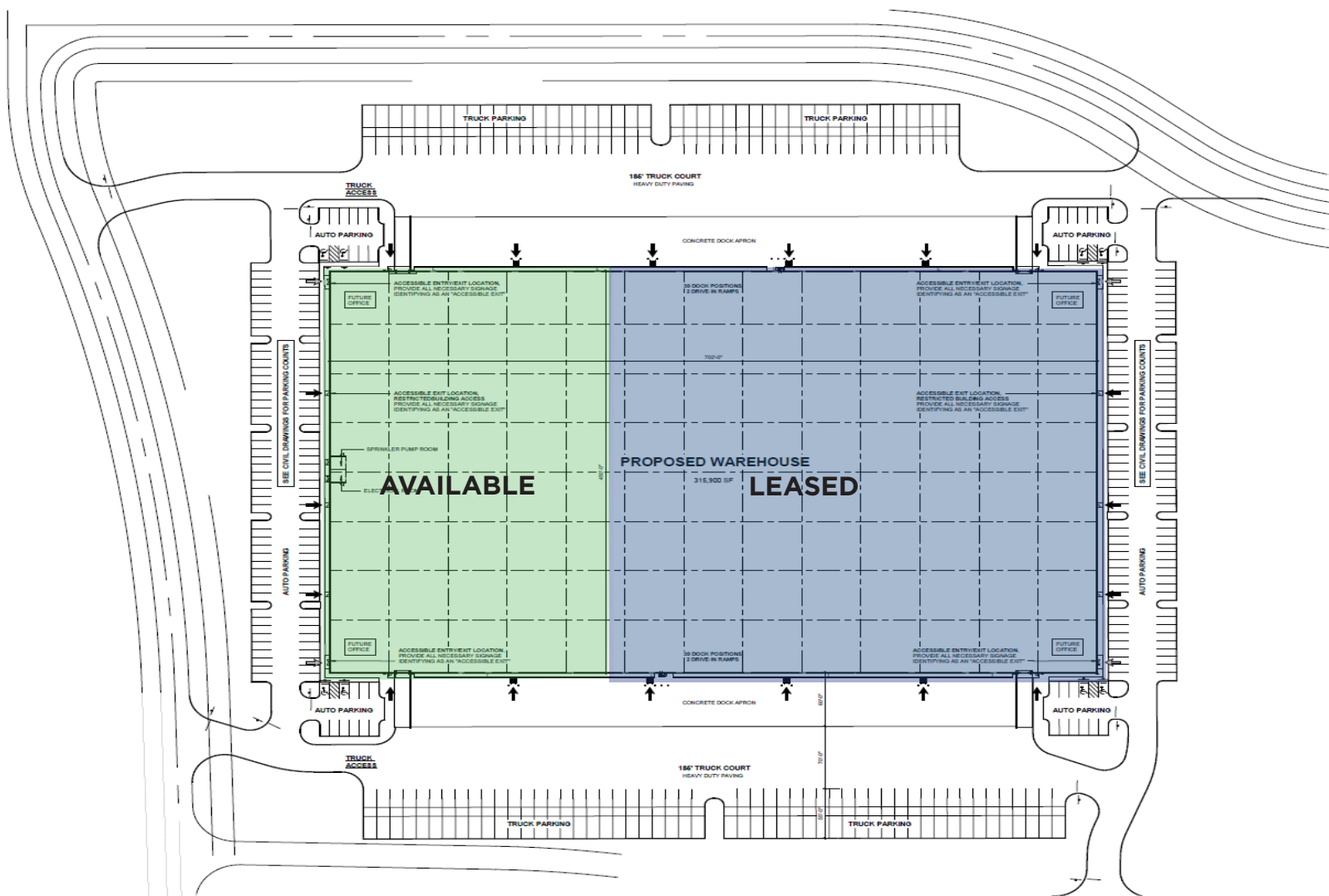
- Proposed Tenant Space 1:** Located in the bottom-left corner, measuring 75,535 SF. It is bounded by grid lines 1-4 horizontally and A-D vertically.
- Proposed Tenant Space 2:** Located in the top-left corner, measuring 45,835 SF. It is bounded by grid lines 1-4 horizontally and E-H vertically.
- US Cabinet Depot Tenant Space:** Occupies the right half of the plan, measuring 194,400 SF. It is bounded by grid lines 5-14 horizontally and A-I vertically.

Key features and annotations include:

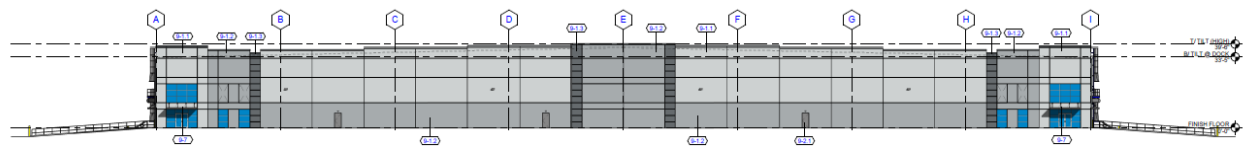
- Structural Elements:** Numerous columns (red dots) and walls (solid lines) are shown. A "PROPOSED 1-WR BATED DIVIDING WALL" separates Spaces 1 and 2.
- Existing Features:** "EXISTING LIGHTING OVERHEAD (TYP.)" and "EXISTING MECHANICAL DOCK LEVELERS" are indicated.
- Other Details:** "PUMP ROOM", "ELEC. ROOM", and "STAIRS" are labeled. A "DRIVE RAMP" is shown at the top left.
- Dimensions:** Top dimensions range from 54'-0" to 752'-0". Right-side vertical dimensions range from 36'-0" to 101'-0".



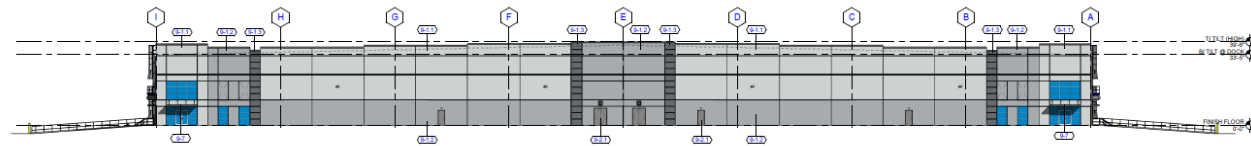
# SITE PLAN



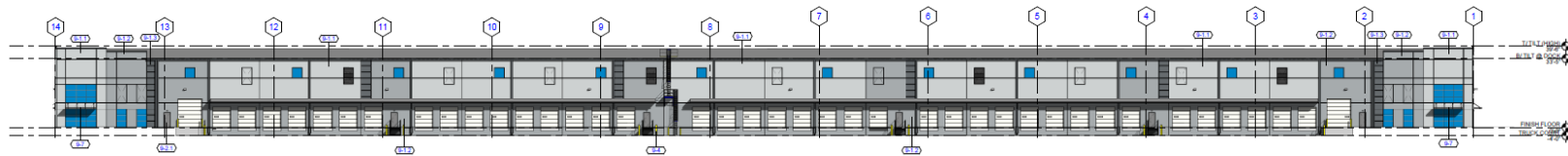
# ELEVATIONS



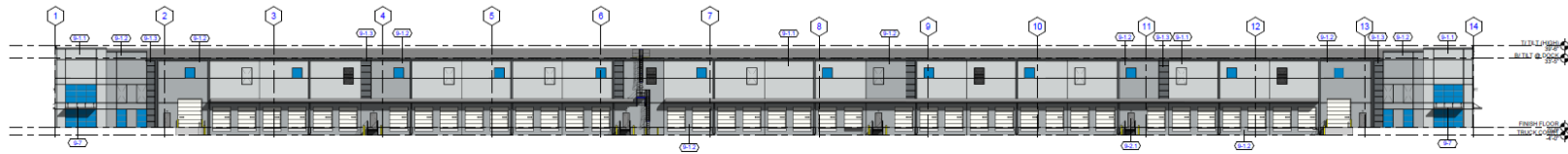
4 SIDE ELEVATION  
A210 SCALE: 3/64" = 1'-0"



3 SIDE ELEVATION  
A210 SCALE: 3/64" = 1'-0"

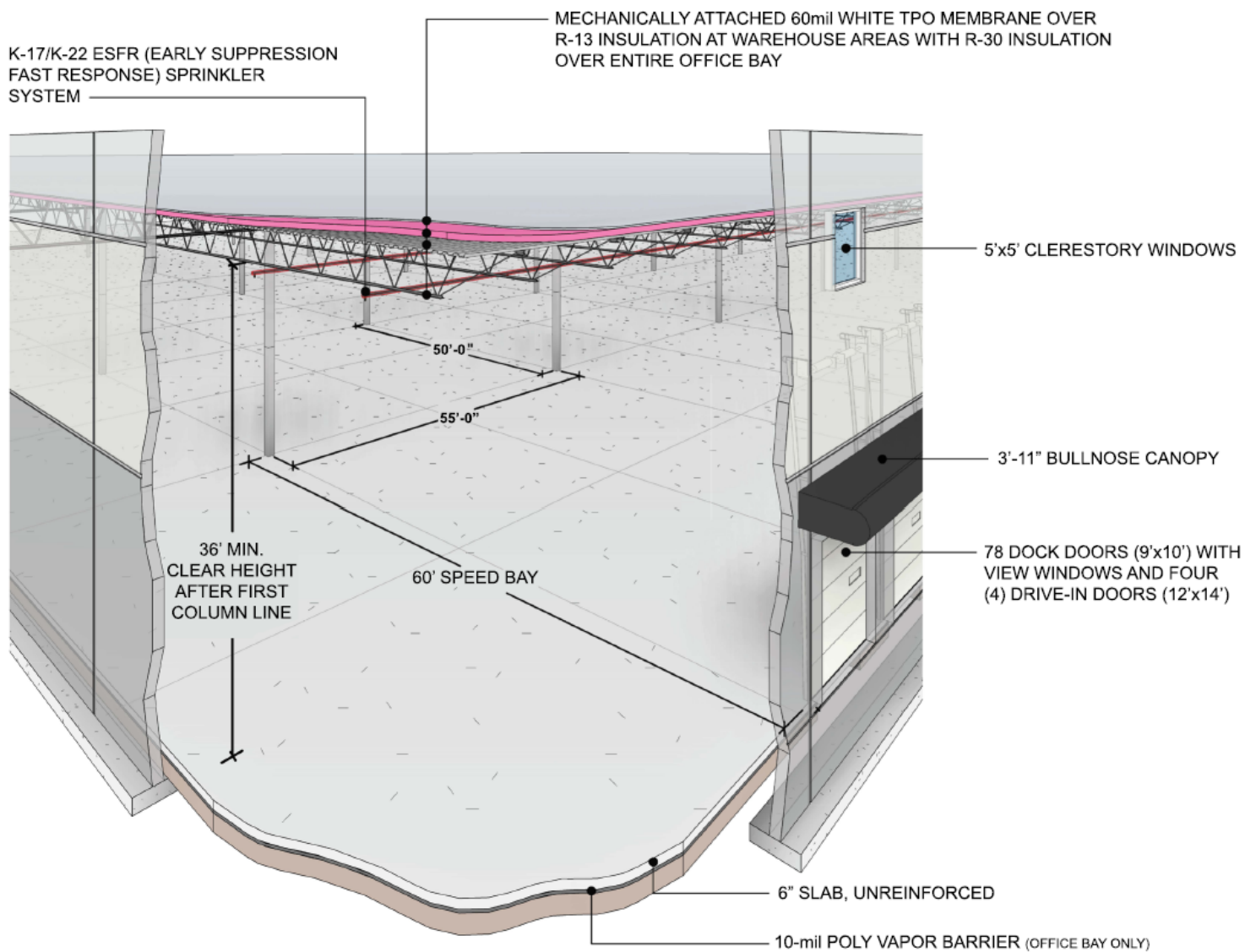


2 DOCK ELEVATION  
A210 SCALE: 3/64" = 1'-0"

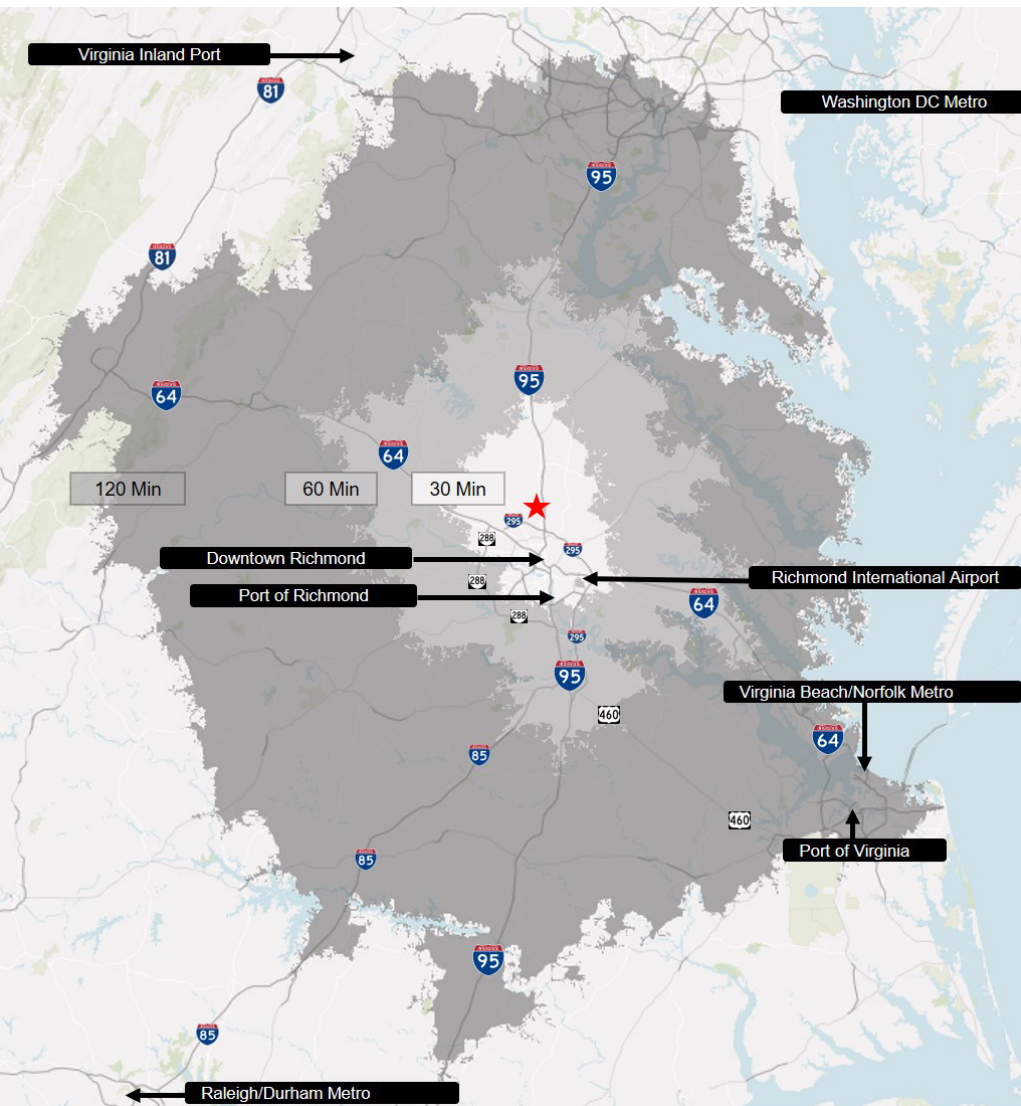
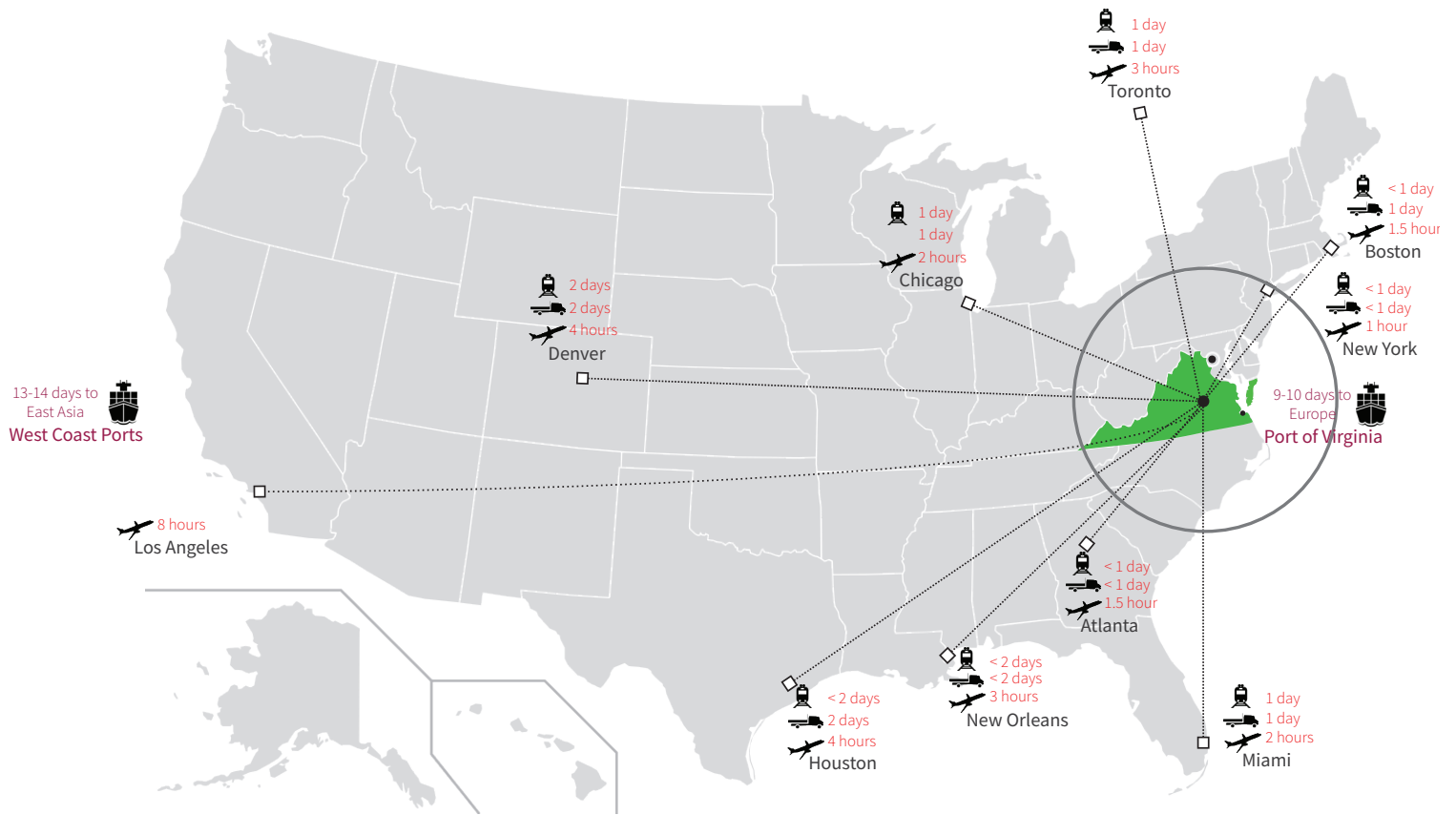


1 DOCK ELEVATION  
A210 SCALE: 3/64" = 1'-0"





3D CROSS  
SECTION



**CONNECTIVITY  
TO KEY PORTS  
AND POPULATION  
CENTERS**







## UNBEATABLE ACCESS

- 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



MARKET  
OVERVIEW