



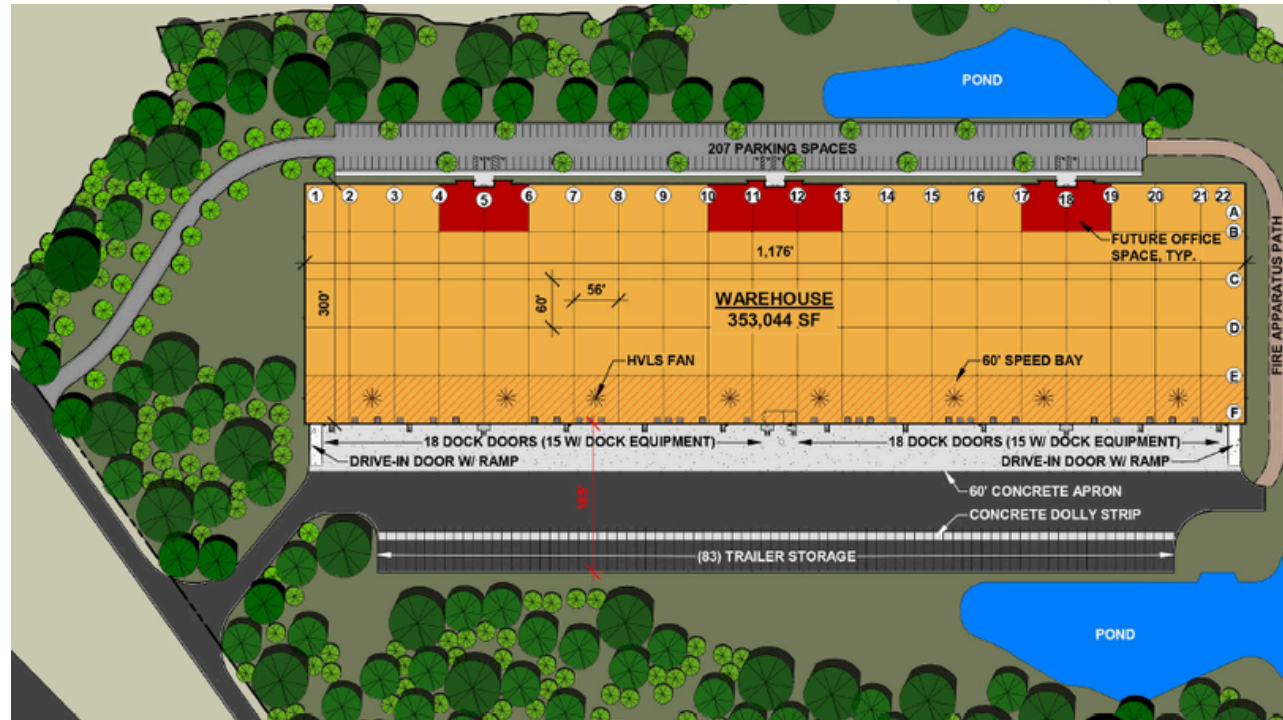
For Sublease

1400 Digital Drive, Chester, VA
±353,044 SF Industrial Space Available

Site Specifications

1400 Digital Drive, Chester, VA

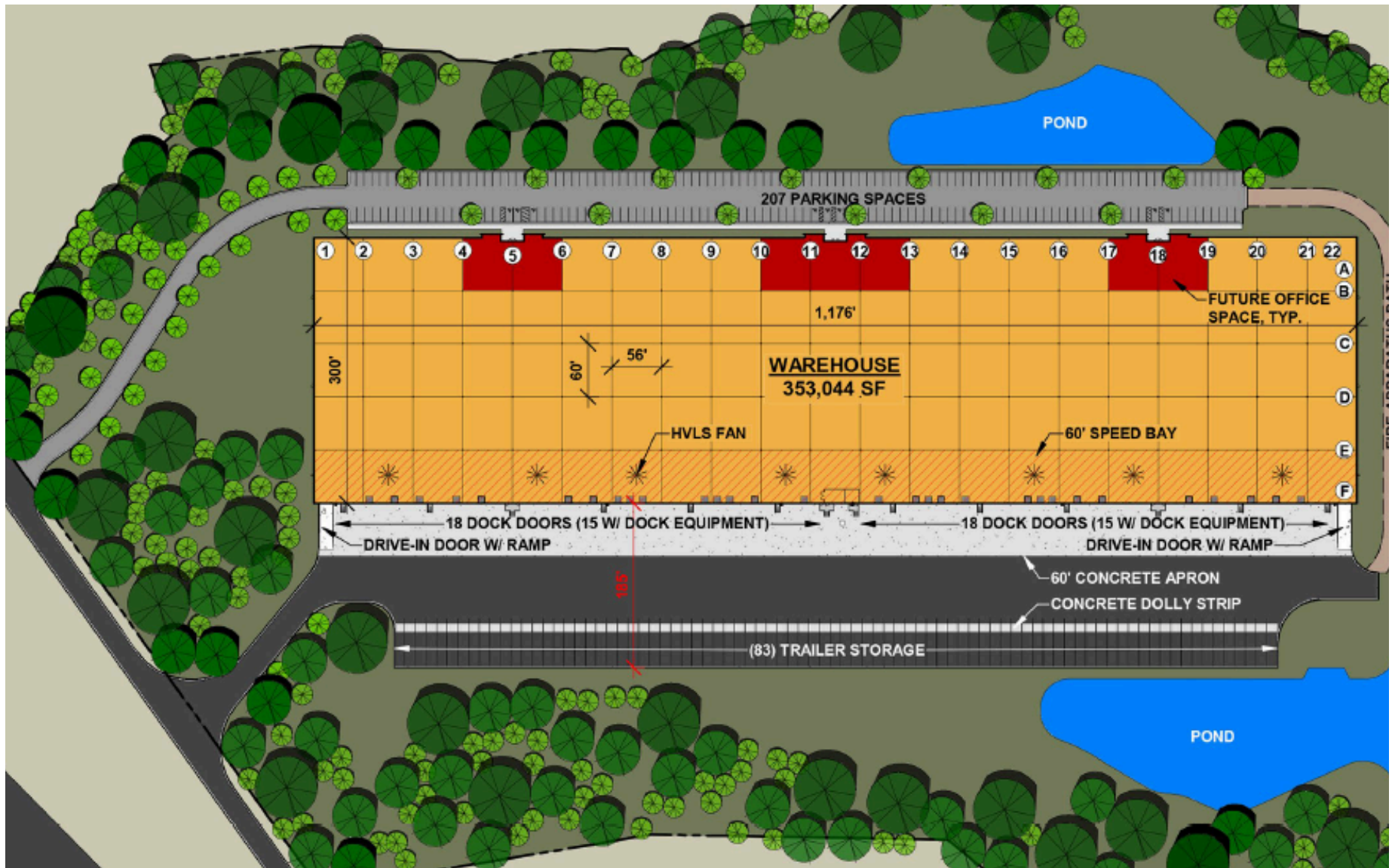
Building SF	±353,044
Available SF	±353,044
Building Class	A
Clear Height	36' clear minimum
Column Spacing	60' x 56' bays
Sprinkler	ESFR
Loading	36 Dock High Doors 30 w/ Equipment 26 w/ KO 62 Total Positions 2 Drive-in Doors
Trailer Storage	83
Car Parking	207
Zoning	I-2
Year Built	2022
Sublease Term	Through 1/31/2028



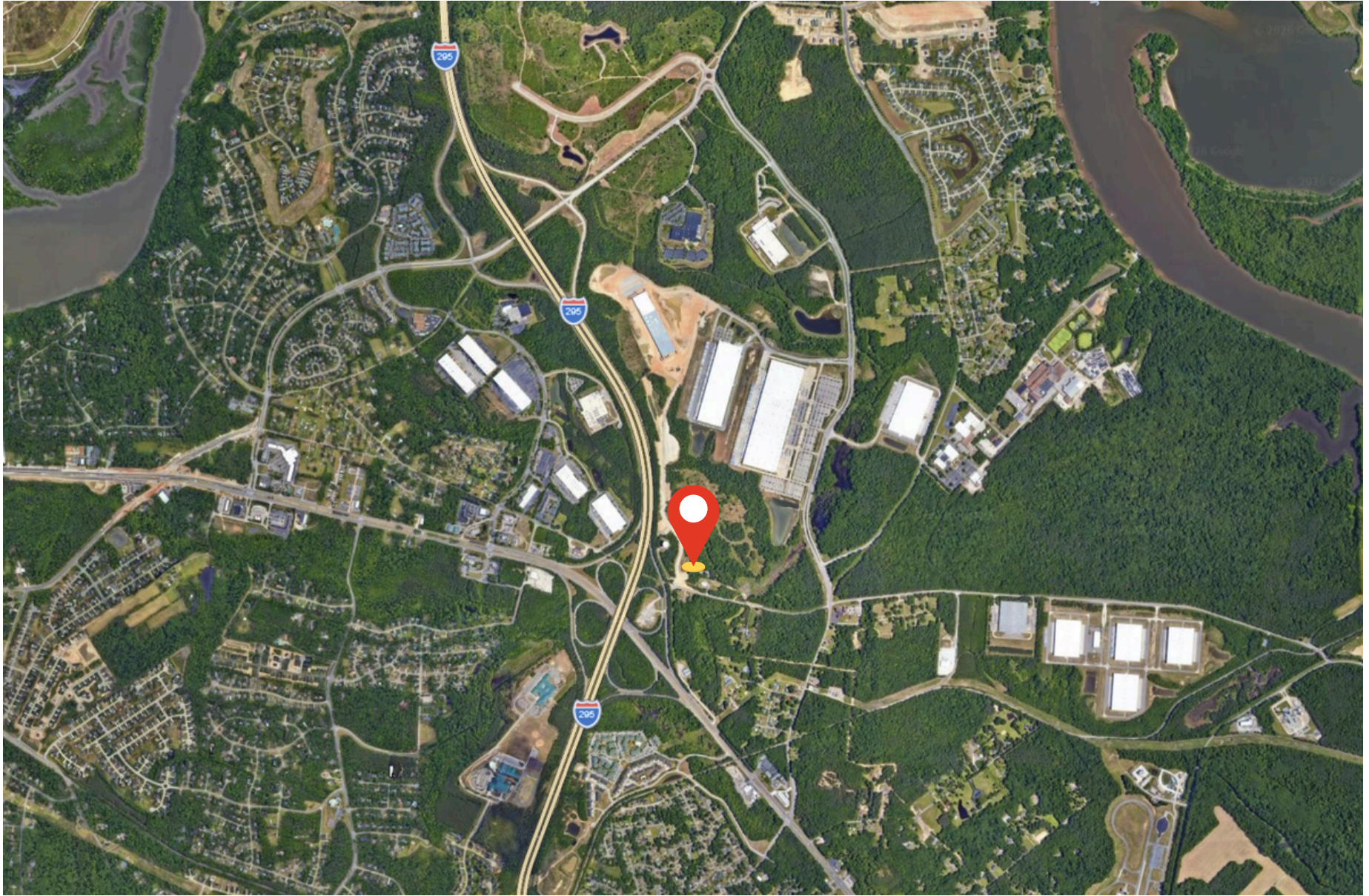
Location Highlights

- Two interstate interchanges within 2.5 miles for quick highway access
- 55% of the U.S. population reachable within one day's drive
- Best-in-class infrastructure within Meadowville Technology Park
- Top-ranked East Coast logistics location in Chesterfield County, Virginia
- Signage opportunity with high interstate visibility

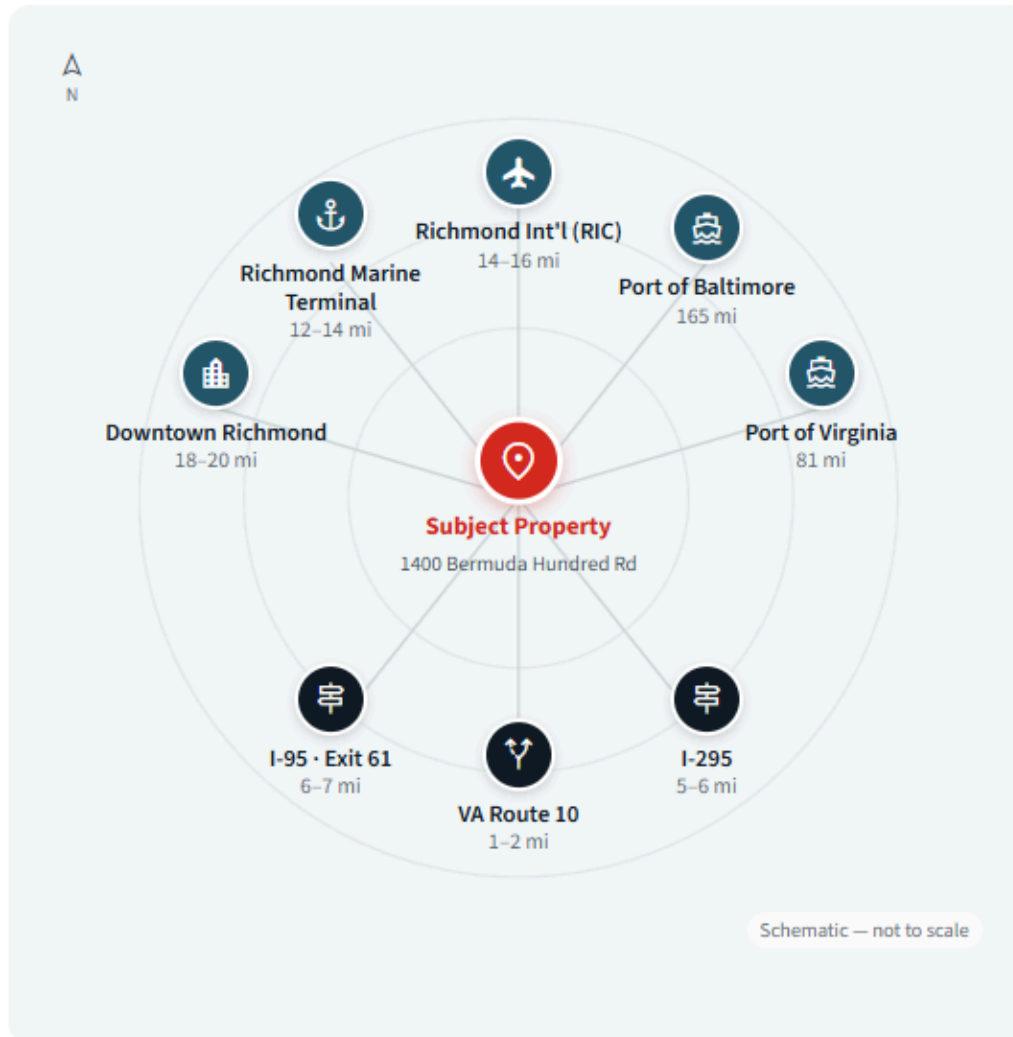
Site Plan



Site Aerial



Location & Connectivity



● Highway access

	Interstate 95 Exit 61 at Route 10, Chester — west	6-7 mi ~10 min
	Interstate 295 Route 10 interchange — connects to I-64	5-6 mi ~9 min
	VA Route 10 Primary east-west arterial	1-2 mi ~3 min

● Logistics & regional connectors

	Richmond Marine Terminal Inland port — barge to Port of Virginia	12-14 mi ~20 min
	Richmond Int'l Airport (RIC) Passenger & air cargo — north	14-16 mi ~22 min
	Downtown Richmond Regional CBD — northwest	18-20 mi ~28 min
	Port of Virginia Deep-water port — Norfolk / Hampton Roads	81 mi ~1 hr 30 min
	Port of Baltimore Deep-water port — Maryland / Mid-Atlantic	165 mi ~3 hr 20 min



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