



SCANNELL
PROPERTIES

FORGE

LOGISTICS CENTER



Jimmy Appich
Executive Managing Director
804 200 6420
jimmy.appich@jll.com

Jake Servinsky
Senior Managing Director
804 200 6428
jake.servinsky@jll.com



JLL CONTACTS

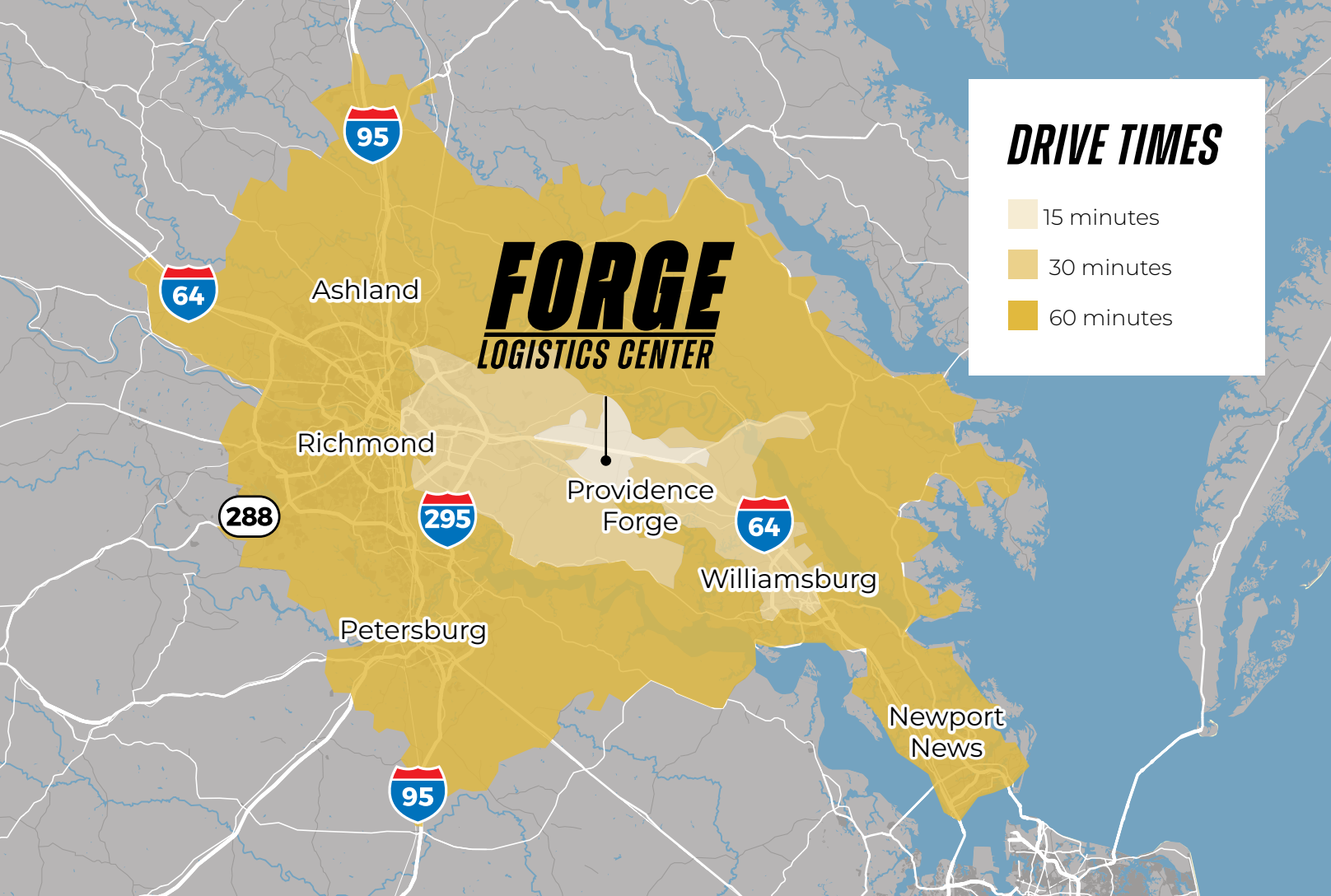
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EXECUTIVE SUMMARY

JLL is pleased to partner with Scannell Properties on Forge Logistics Center, an industrial mega site conveniently located east of Richmond, Virginia and less than 70 miles from the Port of Virginia. This approximately 200 acre site is situated in business-friendly New Kent County and is adjacent to Interstate 64 and 295 which offers access to the entire East Coast. The mega site is ideal for large-scale logistics and manufacturing operations with the potential to house approximately 1.5M s.f. under one roof. In addition, there is surplus land adjacent to the park which allows for a total density of approximately 5.0M s.f. The industrial market in the Richmond MSA is robust as global e-commerce booms and the demand for largescale logistics facilities with broad access grows.



ACCESSIBILITY

The proposed site is located less than one mile from Interstate 64, which has four high traffic count exits and intersects with Interstate 295 approximately two miles west of the county line. Interstate 295 has become the preferred artery for easy, unrestricted access to Richmond and its surrounding region, as recent growth and development in south Richmond have led to increased congestion along the I-95 corridor. Looking eastward, Williamsburg is 15 miles east which offers contributes to an established labor market within a 20 mile radius. The City of Norfolk and the Port of Virginia is approximately 70 miles east.

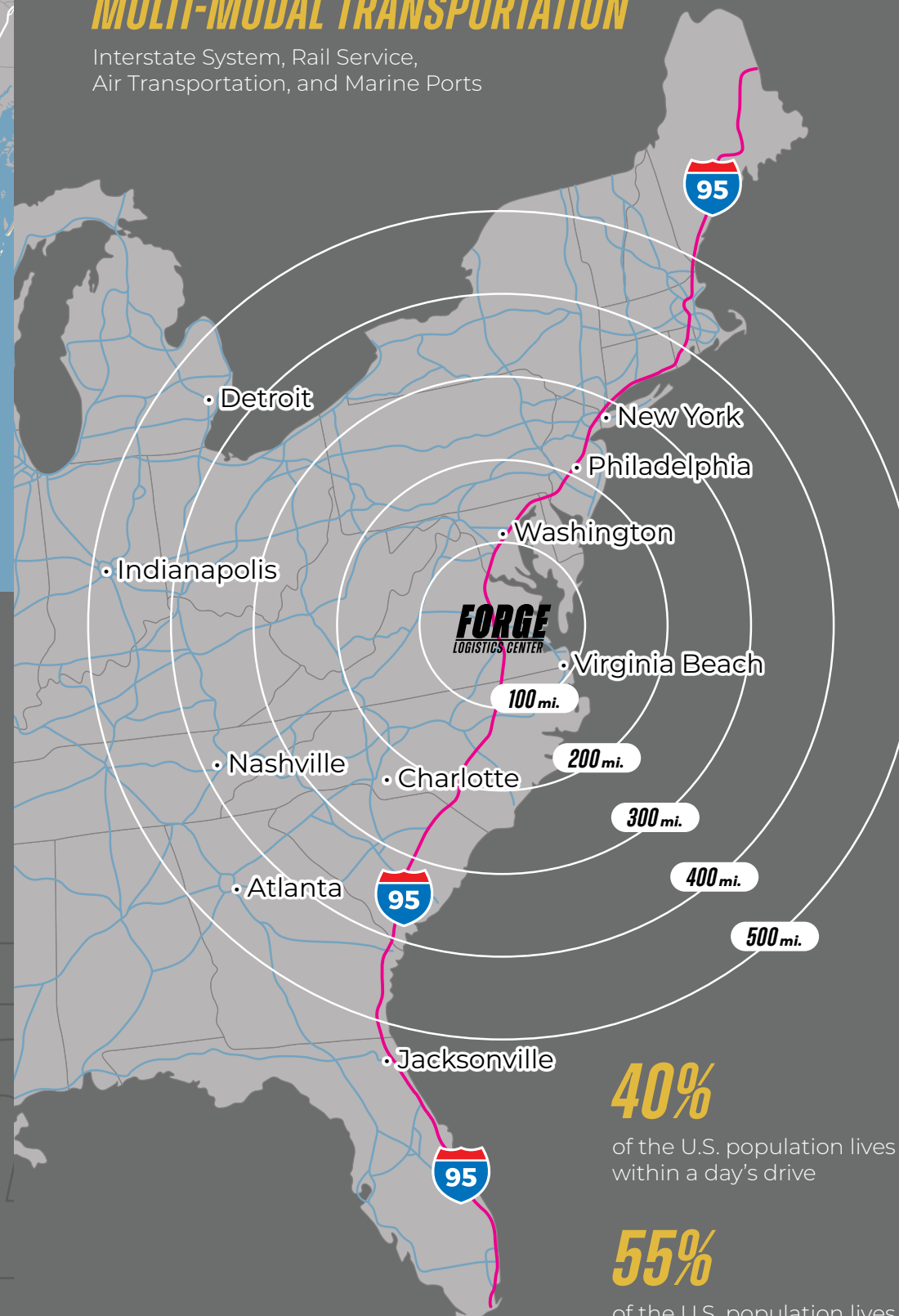
PROVEN LOCATION AND SUCCESSFUL NEIGHBORS

This area has become home to the region's largest and most successful fulfillment operators: Lumber Liquidators, HP, Auto Zone, Associated Distributors, USPS, and XPO logistics - all located within minutes of this site. Additionally, social media giant Facebook is in the midst of developing a 2.5M square foot data facility east of Richmond.

EASTERN U.S. DISTANCE FROM FORGE LOGISTIC CENTER

MULTI-MODAL TRANSPORTATION

Interstate System, Rail Service, Air Transportation, and Marine Ports



40%

of the U.S. population lives within a day's drive

55%

of the U.S. population lives within a 750 mile radius

28

miles to
Downtown Richmond, VA

52

miles to
Hampton, VA

69

miles to
Norfolk, VA

127

miles to
Washington, DC

134

miles to
Dulles Airport

160

miles to
Durham, NC

274

miles to
Philadelphia, PA

PROJECT OVERVIEW

FORGE LOGISTICS CENTER

ADDRESS	Intersection of Route 106 & I-64, Emmaus Church Road
TOWN	Providence Forge
STATE	Virginia
COUNTY	New Kent
SITE SIZE	> 125 acres (with expansion options)
MIN. CONTIGUOUS BUILDING	± 150,000 s.f.
MAX. CONTIGUOUS BUILDING	± 1,500,000 s.f.
ZONING	EO; IND (industrial/manufacturing/distribution)

UTILITIES

ELECTRIC POWER	Dominion Virginia Power; transmission line along Route 106
NATURAL GAS	Virginia Natural Gas; 8" line along Route 106
WATER	New Kent County; 500K gallon/day capacity; 12" water line along Route 106
SEWER	Public sewer provided by New Kent County; 12" line along Route 106
TELECOM	Verizon and Cox Communications; fiber line adjacent to property

TRANSPORTATION

INTERSTATE	Quick connectivity to I-64 (<1 mile) and I-295
AIRPORTS	Richmond International Airport (<20 miles)
PORTS	Port of Virginia (70 miles) and Port of Richmond (25 miles)



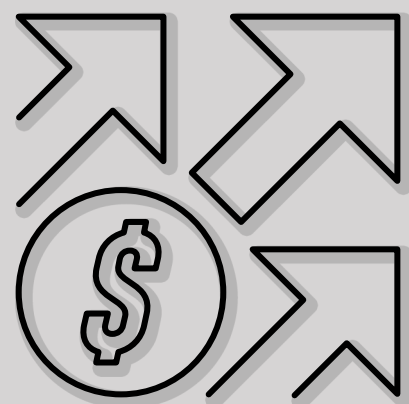


CONCEPTUAL SITE PLAN



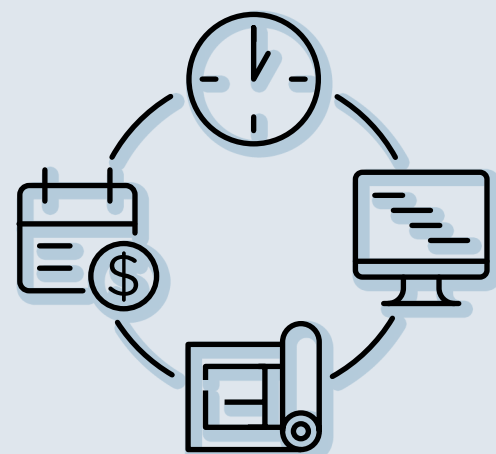
WORKFORCE

With a population of almost half a million people within thirty minutes of the property, companies will benefit from a deep and attractive workforce. New Kent County has the second fastest growth rate of any locality (county and city) in Virginia over the last 10 years.



TAX BASE AND INCENTIVES

New Kent carries the lowest real estate tax base in the Richmond area and the lowest effective machinery & tools tax rate in the state. Additionally, the county has approved cash grants on a case-by-case basis for job creation - equivalent to \$5,000 per full-time job created. New Kent is absolutely committed to offering an attractive, competitive incentive package to procure new businesses' commitment to the area.



DEVELOPMENT TEAM

Scannell Properties takes tremendous pride in delivering quality, competitively priced developments that exceed client expectations. Over the past thirty years, Scannell has successfully crafted a service platform of industry experts in finance, development, real estate law, and project management - allowing them to be proactive, resourceful, timely, and nimble.

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