



THE LARGEST AVAILABLE  
CLASS A DISTRIBUTION  
CENTER IN THE MID-ATLANTIC



798,786 SF  
EXPANDABLE BY  
±391,000 SF



Concrete Tilt-Wall  
Steel Frame  
Construction



32'  
Clear Height



ESFR  
Sprinkler  
System



2,995 SF  
Receiving Office



3,016 SF  
Shipping Office



41,160 SF  
Two-Story  
Corporate Office



T-5  
Warehouse  
Lighting



84  
Dock Doors



Cross-Dock  
Loading



102 Trailer  
Spaces, 273 Car  
Parking Spaces



## UNRIVALED ACCESS TO MARKETS



4 MILES TO I-295



70 MILES FROM THE PORT OF VIRGINIA



720,000 WORKFORCE WITHIN MINUTES

TO ARRANGE A TOUR AND TO RECEIVE A CONFIDENTIAL  
OFFERING MEMORANDUM, PLEASE CONTACT:

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