



## 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



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

9

4 MILES TO 1-295



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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