

CROSSPOINTE
LOGISTICS CENTER

NEW CONSTRUCTION 2023
FOR LEASE AND BUILD TO SUIT



3.3M SF INDUSTRIAL PARK
8800 WELLS STATION ROAD
PRINCE GEORGE, VA

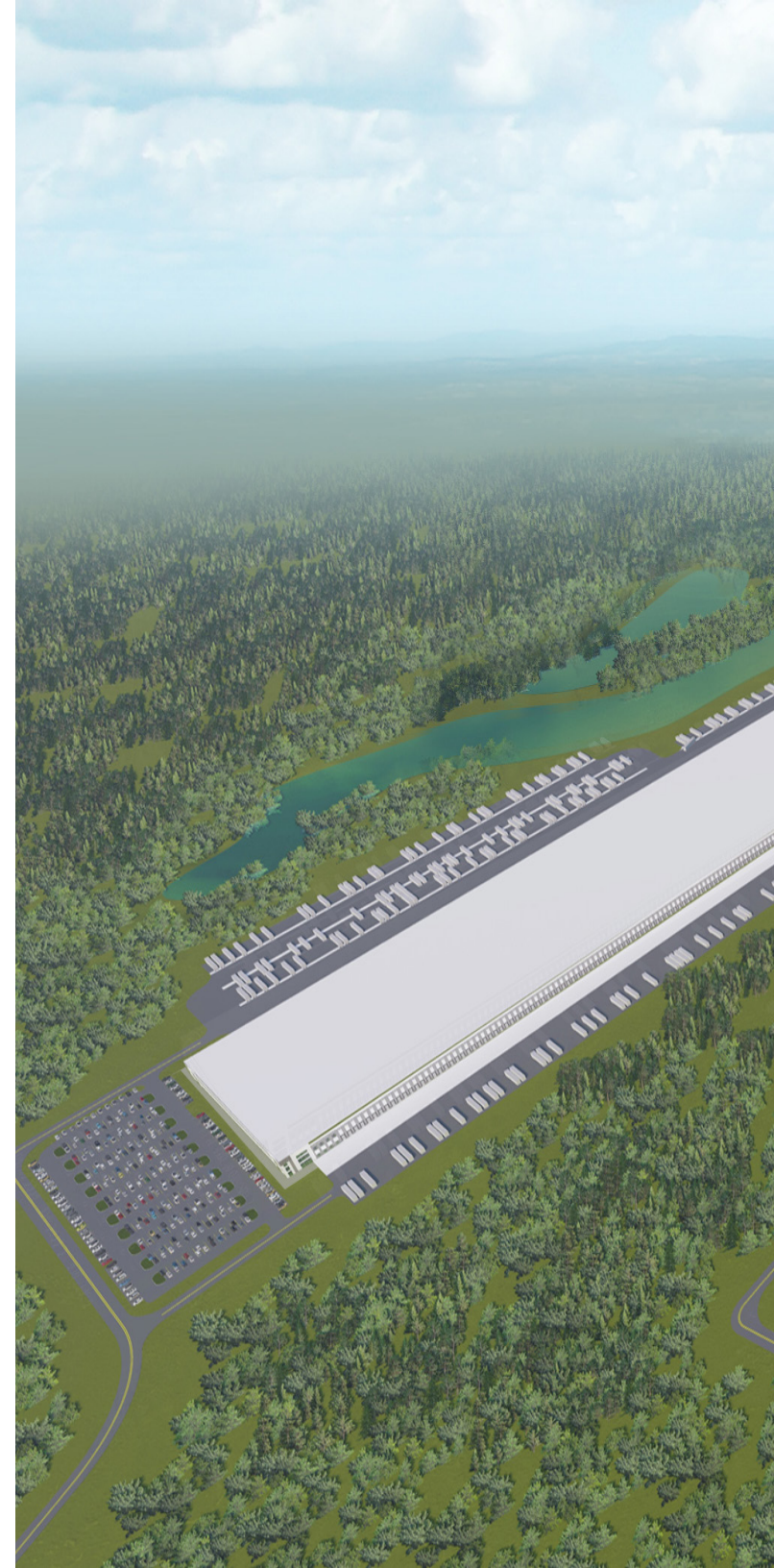


CROSSPOINTE

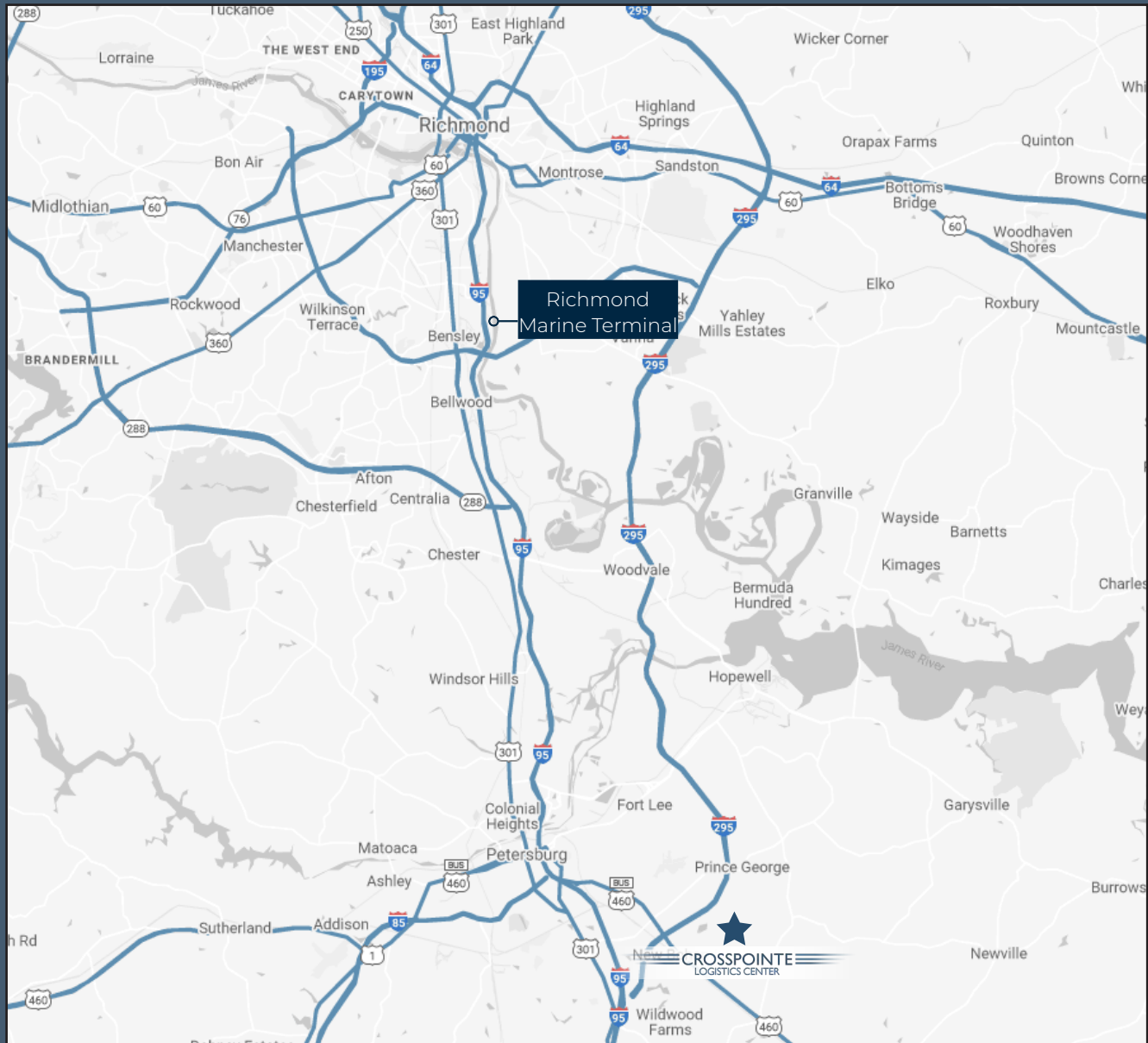
LOGISTICS CENTER

PROPERTY OVERVIEW

Crosspointe Logistics Center is a former state of the art aircraft manufacturing campus proximately located outside Richmond, VA along the I-95 corridor with immediate access to interstate 85, 95 and 295. The 292,000 square feet manufacturing building features abundant electrical infrastructure for conducting immediate business. The building sits amongst a 900 acres parcel which provides millions of square feet of future industrial development. Development plans are already underway for a 7 building industrial campus consisting of 3.3 million square feet of newly constructed Class A manufacturing & distribution facilities.







PROPERTY LOCATION

Located in Crosspointe Industrial Park has excellent access to Interstates 295, 95, and 85, and is approximately 71 miles west of the thriving Port of Virginia. As part of Virginia's Gateway Region, Crosspointe Industrial Park is located at the midpoint of the East Coast, with proximity to a robust network of rail, sea and airports, and unparalleled access to major domestic and global markets.



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

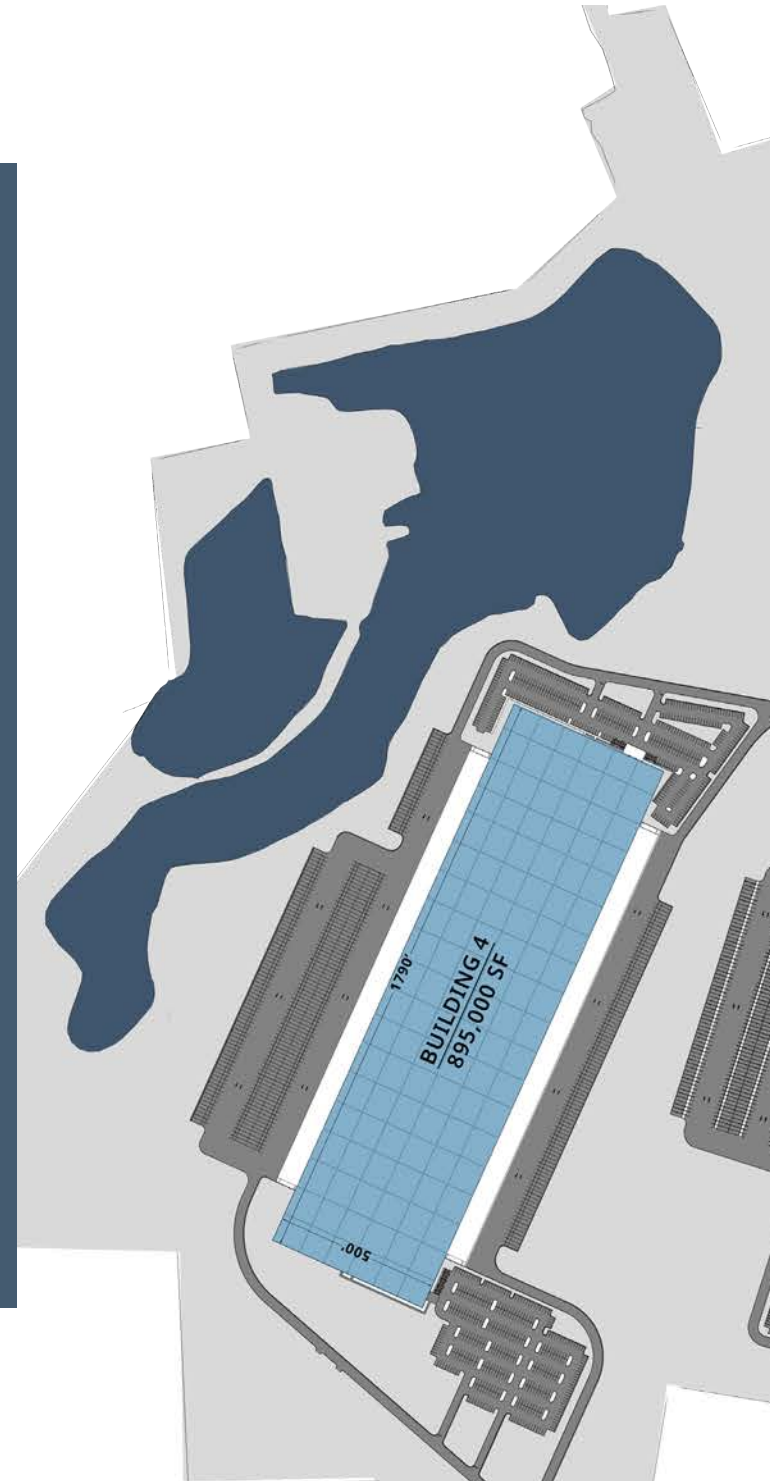
PHASE II:

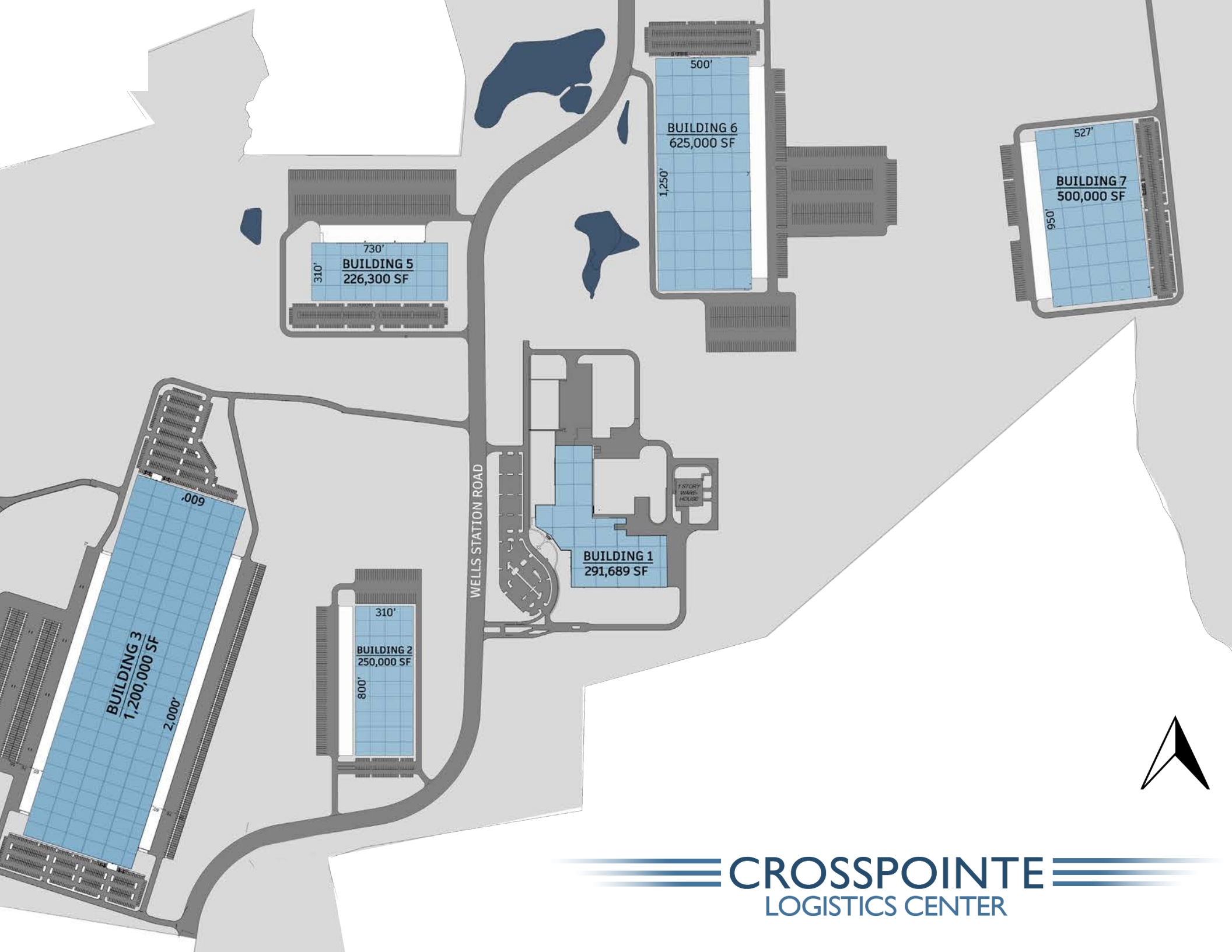
BUILDING 5 : 226,300 SF

BUILDING 6 : 625,000 SF

PHASE III:

BUILDING 7 : 500,000 SF









WELLS STATION ROAD

BUILDING 1

SPECIFICATIONS



SQUARE FOOTAGE

TOTAL BUILDING SF	291,689
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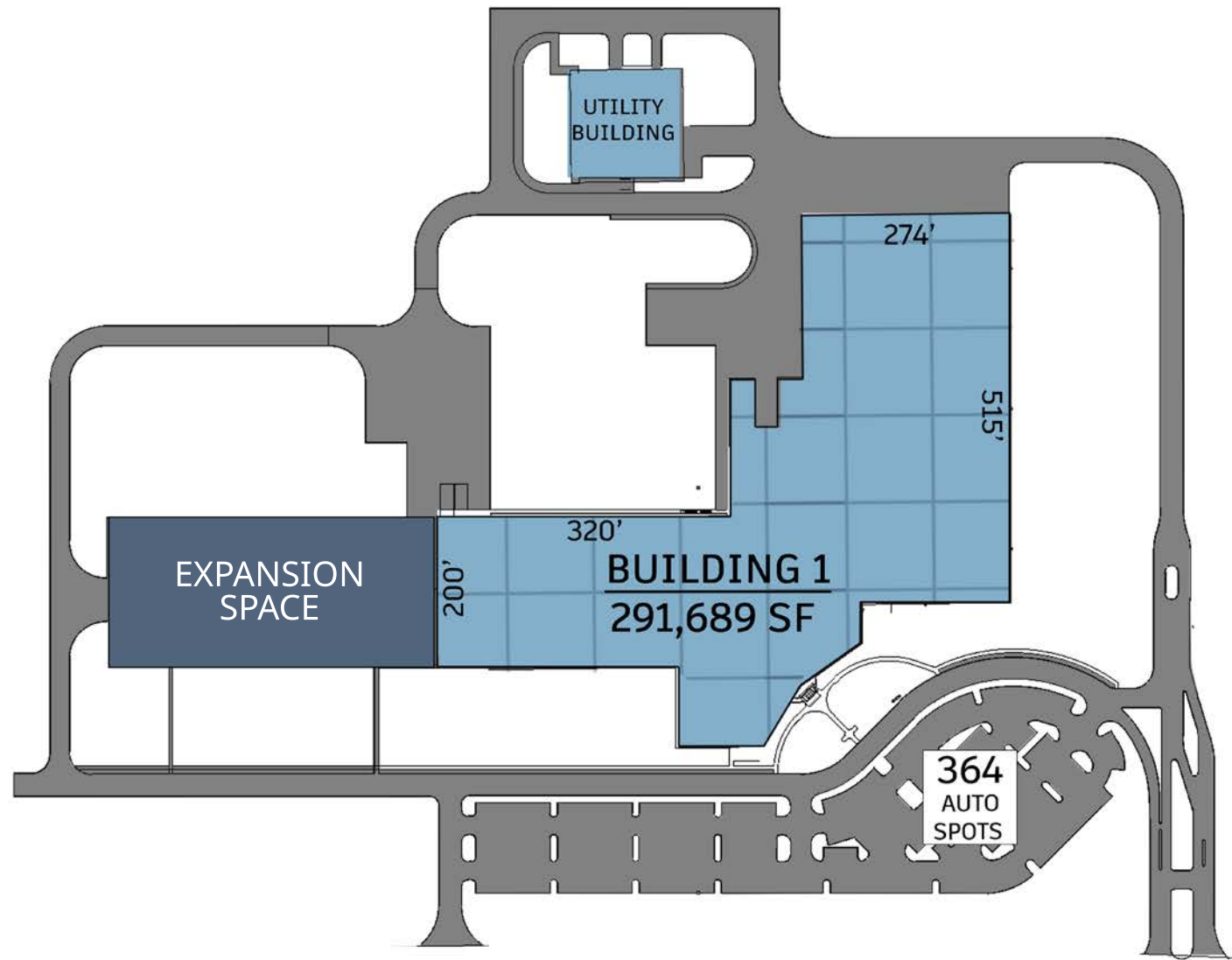
PROPERTY FEATURES

COMPLETION	2013
SITE AREA	+/- 145 ACRES
CLEAR HEIGHT	27' - 36'
DOCK DOORS	5
CAR PARKING	364
POWER	7 Switchgears (26,000 amps total) (5) 4,000 amp panels (2) 3,000 amp panels 480-volt, 3-phase
EXTERIOR WALLS	Metal Clad panels and Tilt-up concrete
ROOF TYPE	Galalume standing seam
FIRE PROTECTION	ESFR sprinkler system
INTERIOR LIGHTING	LED



CROSSPOINTE

LOGISTICS CENTER



BUILDING 2

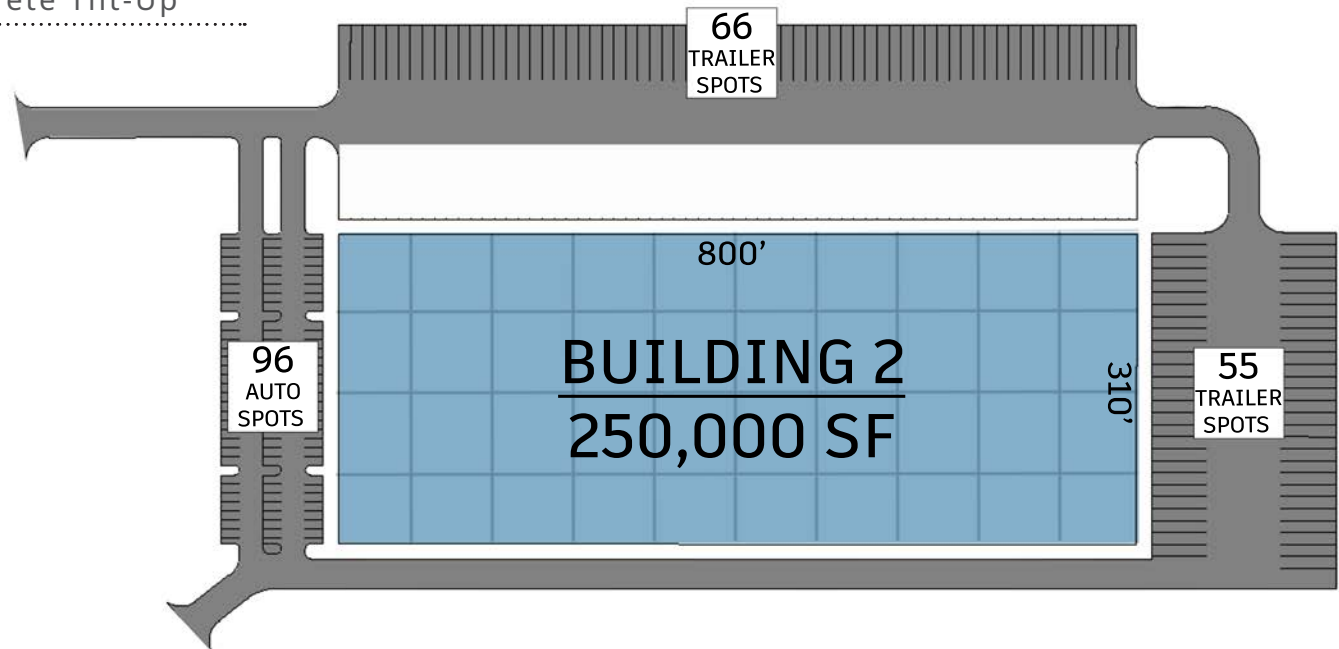
SPECIFICATIONS

SQUARE FOOTAGE

TOTAL BUILDING SF	250,000
DIMENSIONS	800' x 310'

PROPERTY FEATURES

CLEAR HEIGHT	36'
COLUMN SPACING	50' x 50'
DOCK DOORS	TBD
TRUCK COURT DEPTH	195'
TRAILER PARKING	121
CAR PARKING	96
POWER	TBD
EXTERIOR WALLS	Concrete Tilt-Up



BUILDING 3

SPECIFICATIONS

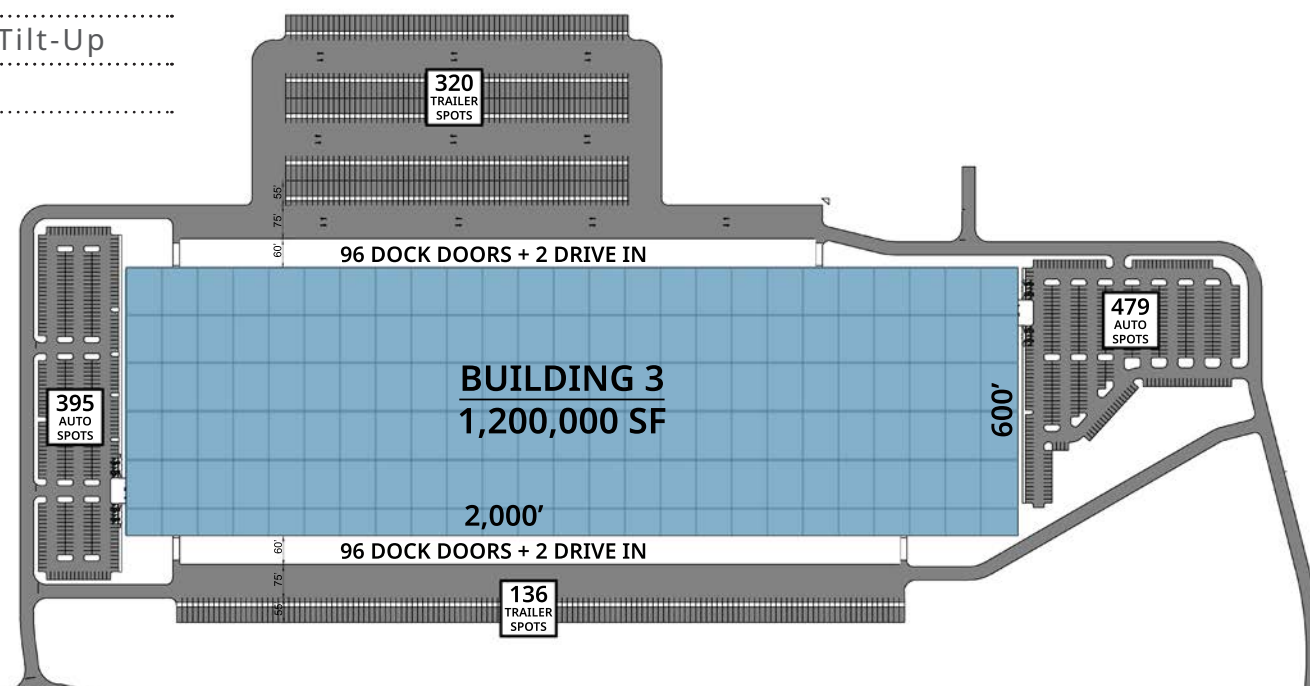


SQUARE FOOTAGE

TOTAL BUILDING SF	1,200,000
DIMENSIONS	1666.67' X 600'

PROPERTY FEATURES

CLEAR HEIGHT	40'
COLUMN SPACING	50' x 50'
DOCK DOORS	TBD
TRUCK COURT DEPTH	195'
TRAILER PARKING	616
CAR PARKING	498
POWER	TBD
EXTERIOR WALLS	Concrete Tilt-Up



BUILDING 4

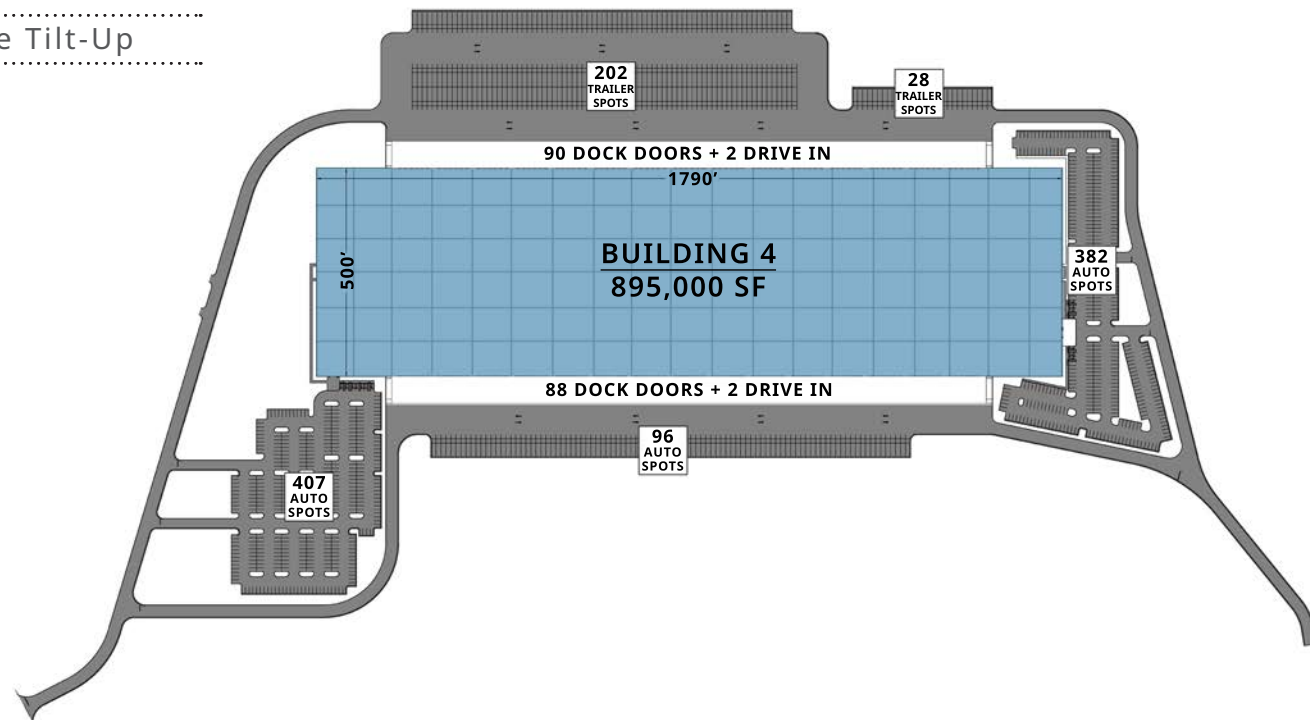
SPECIFICATIONS

SQUARE FOOTAGE

TOTAL BUILDING SF	895,000
DIMENSIONS	1,790' x 500'

PROPERTY FEATURES

CLEAR HEIGHT	40'
COLUMN SPACING	50' x 50'
DOCK DOORS	TBD
TRUCK COURT DEPTH	195'
TRAILER PARKING	545
CAR PARKING	452
POWER	TBD
EXTERIOR WALLS	Concrete Tilt-Up



BUILDING 5

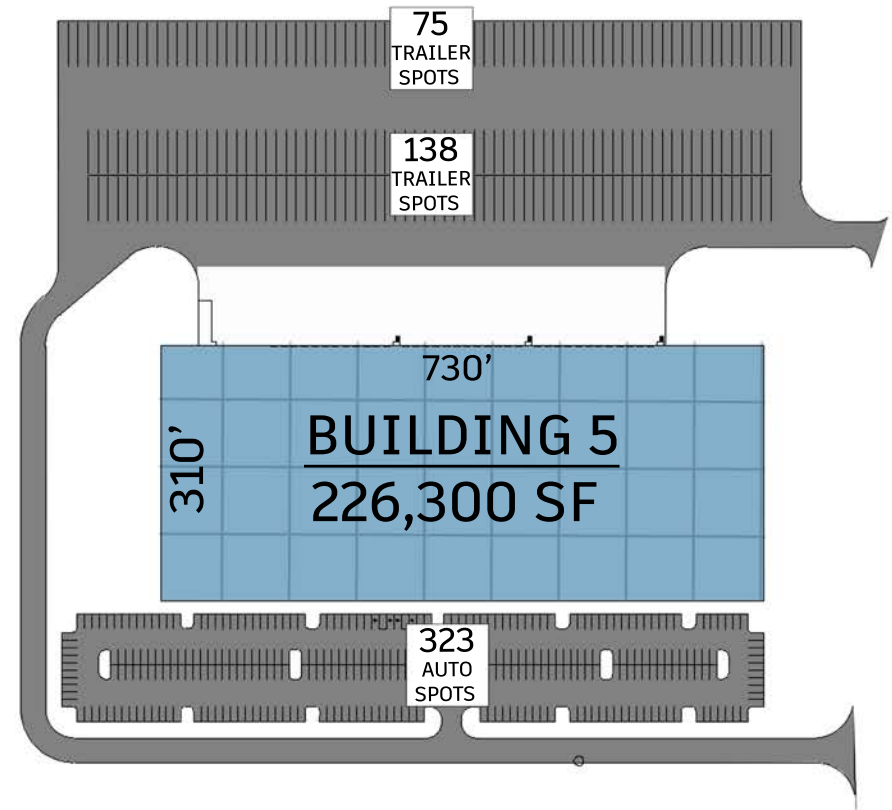
SPECIFICATIONS

SQUARE FOOTAGE

TOTAL BUILDING SF	226,300
DIMENSIONS	730' x 310'

PROPERTY FEATURES

CLEAR HEIGHT	36'
COLUMN SPACING	50' x 50'
DOCK DOORS	TBD
TRUCK COURT DEPTH	195'
TRAILER PARKING	213
CAR PARKING	323
POWER	TBD
EXTERIOR WALLS	Concrete Tilt-Up



BUILDING 6

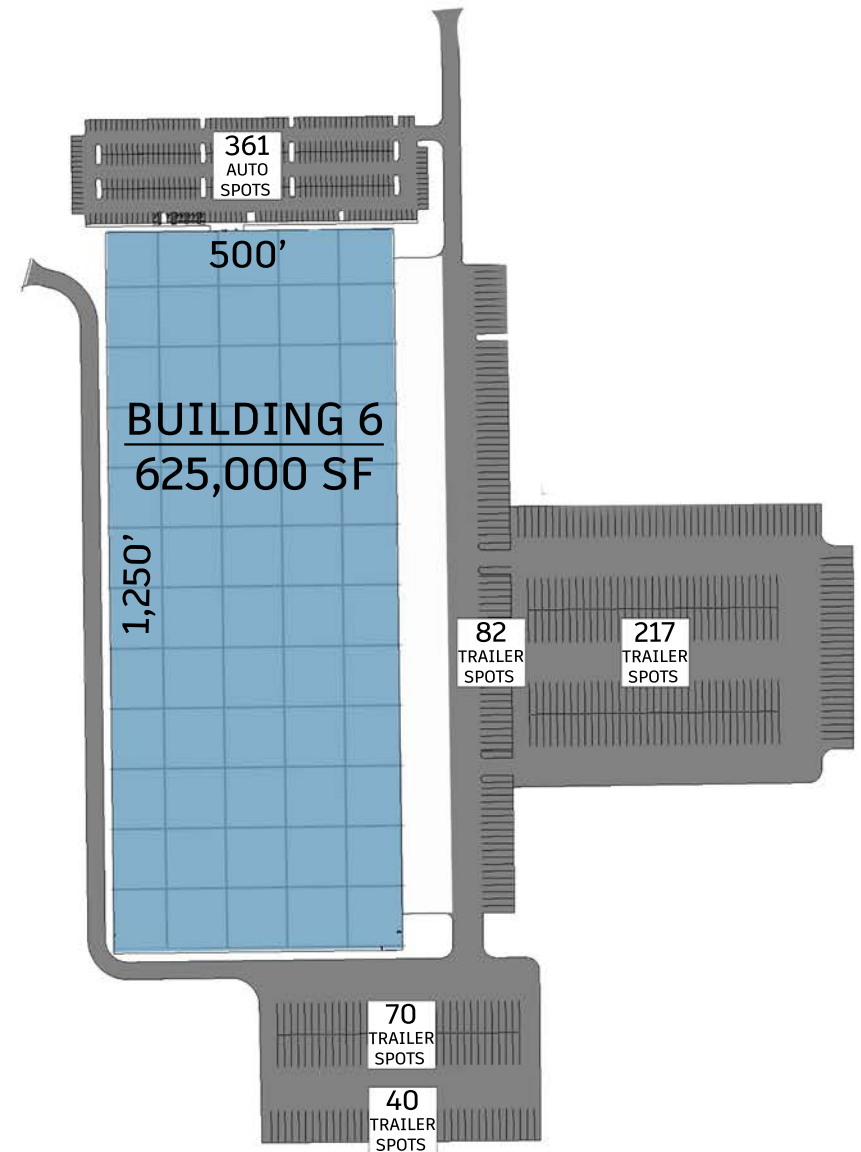
SPECIFICATIONS

SQUARE FOOTAGE

TOTAL BUILDING SF	625,000
DIMENSIONS	1,250' x 500'

PROPERTY FEATURES

CLEAR HEIGHT	40'
COLUMN SPACING	50' x 50'
DOCK DOORS	TBD
TRUCK COURT DEPTH	195'
TRAILER PARKING	409
CAR PARKING	361
POWER	TBD
EXTERIOR WALLS	Concrete Tilt-Up



BUILDING 7

SPECIFICATIONS

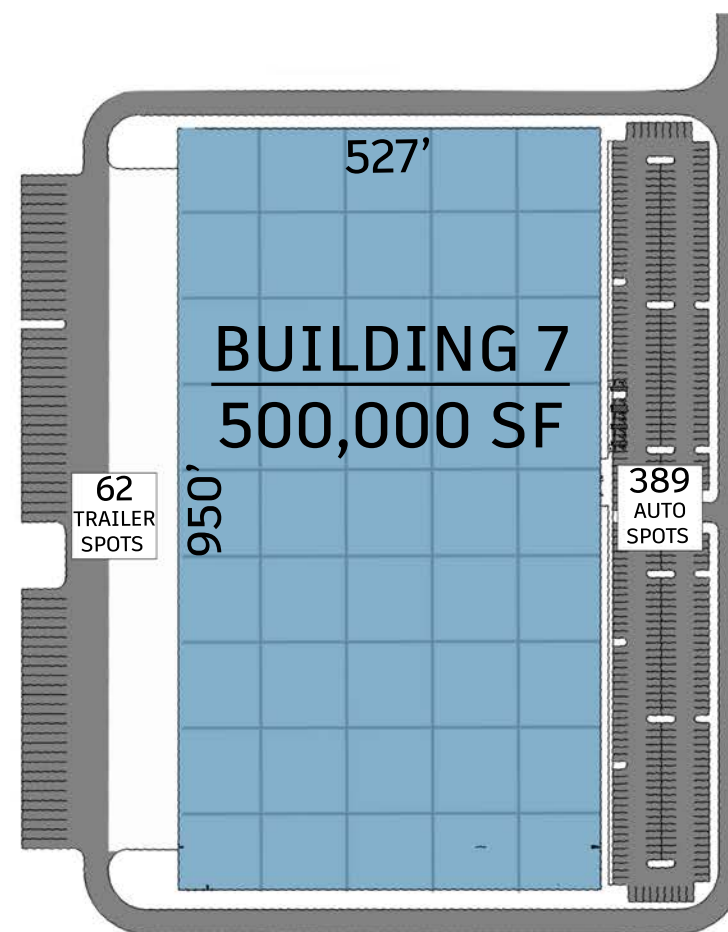


SQUARE FOOTAGE

TOTAL BUILDING SF	500,000
DIMENSIONS	950' x 527'

PROPERTY FEATURES

CLEAR HEIGHT	40'
COLUMN SPACING	50' x 50'
DOCK DOORS	TBD
TRUCK COURT DEPTH	195'
TRAILER PARKING	62
CAR PARKING	389
POWER	TBD
EXTERIOR WALLS	Concrete Tilt-Up

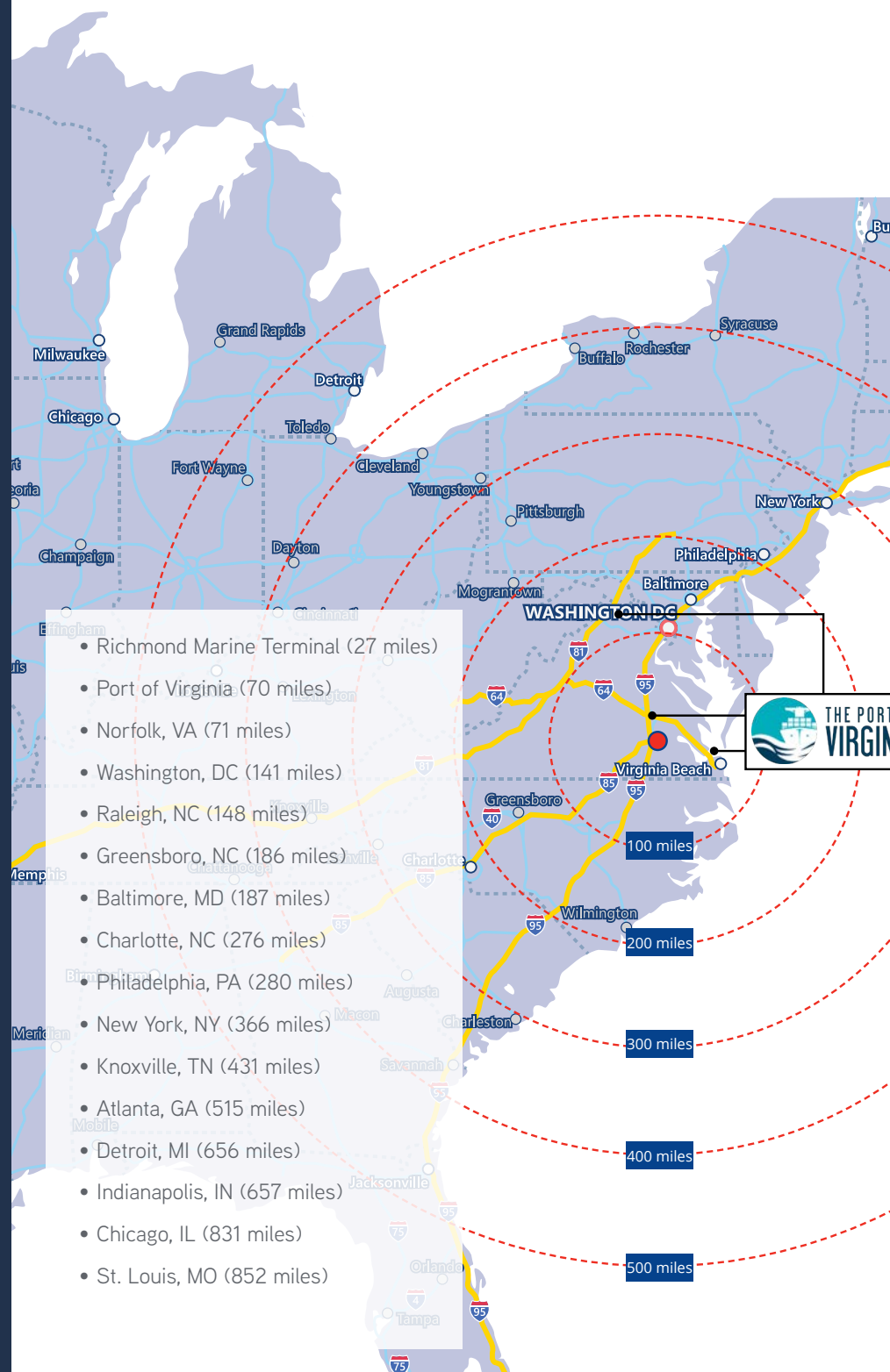


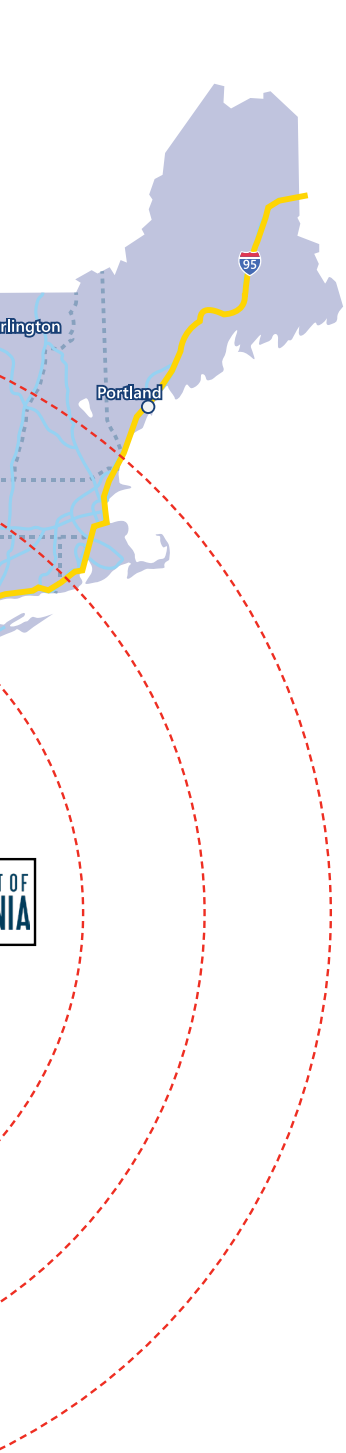
DEMOGRAPHICS

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.

Supply chain innovators such as Amazon (two 1 million SF and an 800,000 SF facility), ALDI (500,000 SF regional headquarters and distribution), Walmart, and Medline all selected Virginia's Gateway Region for major facilities, complementing the over 600 acres and 4.9 million square feet of logistics investments announced in Virginia's Gateway Region since 2011.

	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





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.



SL Industrial Partners

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