

CROSSPOINTE

LOGISTICS CENTER

NEW TO MARKET

AVAILABLE IMMEDIATELY WITH EXPANSION CAPABILITIES

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<https://vimeo.com/764561489>



**291,689 SF CLASS A DISTRIBUTION
& MANUFACTURING FACILITY**

**8800 WELLS STATION ROAD
PRINCE GEORGE, VA**



SL Industrial Partners



CROSSPOINTE

LOGISTICS CENTER

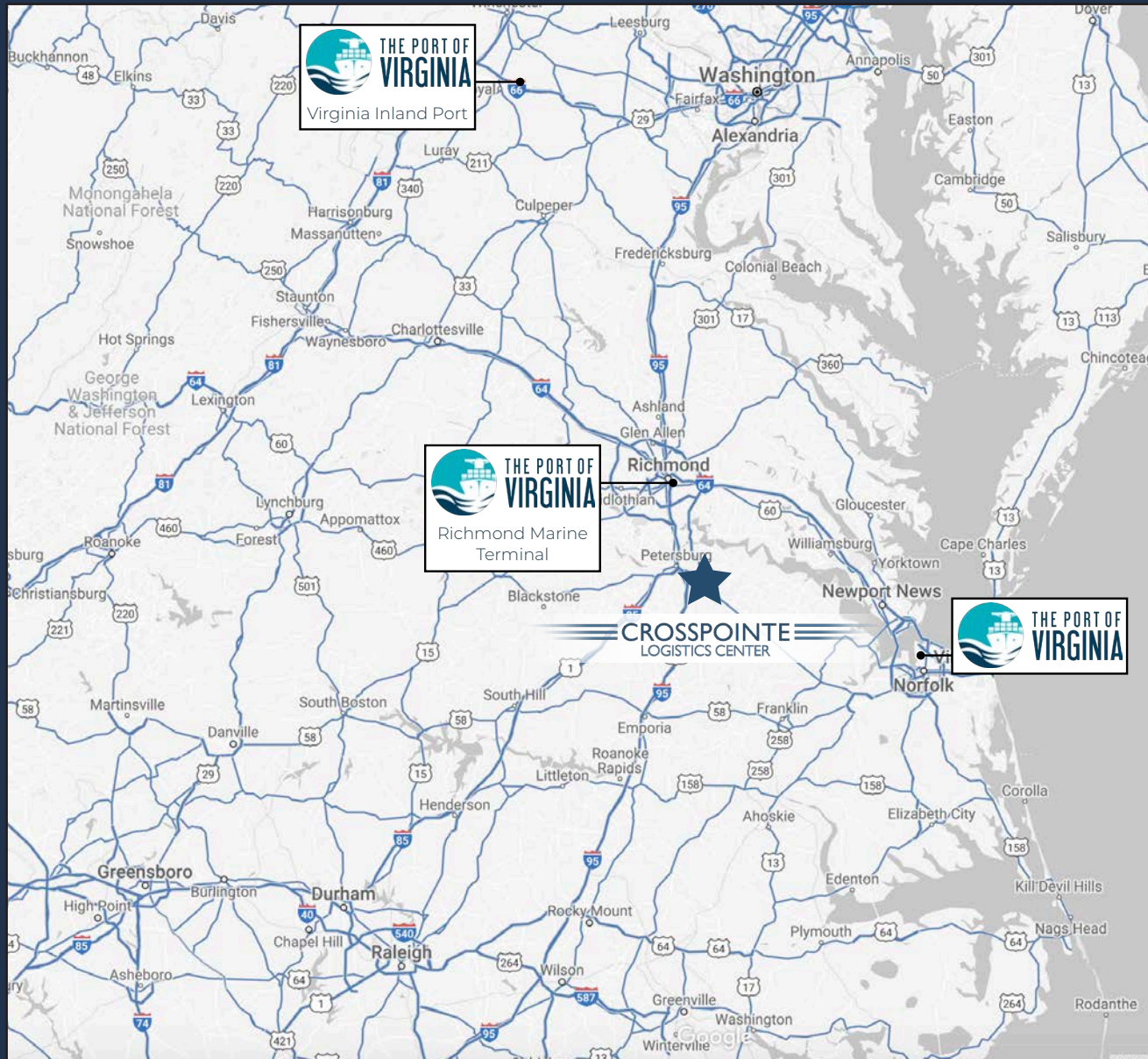
PROPERTY OVERVIEW

Crosspointe Logistics Center is a former state of the art manufacturing campus located in the Richmond MSA along the I-95 corridor with immediate access to interstates 295, 95, and 85 and RT 460 to the Port of Virginia terminals. The building provides a user immediate occupancy and the ability to tap into 50MW of power and is located at the center of an 880-acre campus that can ultimately accommodate 7 buildings totaling +/-3.3M SF of Class A manufacturing and distribution space.





26,000 amps of electric



PROPERTY LOCATION



- 27 miles south of Richmond Marine Terminal
- 70 miles west of Norfolk International Terminal and Virginia International Gateway Terminal
- Strategic East Coast location proximate to a robust network of rail, air, and sea ports and unparalleled access to major domestic and global markets

BUILDING SPECIFICATIONS

LOCATION

ADDRESS	8800 WELLS STATION ROAD
CITY, STATE, ZIP	PRINCE GEORGE, VA. 23842
INDUSTRIAL MARKET	RICHMOND

SQUARE FOOTAGE

WAREHOUSE &	+/- 264,563 SF
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MANUFACTURING AREA (SF)

A/C OFFICE AREA (SF)	+/- 23,364 SF
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TOTAL AREA (SF)	+/- 291,689 SF
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EXPANSION	100,000 - 800,000 SF
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SQUARE FOOTAGE

CONSTRUCTION AGE (YEAR)	PHASE 1 - 2011
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PHASE 2 - 2013

CLEAR HEIGHT	28' - 36'
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AUTO PARKING	364
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DOCK DOORS	5
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GROUND LEVEL LOADING	4
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CRANES	1- 5 TON	4- 1/2 TON
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1- 3 TON 6- 1/4 TON

32- 2 TON

ZONING	M-2
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CONSTRUCTION OVERVIEW

BUILDING CONSTRUCTION TYPE	METAL CLAD PANELS AND
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TILT-UP CONCRETE

OFFICE ROOF SYSTEM	TPO
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WAREHOUSE ROOF SYSTEM	GALVALUME STANDING SYSTEM
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ROOF AGE	11 YEARS
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MANUFACTURER'S ESTIMATED	40 YEARS
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USEFUL LIFE FOR ROOF

FIRE PROTECTION SYSTEM	ESFR SPRINKLER SYSTEM
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INTERIOR WAREHOUSE	LED LIGHTING
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LIGHTING

GENERAC BACKUP GENERATOR	1 GENERATOR 350 KW
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(2010)

ELECTRICAL	7 SWITCHGEARS (26,000 AMPS TOTAL) (5) 4,000 AMP PANELS (2) 3,000 AMP PANELS 480-VOLT, 3-PHASE
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CONSTRUCTION OVERVIEW

WATER	PRINCE GEORGE COUNTY 12"
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SEWER	PRINCE GEORGE COUNTY 8"
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GRAVITY SEWER

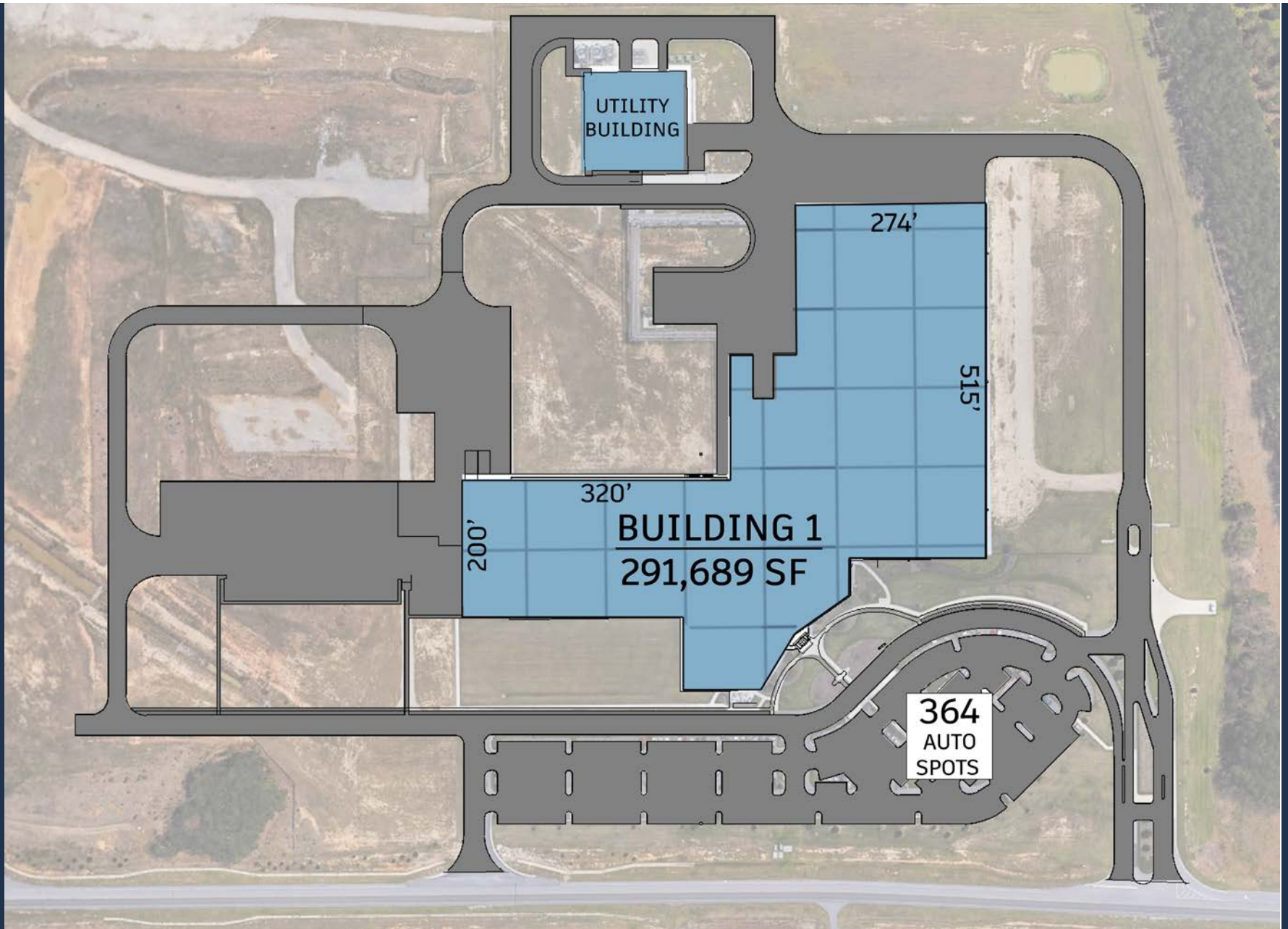
NATURAL GAS	COLUMBIA GAS OF VA 4"
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POWER	PRINCE GEORGE ELECTRIC
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COOPERATIVE 25 MVA (DUAL)

TELECOM	MID ATLANTIC BROADBAND
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COOPERATIVE



CROSSPOINTE MASTER PLAN

SITE OVERVIEW

EXISTING :

BUILDING 1 : 291,689 SF

PHASE I :

BUILDING 2 : 250,000 SF

BUILDING 3 : 1,200,000 SF

BUILDING 4 : 895,000 SF

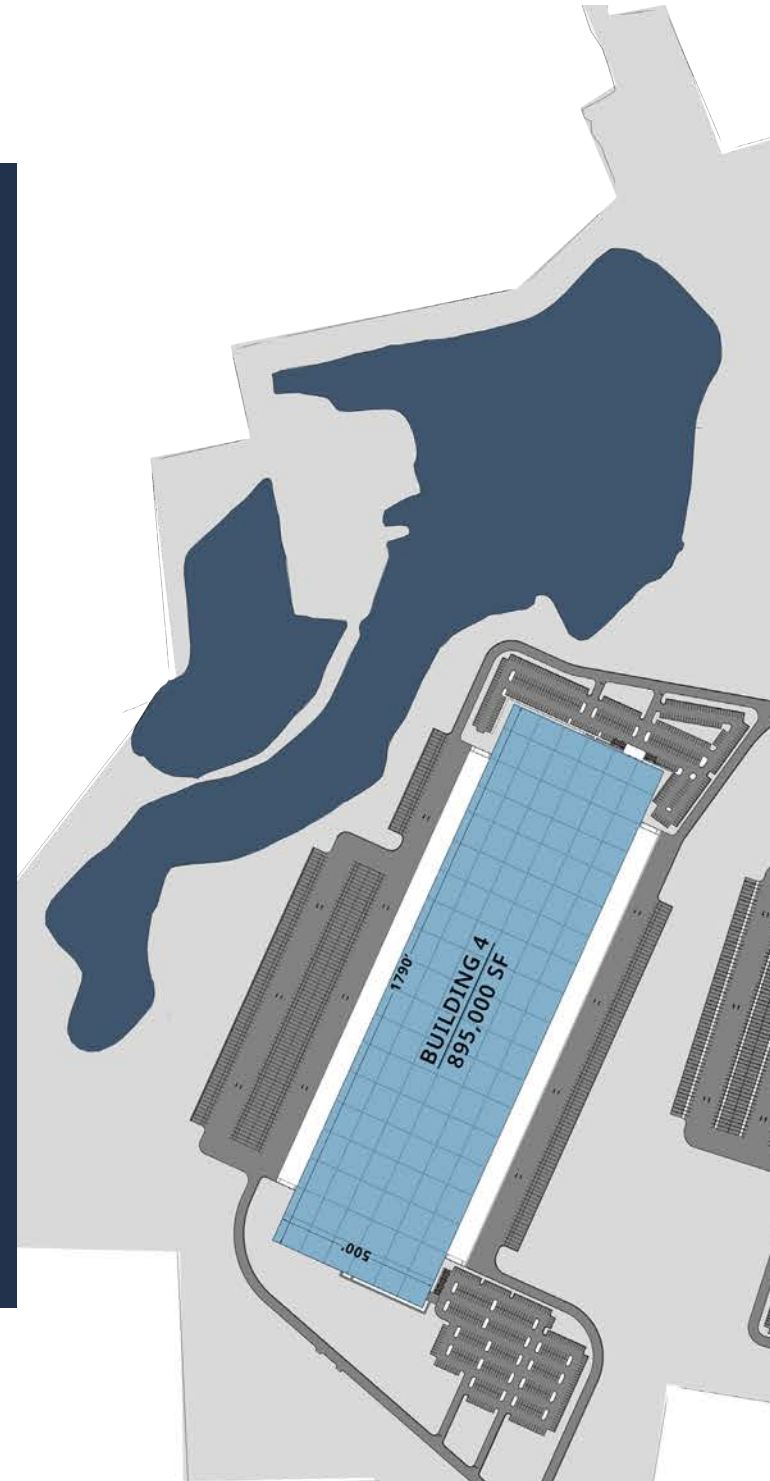
PHASE II:

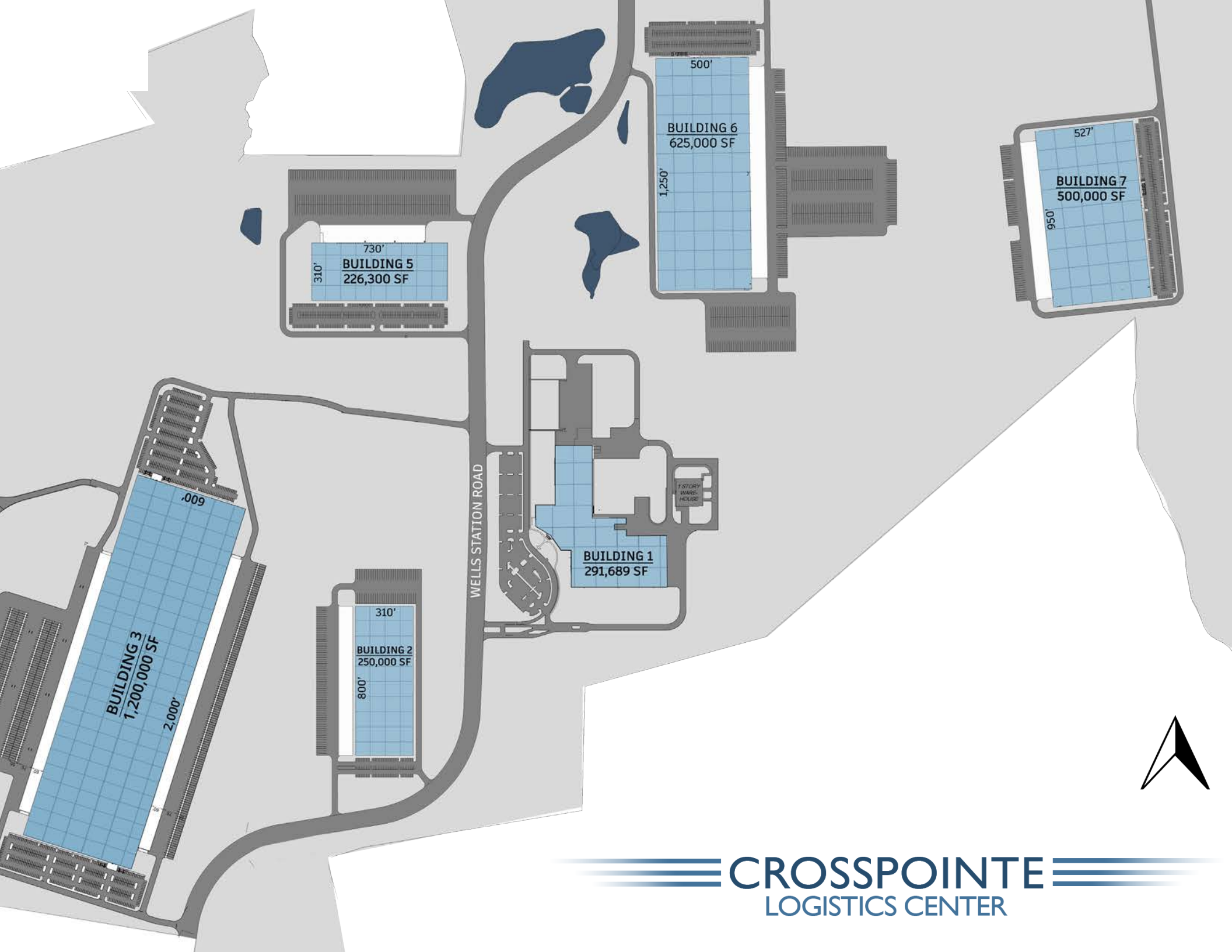
BUILDING 5 : 226,300 SF

BUILDING 6 : 625,000 SF

PHASE III:

BUILDING 7 : 500,000 SF





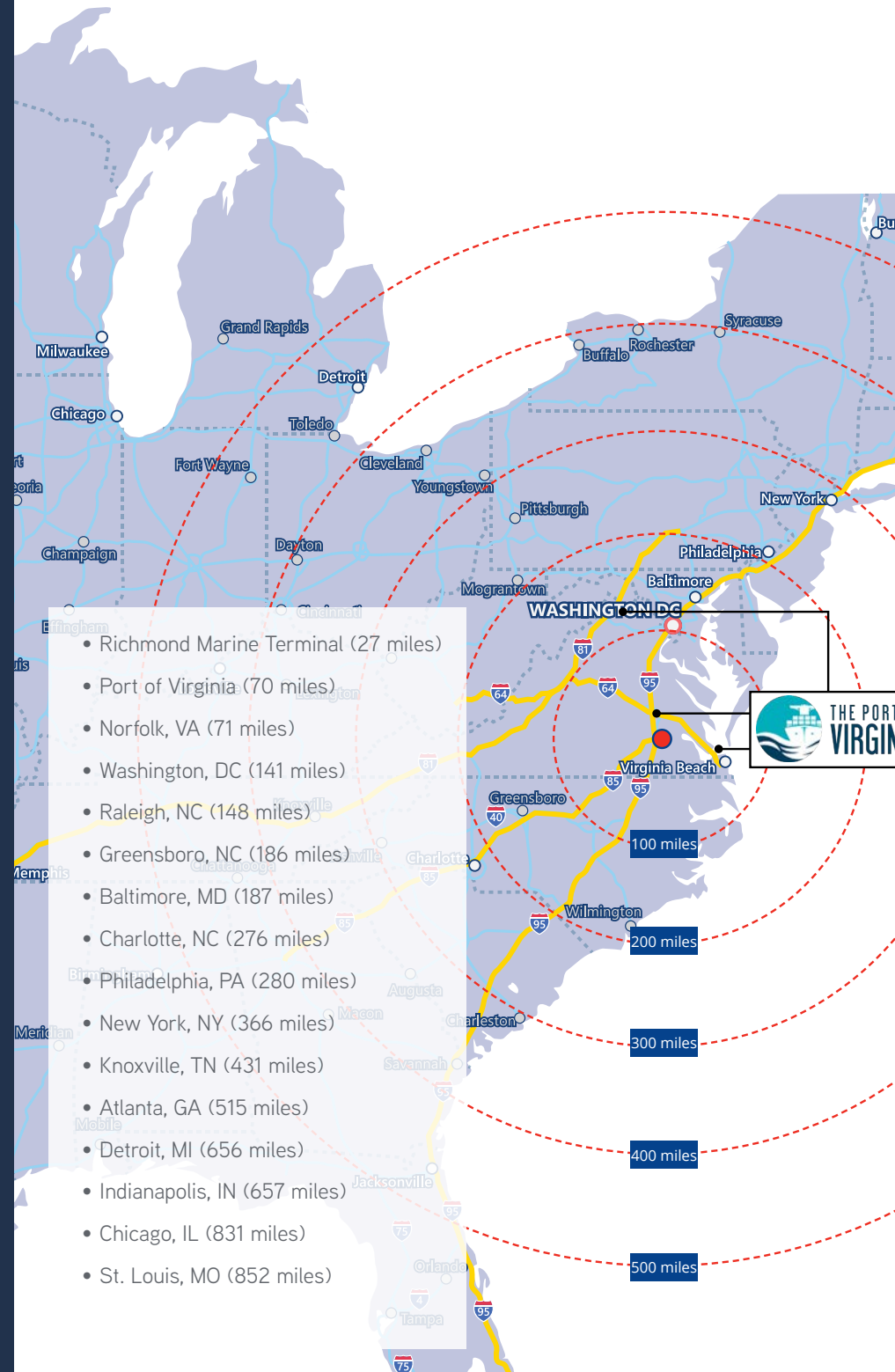
DEMOGRAPHICS

The labor market serving Crosspointe Industrial Park includes a workforce of over 720,000. As home to Fort Lee and the Defense Logistics Agency (less than 15 minutes from the facility), Virginia's Gateway Region has access to elite logistics expertise not found anywhere else in the country—or world.

Virginia Talent Accelerator Program

- The Virginia Talent Accelerator Program, delivered by VEDP in partnership with the Virginia Community College System, provides world-class training and recruitment solutions that are fully customized to a company's unique operations, equipment, standards, and culture. All program services are provided at no cost to qualified new and expanding companies as an incentive for job creation.
- Customized, job-specific training services are designed and delivered using methodologies and media determined to be most effective for accelerating learning in each topic. These can include hands-on training, simulations, broadcast-quality videos, illustrated work instructions, instructor-led classroom sessions, animations, and e-learning modules. All company-specific materials developed during the project become the property of the client and all proprietary information will be protected by a non-disclosure agreement.
- Recruiting services can include advertising, customized websites, and broadcast-quality videos to tell the story of the unique job and lifestyle opportunities at a company's Virginia location. Pre-employment training is also offered to give employers an opportunity to preview job candidates and give candidates an opportunity to preview the work. This ensures a good fit and in turn, minimizes new hire turnover.
- Additional information available at <https://www.vedp.org/incentive/virginia-talent-accelerator-program>

	10 miles	20 miles	30 miles
2022 Total Population	135,941	298,339	942,814
2022 Total Daytime Population	141,539	288,309	943,560
2022 Average Household Income	\$77,110	\$89,013	\$98,679





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WHO WE ARE

SL Industrial Partners is a division of the Silverman Group who oversees industrial leasing and development projects throughout the United States. This division of the Silverman Group currently owns and manages 25 million square feet of industrial product across 20 states. Our prominent development team is currently underway with 15 million square feet of new product across 9 states, including both build to suit and speculative opportunities available in emerging industrial markets such as Windsor CT, Charlotte & Greensboro NC, Charleston SC, Atlanta GA as well as South Florida.



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