



NORTH RICHMOND INDUSTRIAL PARK



UNDER CONSTRUCTION

40,000 SF - 124,500 SF SPECULATIVE INDUSTRIAL DEVELOPMENT

KEY FEATURES

- Under 1.5 miles from Lewistown 1-95 exit
- 32' clear height
- 158 car parking and 46 trailer parks
- Typical bay size 47.5' deep and 54' wide; 60' speed bay
- Building dimensions 810' x 250'
- Forty-six 9' x 10' dock doors
- 12' x 14' drive-ins
- ESFR Sprinkler
- LED Lighting
- 2,000 - AMP electricity service
- Close proximity to I-95 and I-295

I-95 LOCATION
ASHLAND, VA
DELIVERING Q4 2021

For additional information,
please contact:

Muscoe Garnett

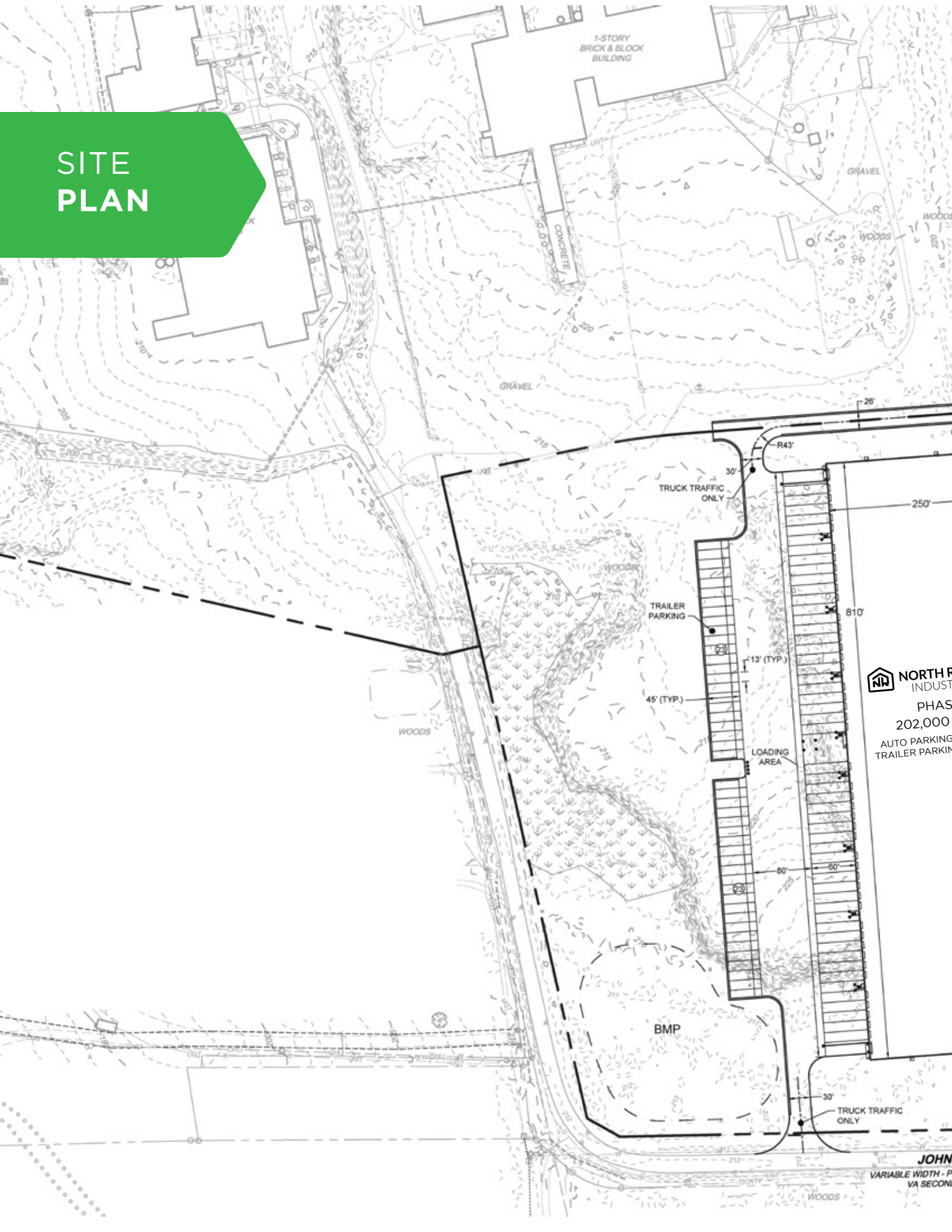
T +1 804 200 6340

M +1 678 296 4610

Muscoe.Garnett@am.jll.com

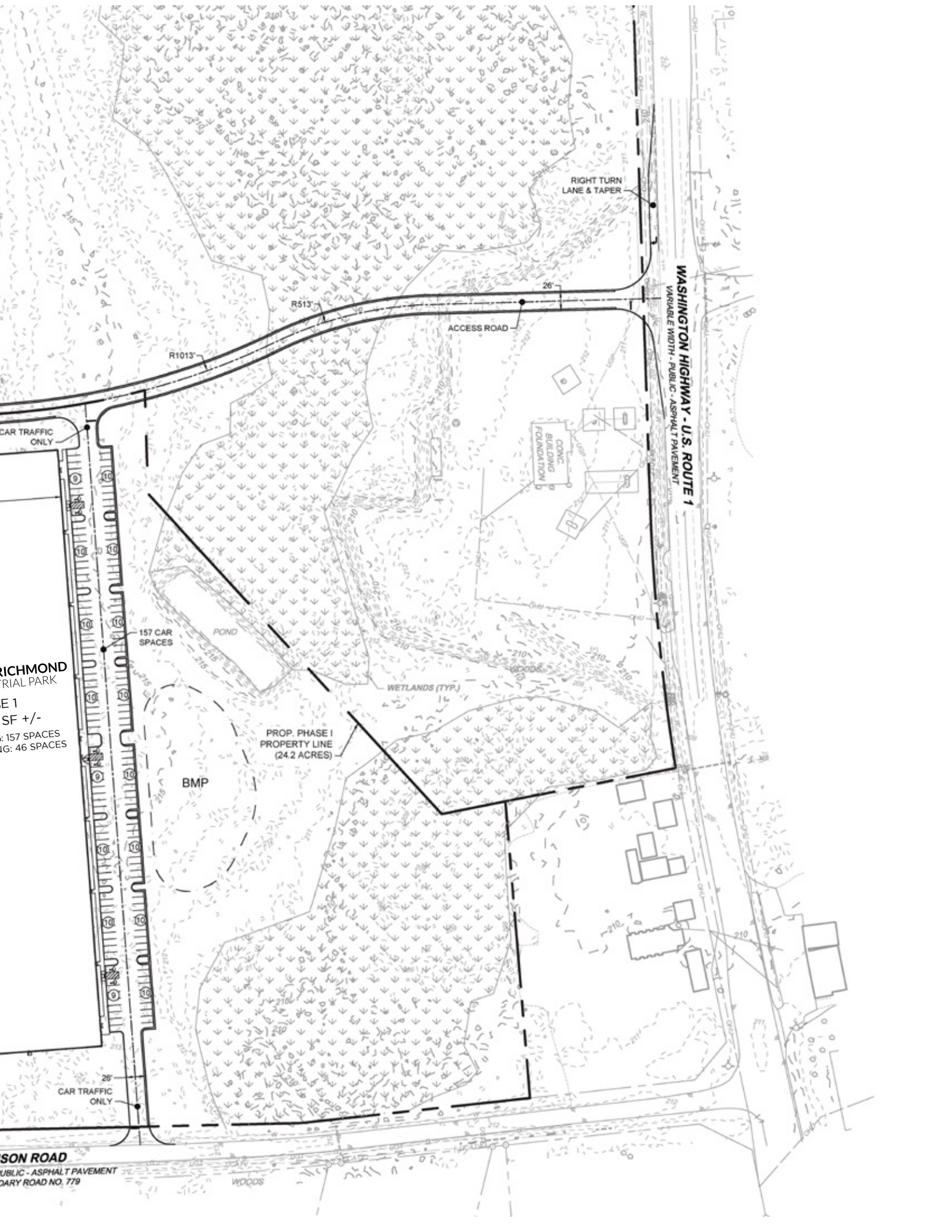


SITE PLAN



NORTH R
INDUST
PHAS
202,000
AUTO PARKING
TRAILER PARKING

JOHN
VARIABLE WIDTH - P
VA SECOND



RICHMOND
MEMORIAL PARK
E 1
SF +/-
157 SPACES
46 SPACES

RIGHT TURN
LANE & TAPER

ACCESS ROAD

WASHINGTON HIGHWAY - U.S. ROUTE 1
VARIABLE WIDTH - PUBLIC - ASPHALT PAVEMENT

CONC.
BUILDING
FOUNDATION

157 CAR
SPACES

POND

WETLANDS (TYP.)

PROP. PHASE I
PROPERTY LINE
(24.2 ACRES)

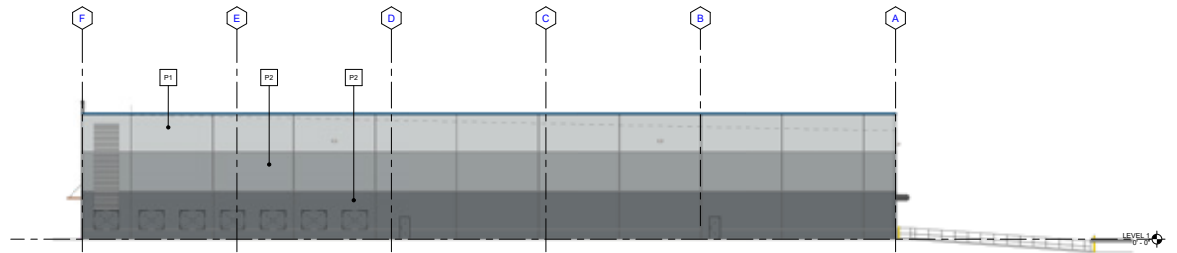
BMP

26'
CAR TRAFFIC
ONLY

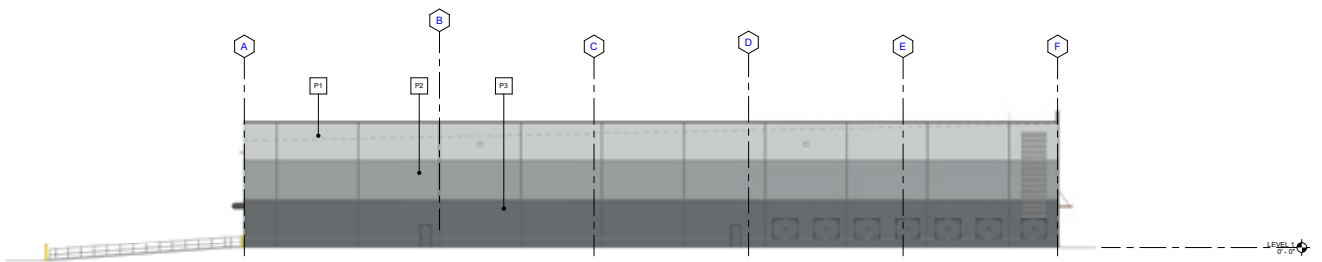
SON ROAD
PUBLIC - ASPHALT PAVEMENT
DARY ROAD NO. 779

WOODS

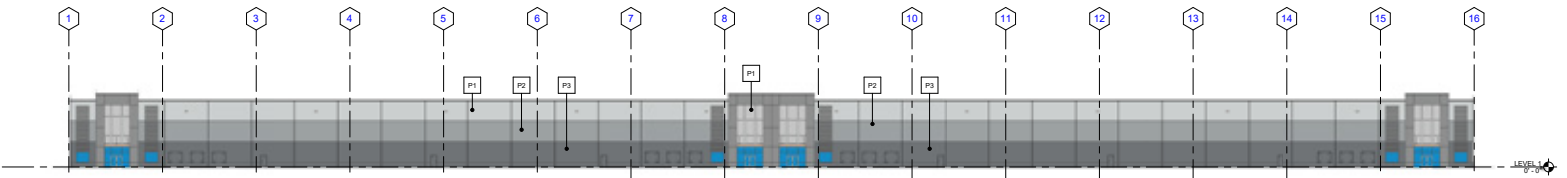
ELEVATIONS



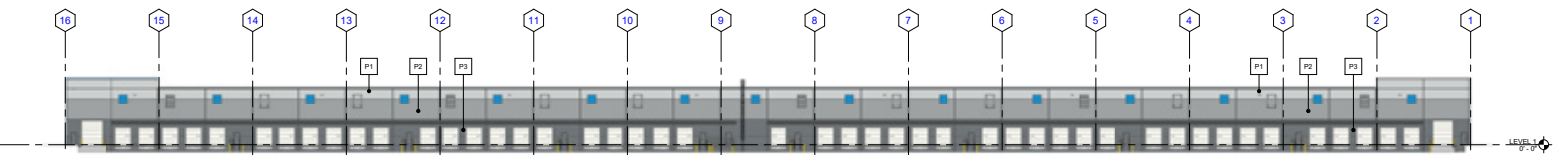
4 NORTH ELEVATION - PAINT SCHEME
A210 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION - PAINT SCHEME
A210 SCALE: 1/16" = 1'-0"

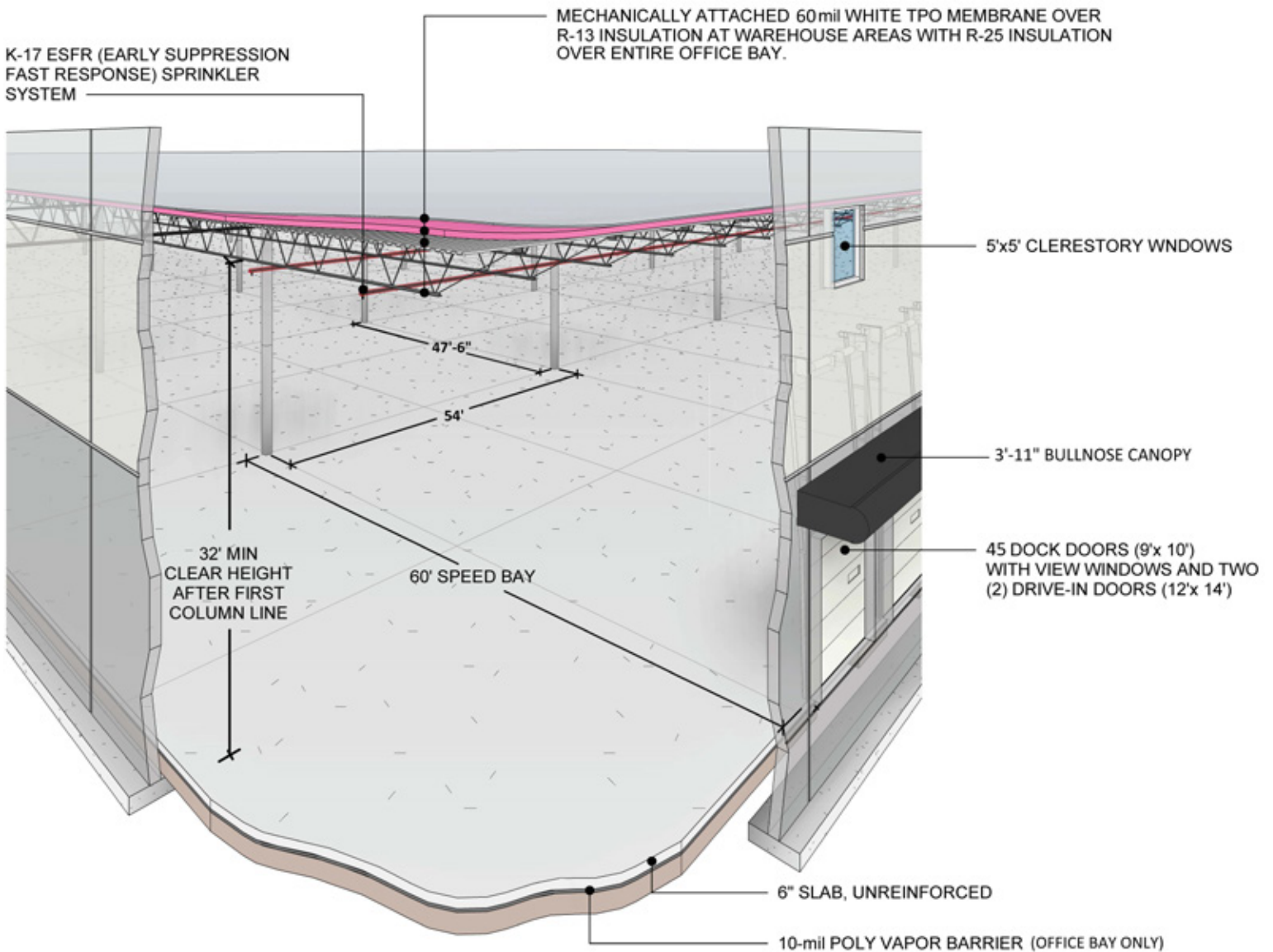


2 EAST ELEVATION - PAINT SCHEME
A210 SCALE: 1" = 30'-0"



1 WEST ELEVATION - PAINT SCHEME
A210 SCALE: 1" = 30'-0"

3D CROSS SECTION

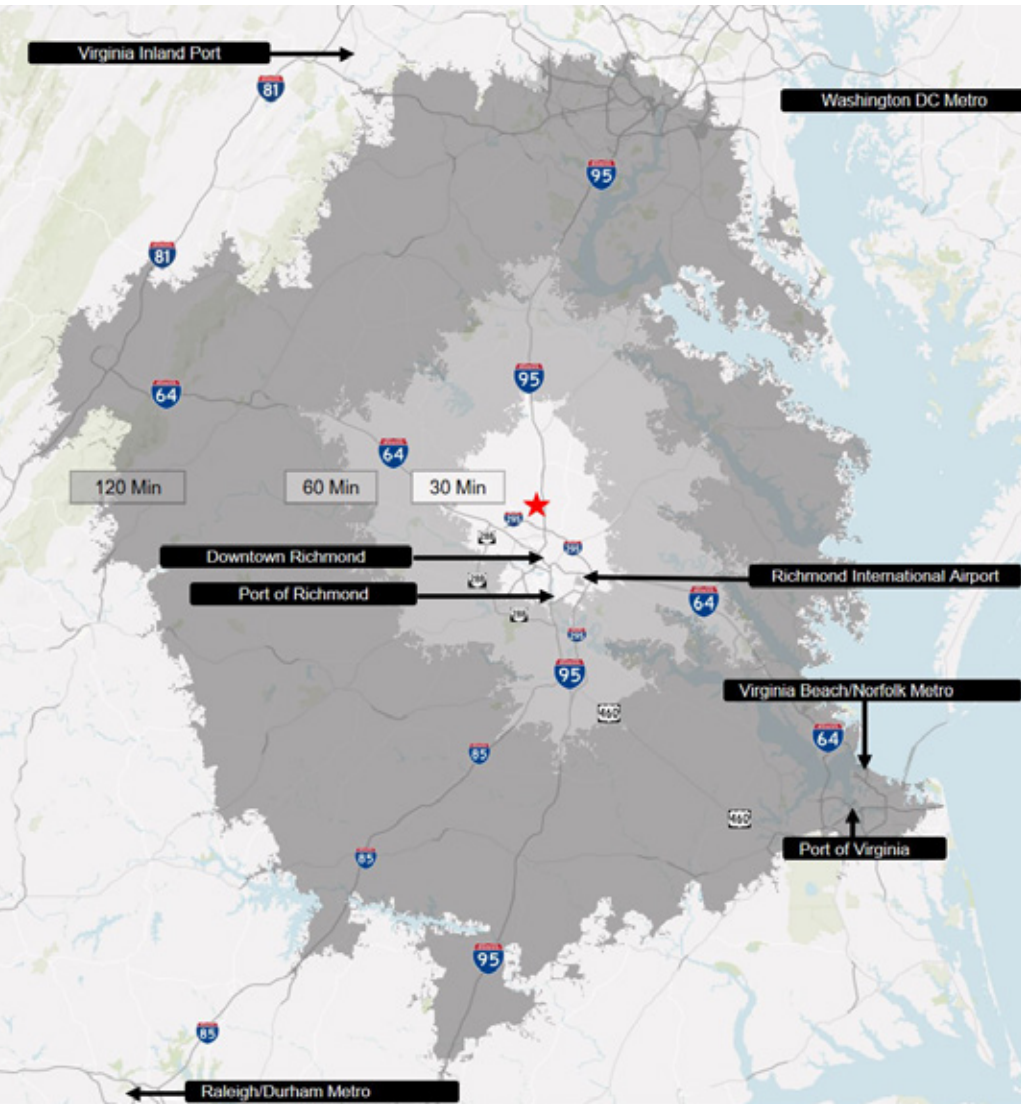
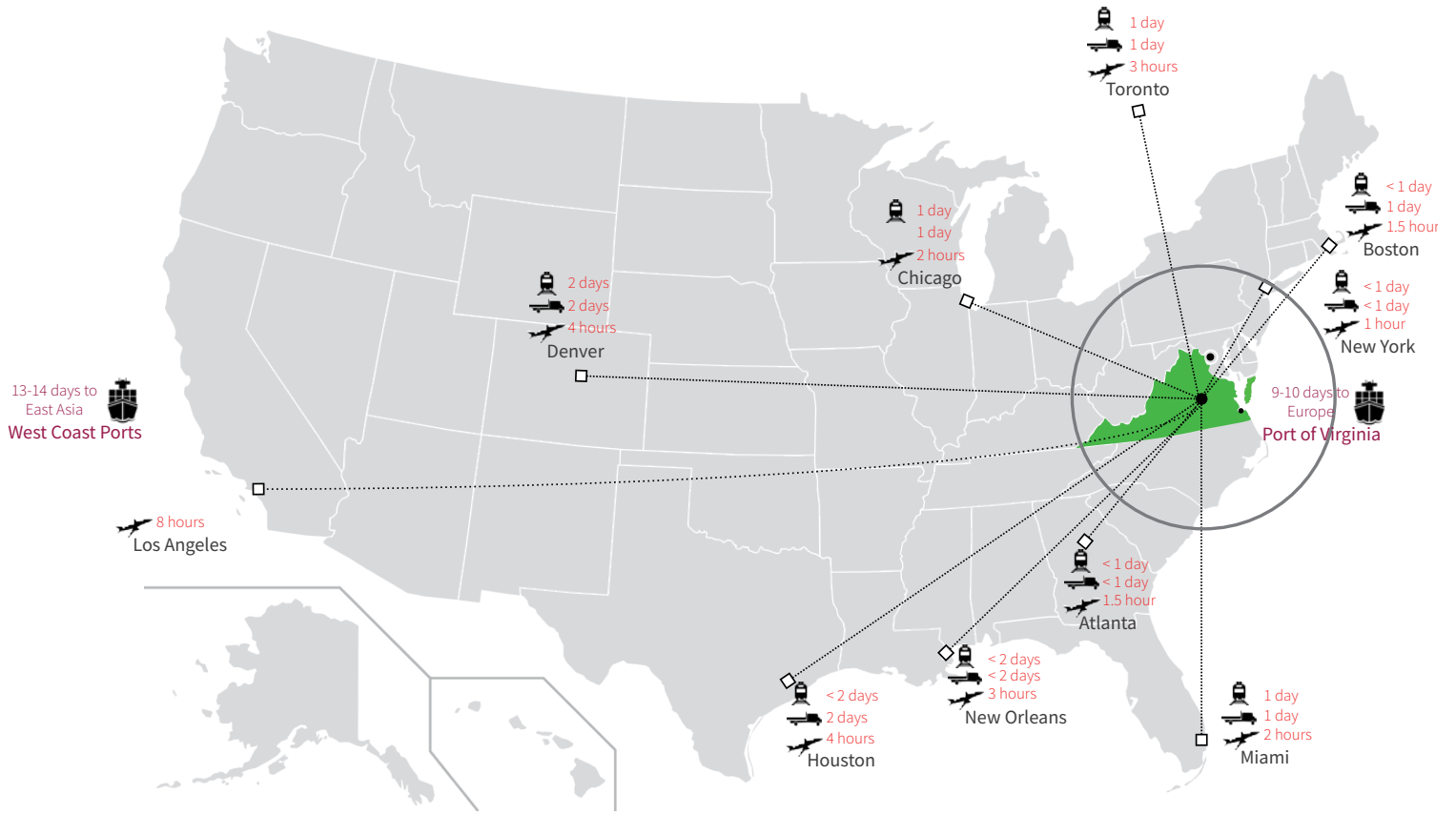


MARKET OVERVIEW

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





CONNECTIVITY TO KEY PORTS AND POPULATION CENTERS





NORTH RICHMOND INDUSTRIAL PARK



For additional information,
please contact:

Muscoe Garnett

T +1 804 200 6340

M +1 678 296 4610

Muscoe.Garnett@am.jll.com

