WHITE OAK LOGISTICS CENTER



640,000 SF Across Two Buildings Available for Lease

4000-4500 Technology Court, Sandston, VA 23150

JLL

WHERE INFRASTRUCTURE MEETS OPPORTUNITY

PRIME INTERCHANGE. PRIME OPPORTUNITY.

White Oak Logistics Center occupies a prime position at the I-64 and I-295 interchange, just minutes from the I-95 corridor, Richmond International Airport and the Richmond Marine Terminal - putting your operations at the crossroads of mid-Atlantic commerce.

The site is built for businesses that demand robust infrastructure. Immediate highway access and land for potential expansion gives you the room and connectivity to scale on your timeline.

WHERE TENANTS WANT TO BE.

The tenant roster speaks volumes. White Oak already hosts QTS, Hewlett-Packard, Meta, and Bank of America, and continues attracting global leaders. QTS operates a network access point on campus that connects, through Virginia Beach landing stations, to subsea internet cables originating in Europe and South America, making White Oak a true global connectivity hub.



OUR SITE



BUILDING SPECS

	4000 TECHNOLOGY COURT	4500 TECHNOLOGY COURT
Size	340,000 SF	300,000 SF
Office SF	7,000 SF	1,800 SF
Bay Spacing	50'w x 50'd	50'w x 50'd
Clear Height	32' min	32' min
Docks	43 total, 9’ x 10’ mechanical dock levelers with bumpers, seals	33 total, 9’ x 10’ mechanical dock levelers with bumpers, seals
Drive-in Doors	1 total, 12' x 14' Motorized roll up door	1 total, 12' x 14' Motorized roll up door
Trailer Parking	24 off dock trailer stalls	48 off dock trailer stalls
Roof	Roof replacement underway	Roof replacement underway
HVAC	Gas fired heaters; BAF for air circulation	Gas fired heaters; BAF for air circulation
Lighting	Motion sensor LED High Bay fixtures throughout the warehouse	Motion sensor LED High Bay fixtures throughout the warehouse
Slab Construction	6" reinforced	6" reinforced
Walls	Precast Concrete Wall Panels	Precast Concrete Wall Panels
Spinklers	ESFR	ESFR
Expansion	Previously P.O.D approved for 200,000 SF expansion	N/A
Power	2,000 amps 480/277 volt, 3-phase, 4-wire	1,600 amps 480/277 volt, 3-phase, 4-wire
Security	Fully fenced truck courts with guard station	Fully fenced truck courts with guard station

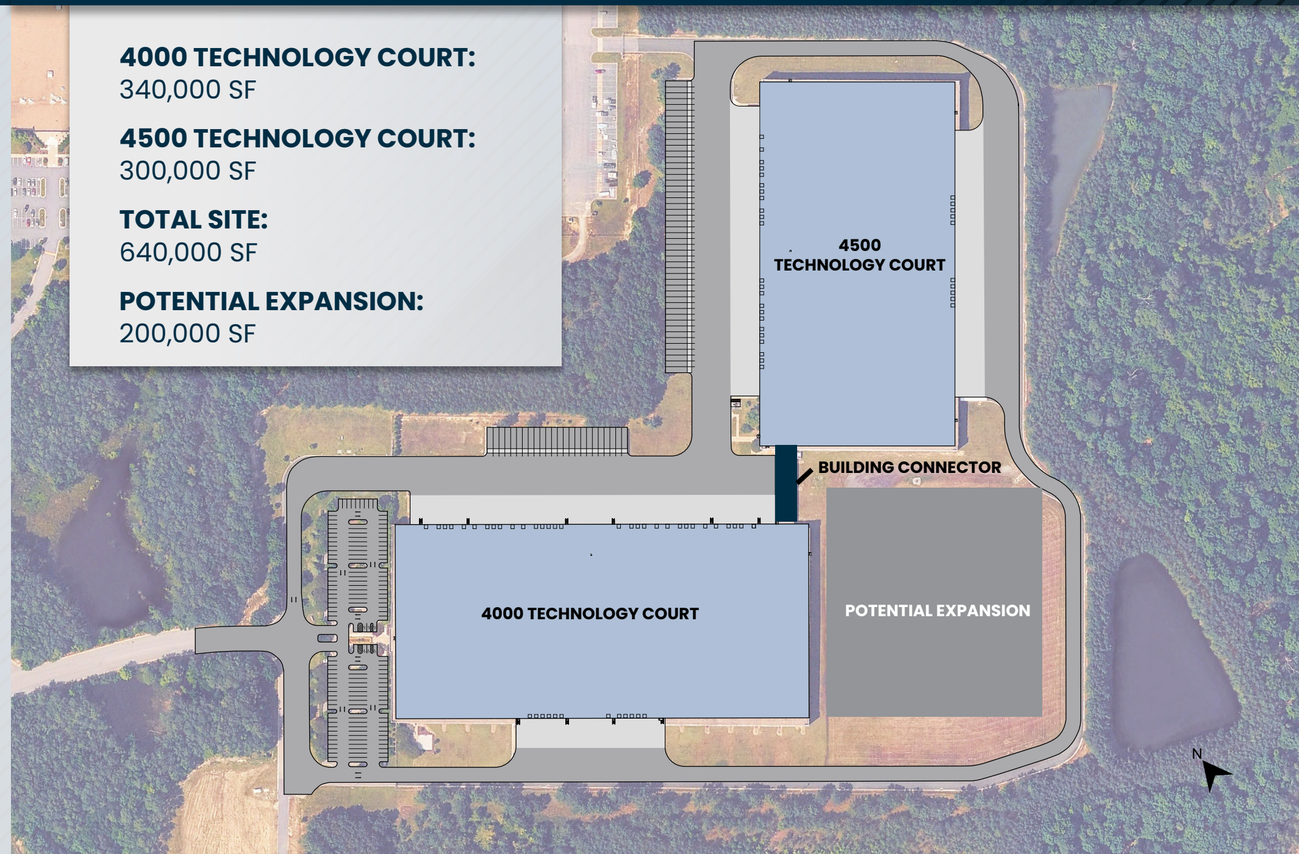
SITE PLAN

4000 TECHNOLOGY COURT:
340,000 SF

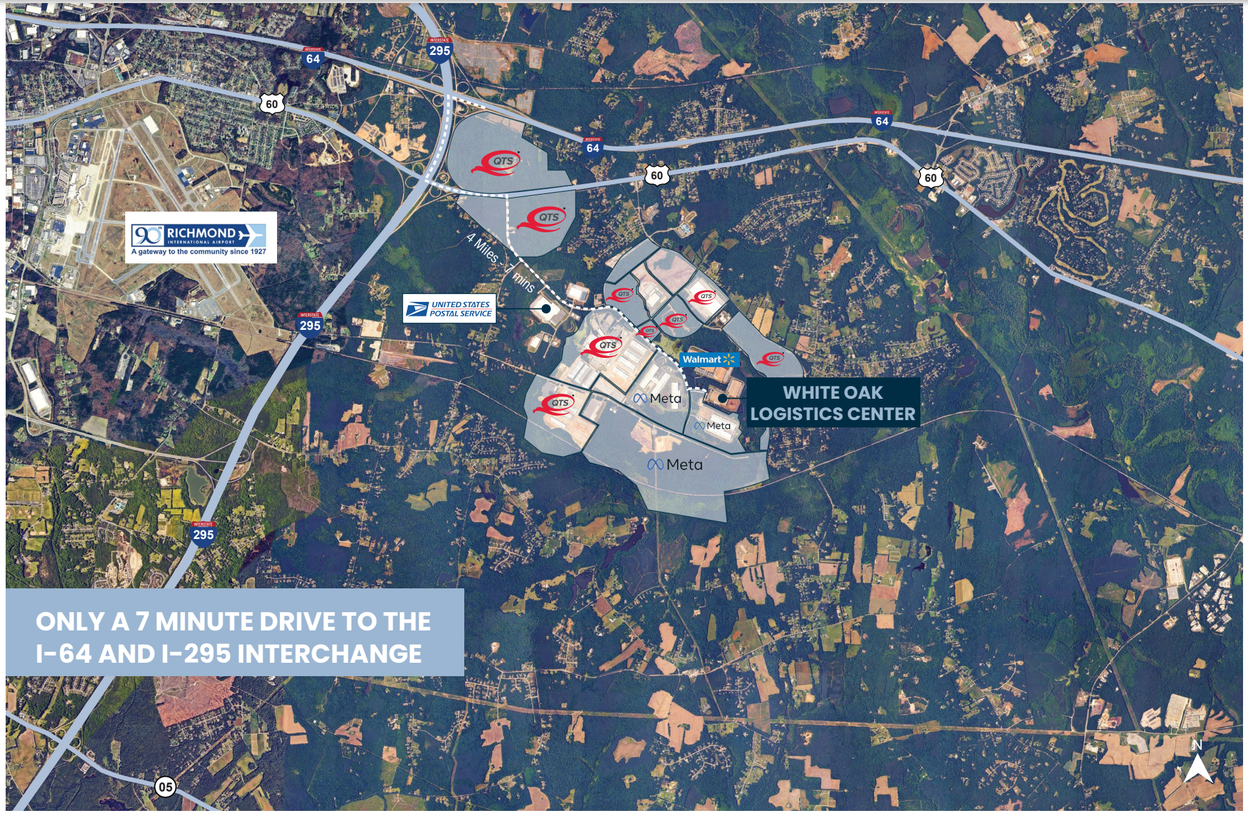
4500 TECHNOLOGY COURT:
300,000 SF

TOTAL SITE:
640,000 SF

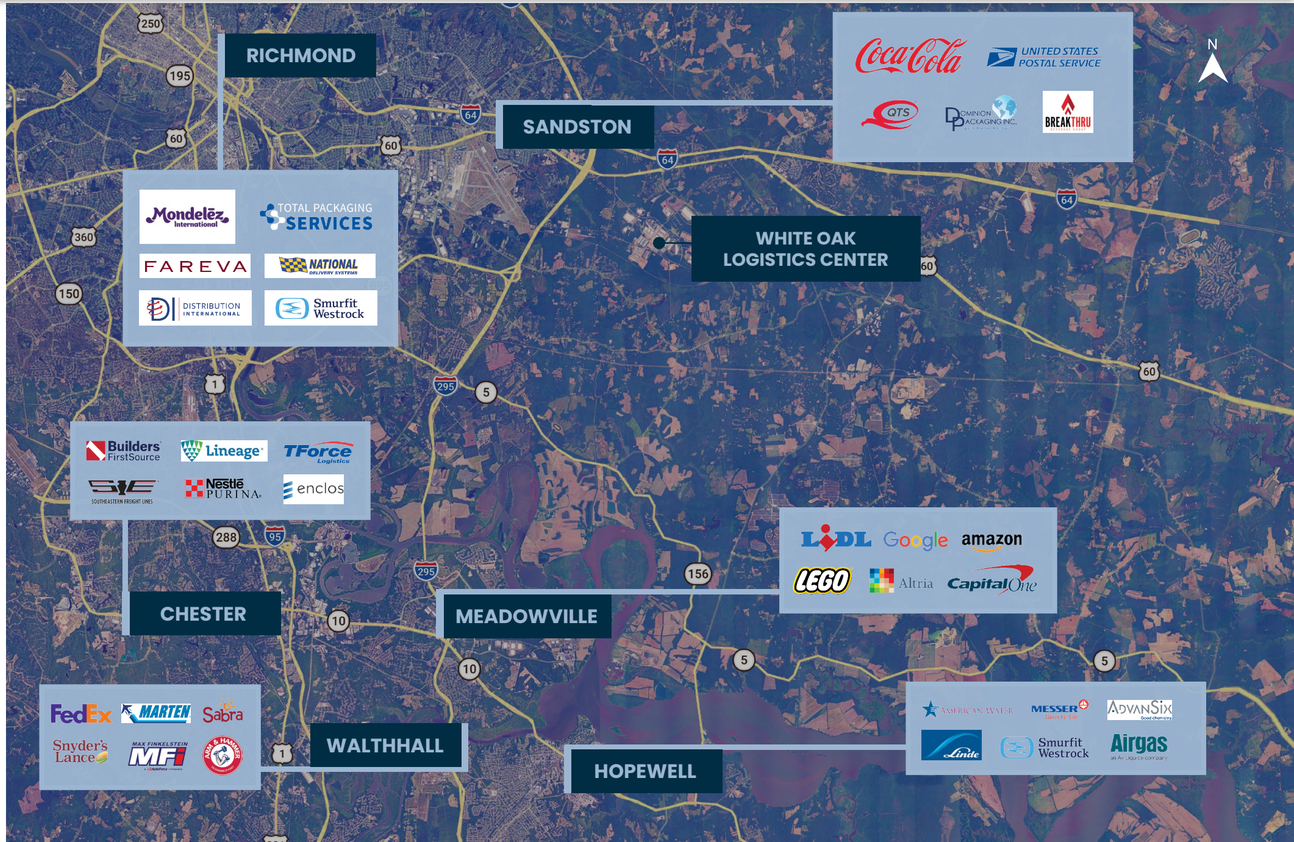
POTENTIAL EXPANSION:
200,000 SF



EXCELLENT INTERSTATE ACCESS



HIGH-DEMAND LOCATION



YOUR RADIUS OF OPPORTUNITY

WHITE OAK LOGISTICS CENTER OFFERS STRATEGIC ACCESS TO THREE MAJOR MID-ATLANTIC PORTS: RICHMOND, VIRGINIA, AND BALTIMORE.

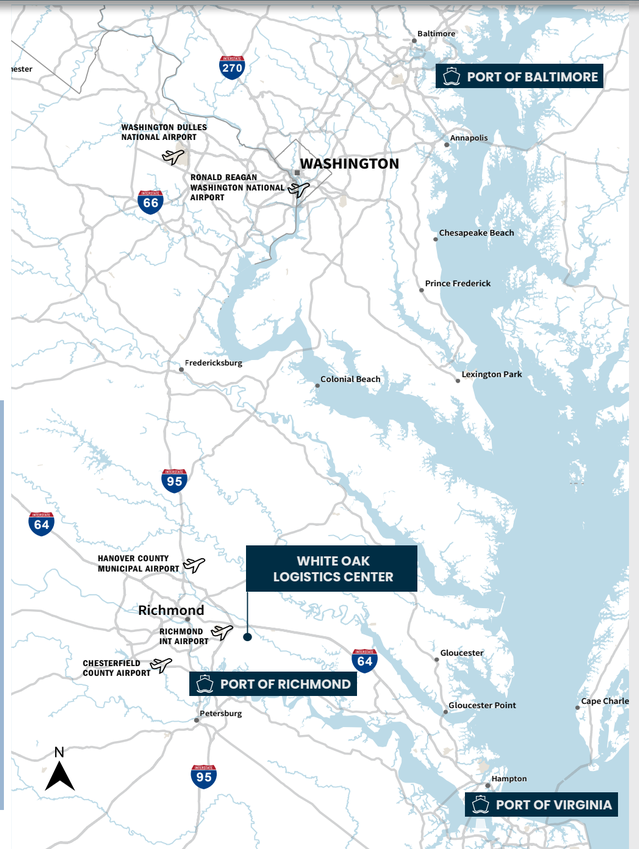
The Port of Richmond, under 30 minutes away, provides direct barge connectivity as a cost-effective alternative to trucking.

The Port of Virginia is approximately 1.5 hours away via I-64, connecting tenants to the East Coast's third-largest port and 380+ global destinations.

The Port of Baltimore, roughly 3 hours north, adds a third deepwater option and extends reach into the Baltimore-Washington corridor. This tri-port access gives tenants flexible routing, lower transportation costs, and added supply chain resilience across the Mid-Atlantic.

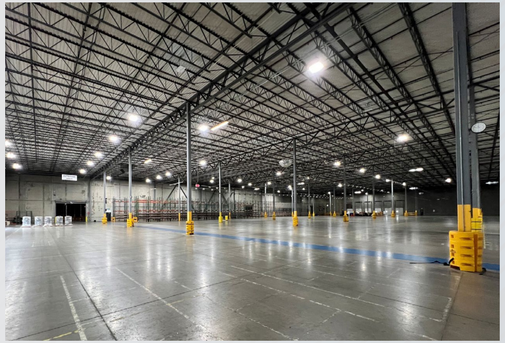
KEY DISTANCES

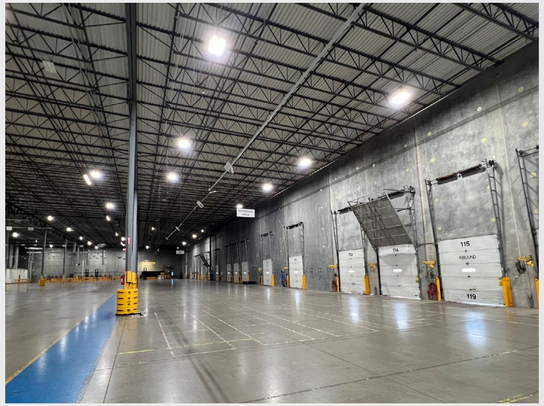
- **16** miles to Downtown Richmond, VA
- **122** miles to Dulles International Airport
- **79** miles to Port of Virginia
- **162** miles to Raleigh, NC
- **83** miles to Norfolk, VA
- **255** miles to Philadelphia, PA
- **117** miles to Washington, DC



BUILT TO PERFORM, READY TODAY



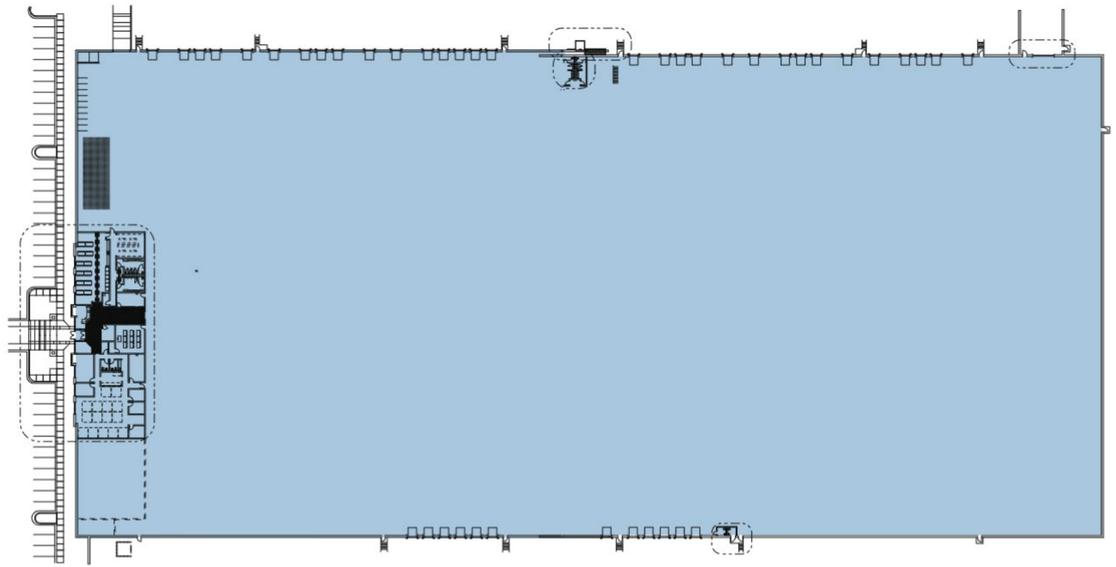






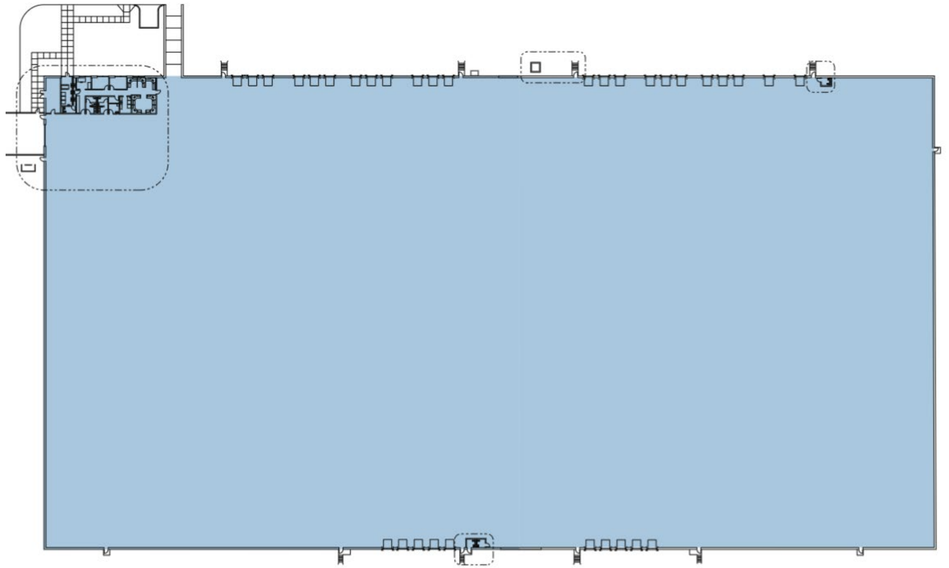
4500 TECHNOLOGY FLOORPLAN

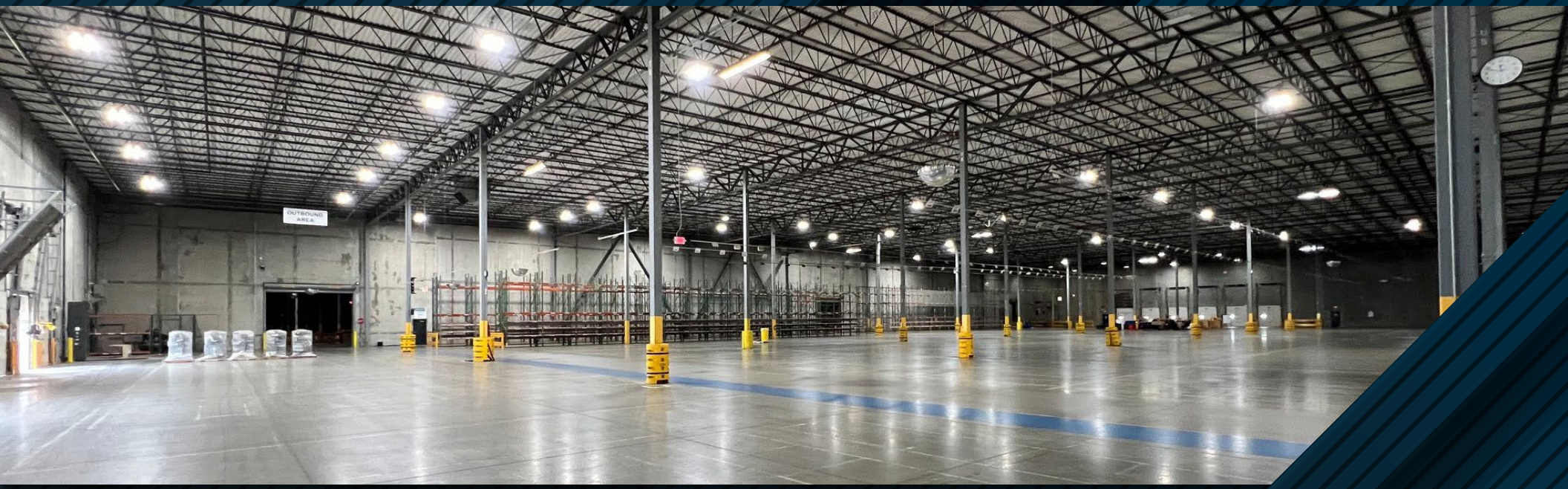
TOTAL SF: 340,000 SF
OFFICE SPACE: 7,000 SF
TOTAL LOADING DOCKS: 43



4000 TECHNOLOGY FLOORPLAN

TOTAL SF: 300,000 SF
OFFICE SPACE: 1,800 SF
TOTAL LOADING DOCKS: 33





JLL

CONTACT:

CHARLIE POLK, III, SIOR
+1 (804) 200 6419
charlie.polk@jll.com

GARETH JONES
+1 (804) 200 6453
garetho.jones@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.