

# Northlake Commerce Center Hanover County, VA

BCP

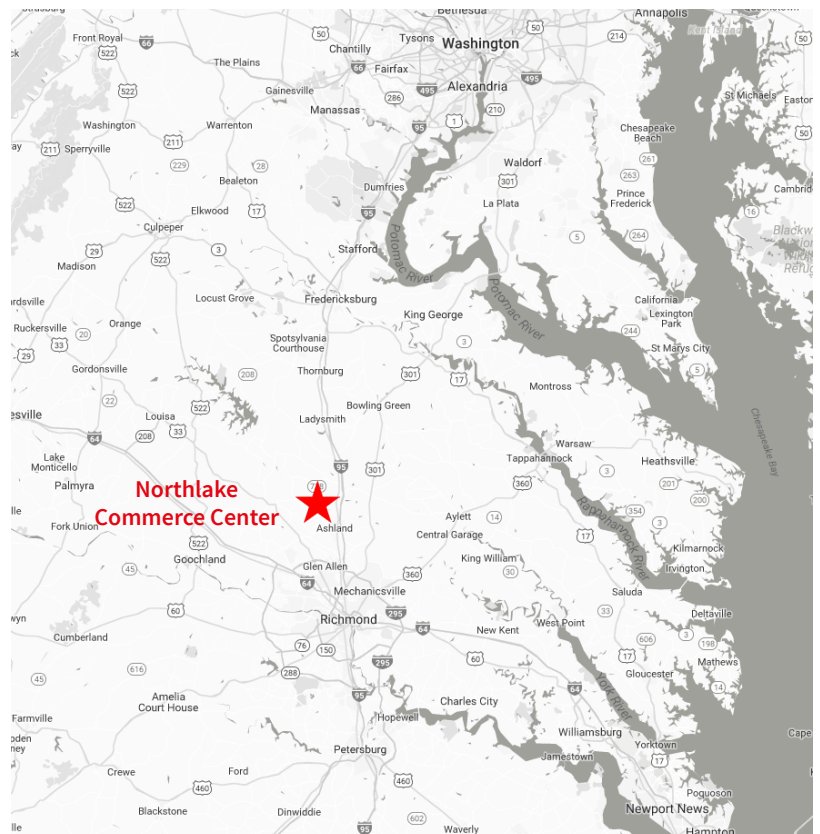
brookwood capital partners



152,000 SF speculative industrial building delivering Q2 2019

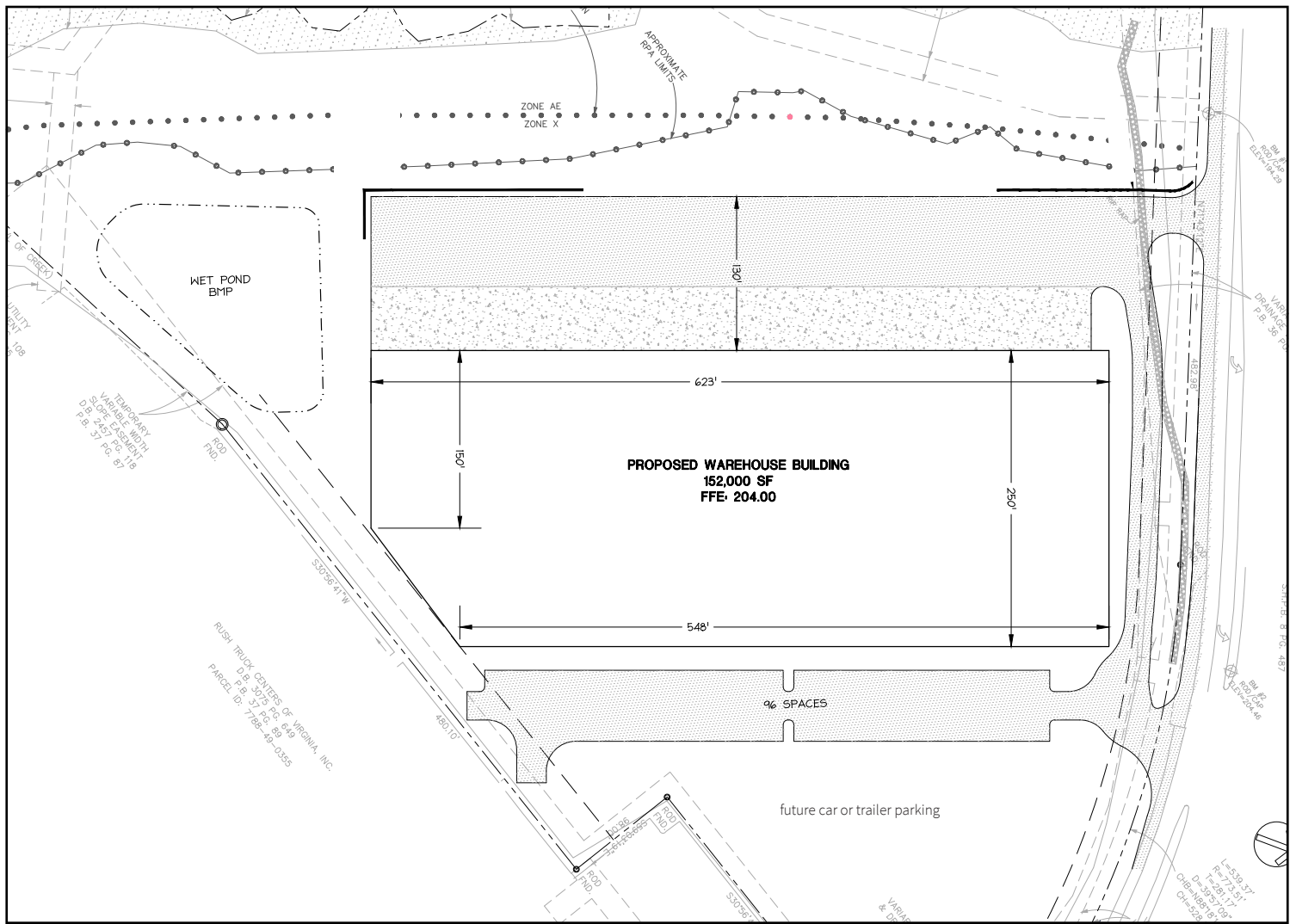
## Building specifications

- 27,000 – 152,000 SF of modern distribution/warehouse space
- 32' clear height
- 250' building depth
- Typical bay 54' x 47'-6"
- 54' x 60' speed bay
- Dock and drive-in loading
- 130' deep truck court
- ESFR Sprinkler
- LED Lighting
- 7" concrete slab
- Close proximity to I-95 and I-295
- Located in Hanover County which has lowest tax rate in region
- No professional occupation license tax (BPOL) required in Hanover County

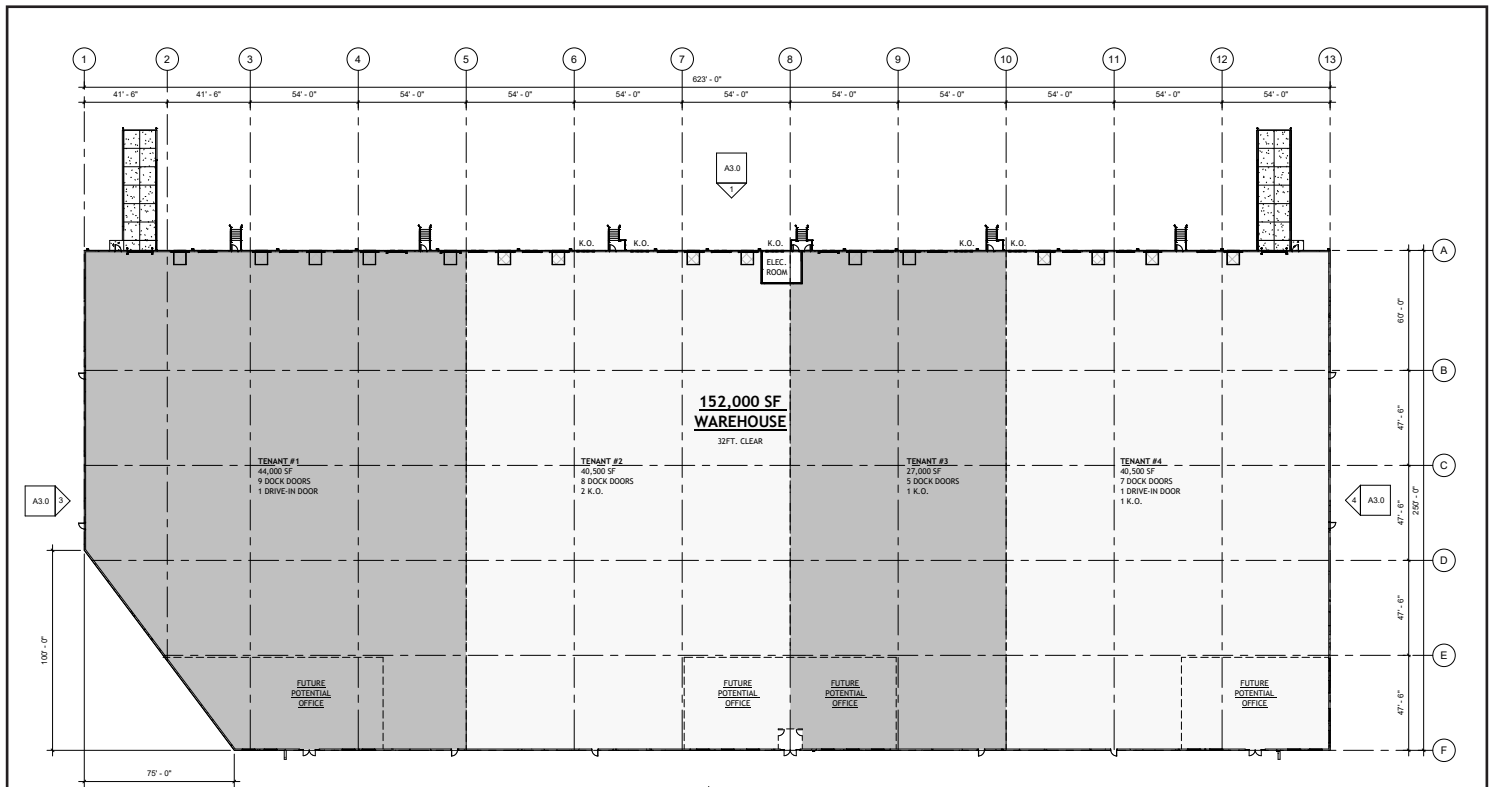
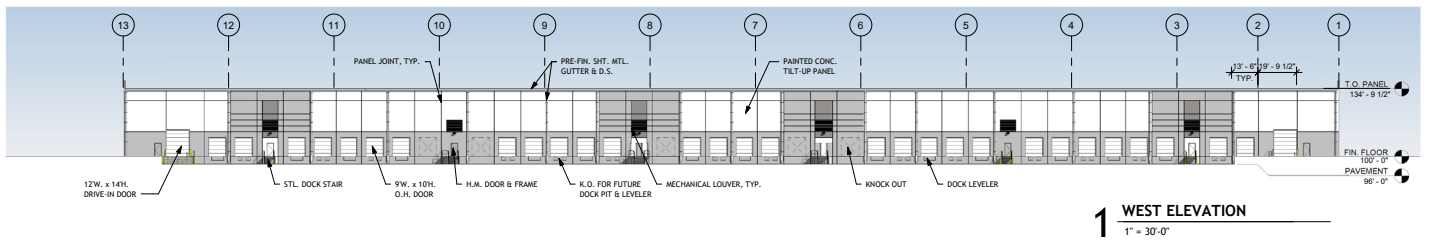
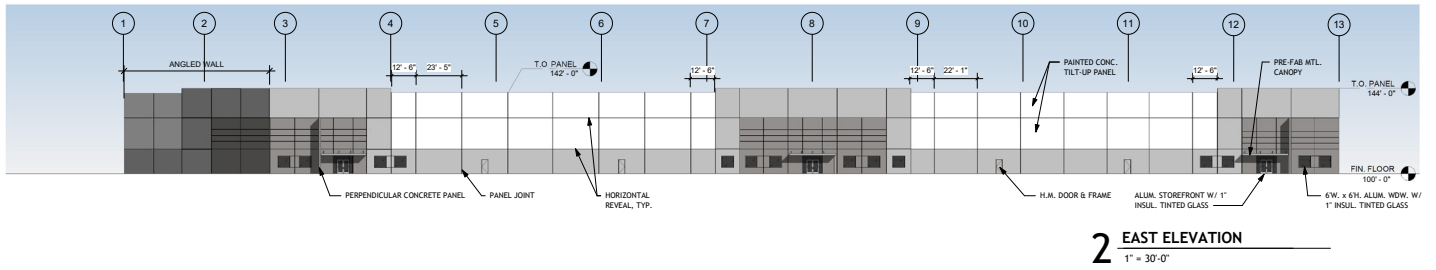




# Site plan

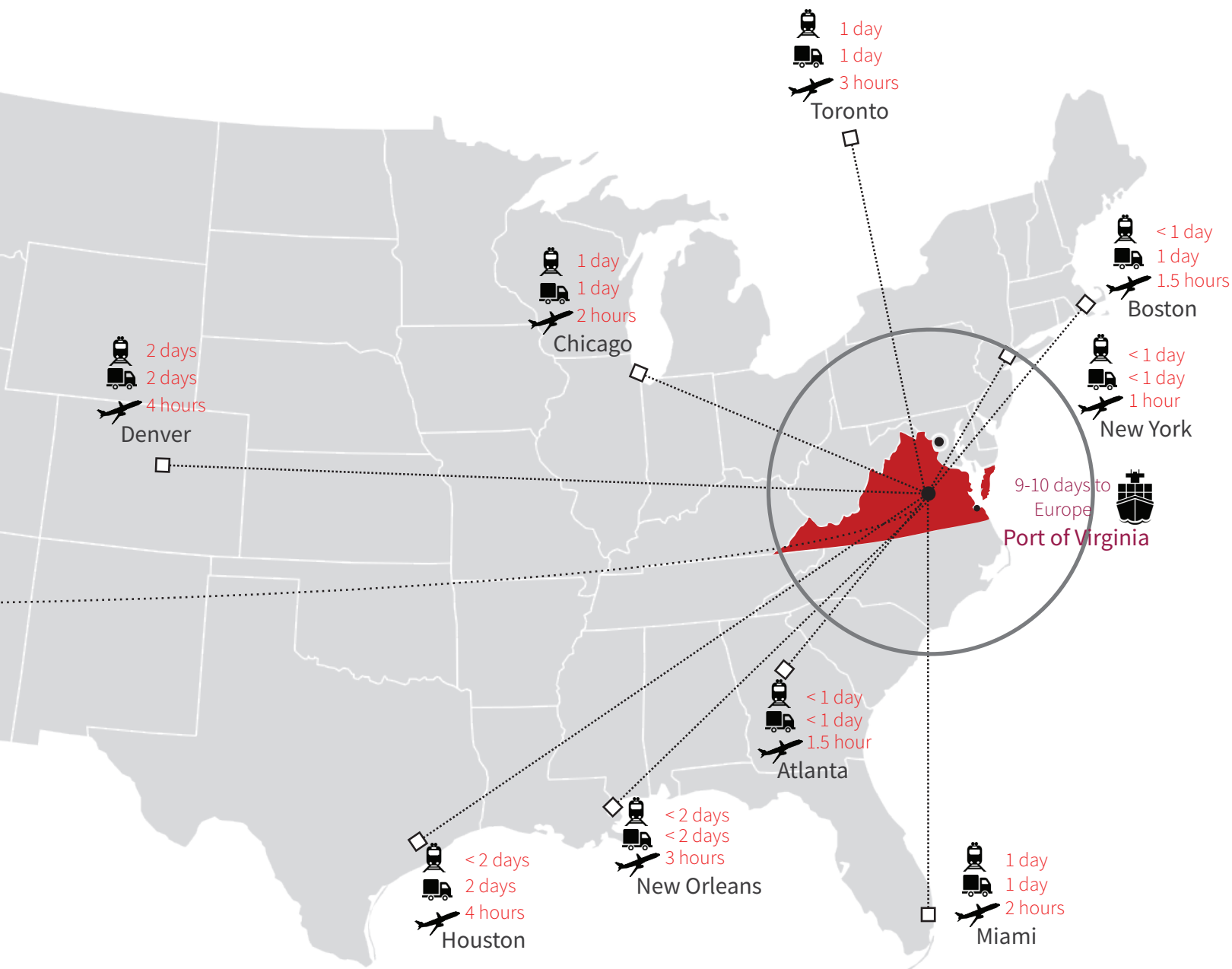


# Building elevations and floor plan



# Unbeatable Access

- Within 500 miles of 60% of the nation's consumers
- Access to extensive network of highways including I-64, I-95, I-85, and I-295
- Access to the more than 100 motor freight companies serving the area
- Access to rail freight service through CSX and Norfolk Southern
- Access to Richmond International Airport (RIC) which more 85 million pounds of cargo annually
- Located in foreign trade zone (FTZ) # 207
- Port of Virginia is under 100 miles away





For more information:

**Adam Lawson**

+1 804 200 6384

adam.lawson@am.jll.com

**Muscoe Garnett**

+1 804 200 6340

muscoe.garnett@am.jll.com

