

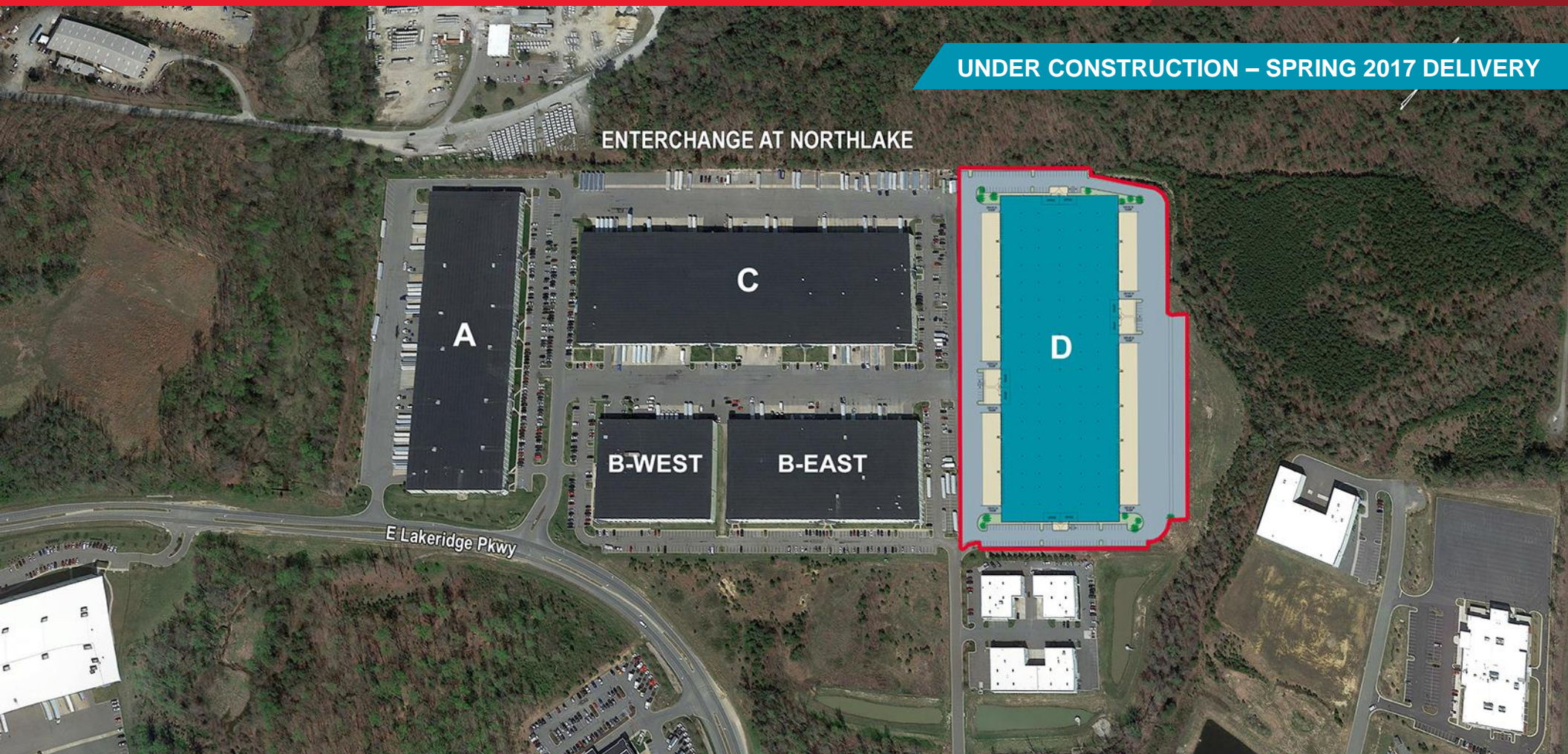


THALHIMER

HIGH BAY DISTRIBUTION/WAREHOUSE FOR LEASE Enterchange at Northlake – Building D

Interstate 95 @ Lewistown Road | Ashland, Virginia

UNDER CONSTRUCTION – SPRING 2017 DELIVERY



Space Available from 34,000 – 320,853 SF

For more information, contact:

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Property Features

- 320,853 SF Available
- Suites available from 34,000 SF
- Strategically located near I-95 (Exit 89)
- Nearby amenities including restaurants & shopping
- Building D now under construction - delivery by Summer 2017

Specifications

Total Size	320,853 SF
Available SF	34,000 – 320,853 SF
Zoning	M-1
Drive-in Doors	(8) – 12.5' x 16'
Dock-high Doors	(96) - 9' x 10' oversized (1 door per 3,300 SF)
Lighting	LED in warehouse & building exterior
Ceiling Height	32' clear
Sprinkler System	ESFR
Column Spacing	50' x 60'
Parking	234 spaces
Green Features	White roof, skylights, LED lighting, R-30 insulated roof



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HIGH BAY DISTRIBUTION/WAREHOUSE FOR LEASE

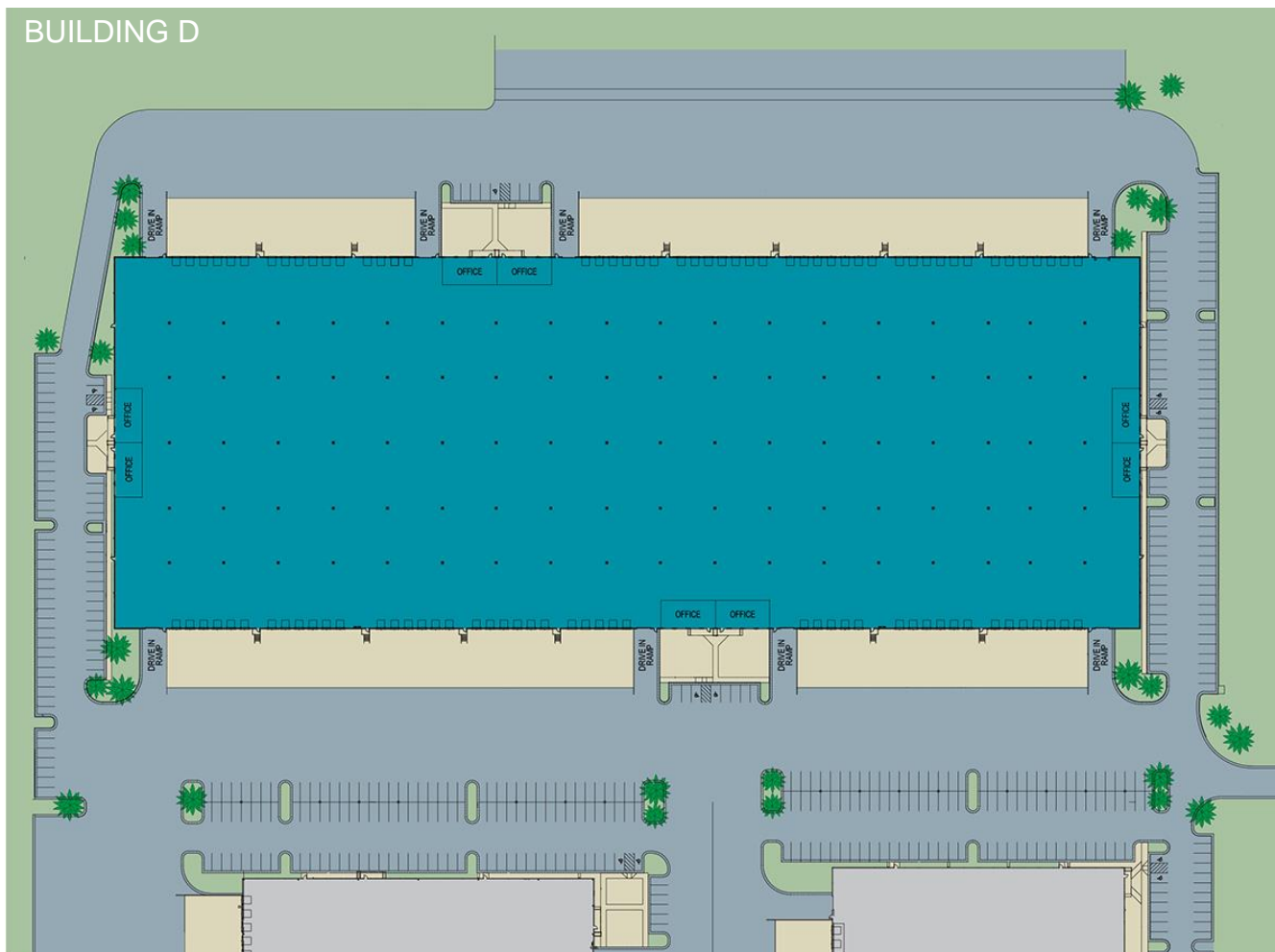
Interchange at Northlake – Building D

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Building Features

Walls/Framing	8.5" tilt up concrete walls/structural steel frame
Roof	60 mm white mechanically fastened TPO membrane roof, insulated to R-30
Floors	6" concrete with 4,000 psi concrete, reinforced at joints to handle heavy payloads
Heat	Warehouse area heated by efficient natural gas heaters
Ventilation	Warehouse ventilation provided by intake louvers on both sides and rooftop mounted exhaust fans providing two air changes per hour
Loading Areas	54' wide concrete dolly pads ensure that loading areas will hold up to excessive truck traffic
Truck Court	135'-140' deep truck court provides ample turning radius for today's longest tractor trailers
Exterior Lighting	LED lighting provided in the car parking areas & on perimeter of building

BUILDING D



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EXISTING BUILDING REPRESENTATION



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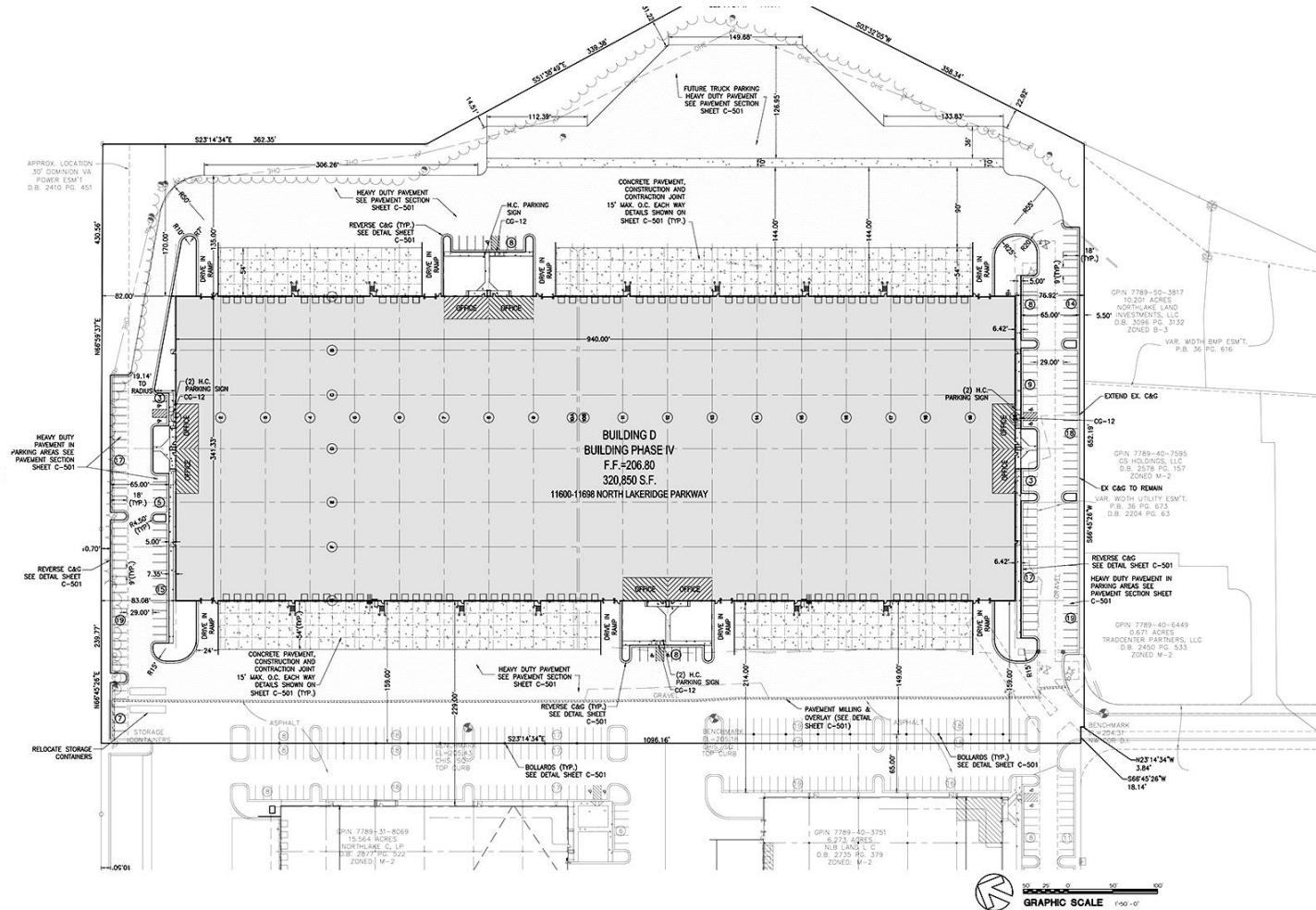
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SITE PLAN



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