



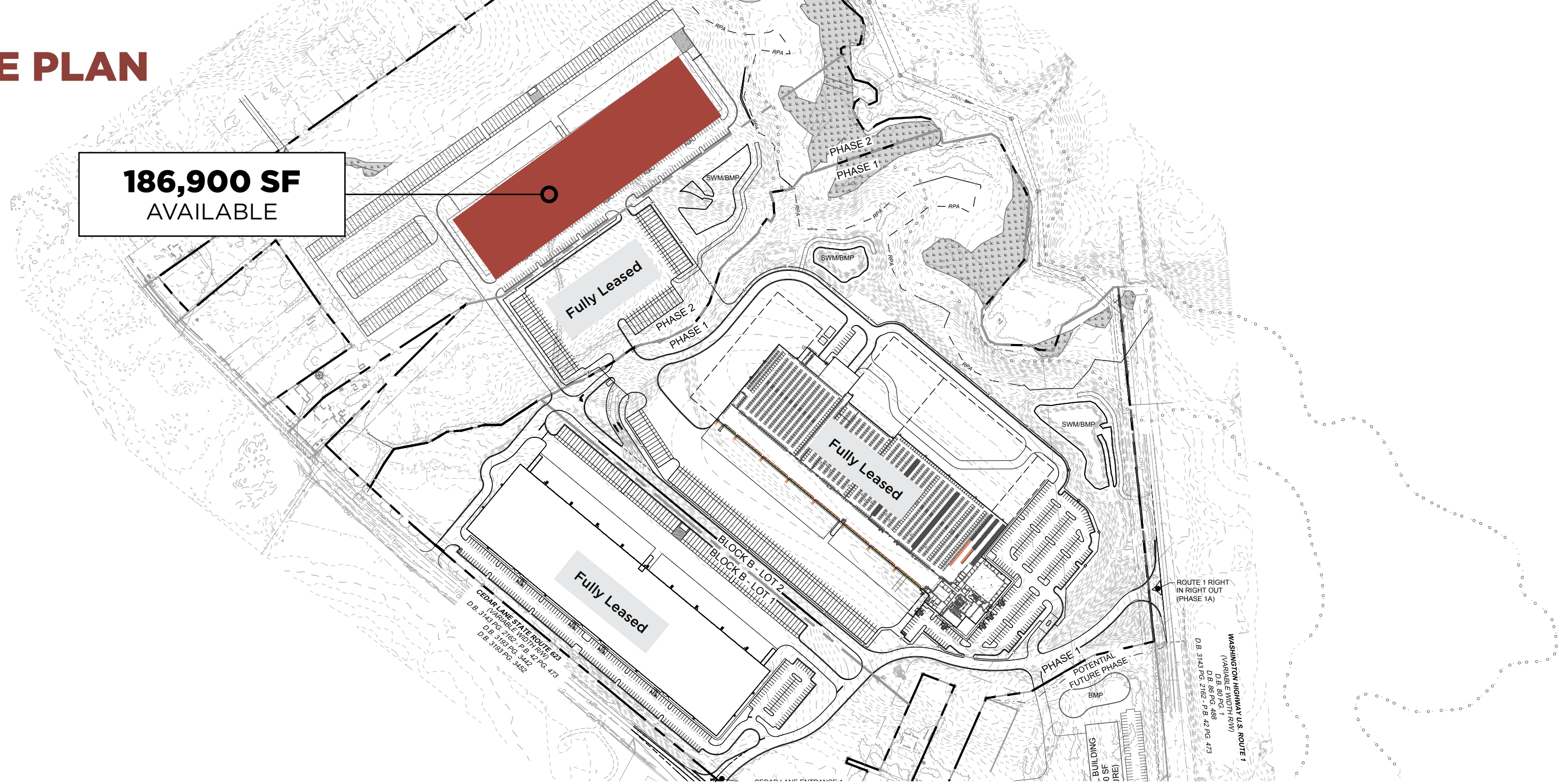
# CARDINAL WEST @ CARDINAL COMMERCE CENTER

Hanover County, VA

186,900+ S.F. OF SPECULATIVE INDUSTRIAL DEVELOPMENT



# SITE PLAN



## SITE FEATURES

- 186,900 SF rear-loaded building
- 1,727 SF speculative office suite
- Zoned M-2 in business-friendly Hanover County
- 32' clear ceilings
- Twenty-five (25) 9' x 10' manual overhead doors plus twenty-four (24) knockouts
- 163 auto parking spaces
- 73 off-dock trailer parking stalls (expandable by 102 additional stalls)
- Excellent distribution access, situated just 22 miles from Richmond International Airport, 23 miles from the Port of Richmond and 97 miles from the Port of Virginia



# CARDINAL WEST

TPO ROOF WITH R-30 INSULATION

ESFR FOR PROTECTION OF CLASS I-IV COMMODITIES

POLYISOCYANURATE ROOF INSULATION,

TUBE STEEL COLUMNS AND JOISTS SUPPORTING WHITE ROOF DECK

32' CLEAR CEILINGS

TYP. BAY SPACING 52' X 50'

60' SPEED BAY AT FIRST COLUMN LINE FROM DOCK WALL

7" REINFORCED, 4,000 PSI CONCRETE

VAPOR BARRIER UNDER OFFICE AREAS

PRE-FINISHED GUTTERS

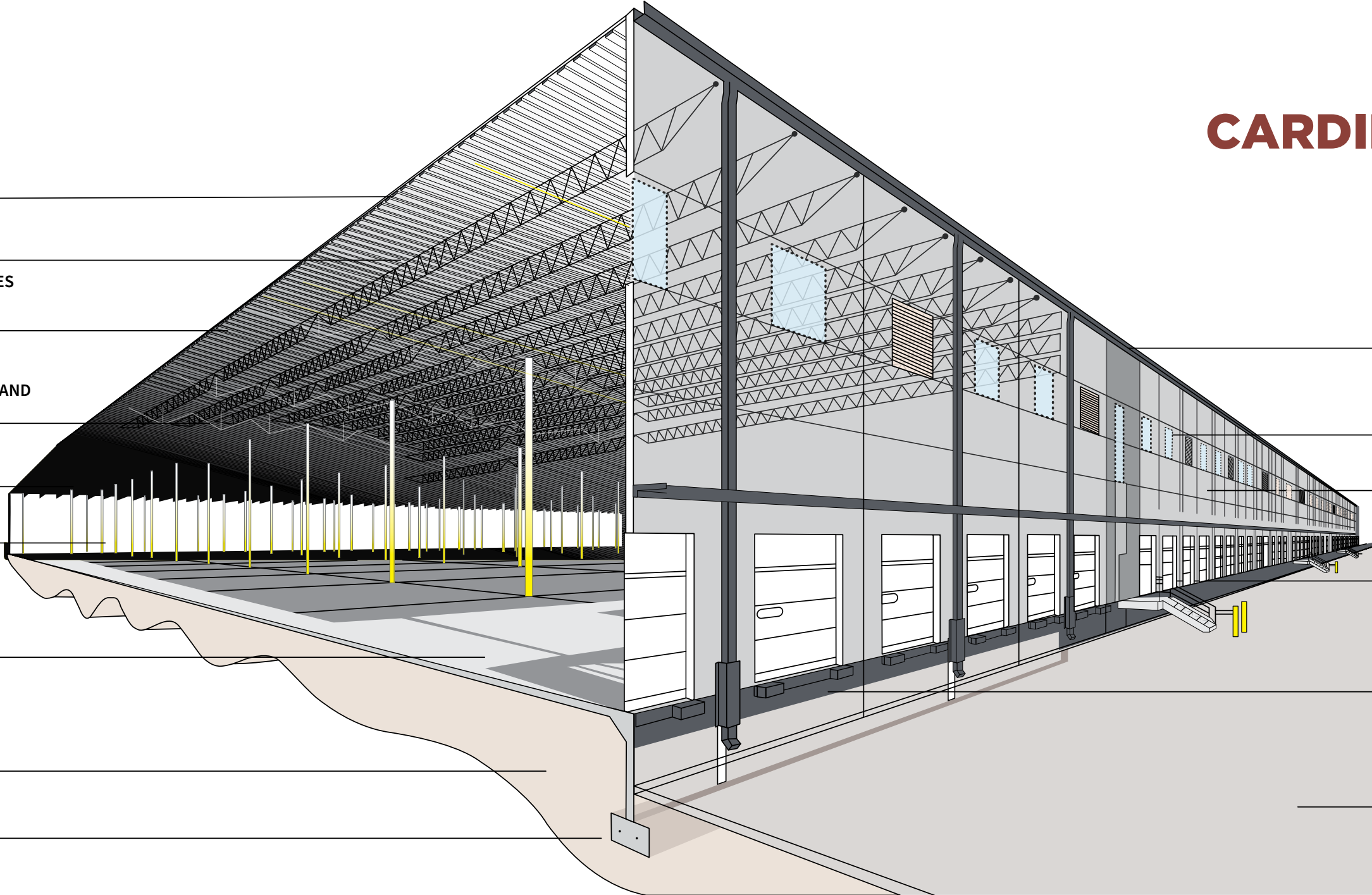
CLERESTORY WINDOWS

CONCRETE WALL PANELS

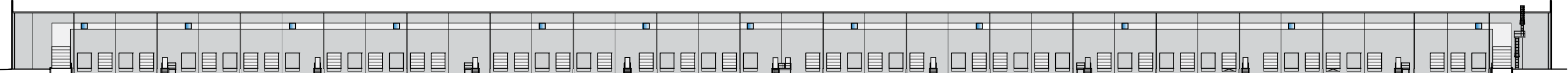
TWO 14' X 16' MOTORIZED ROLL UP DOORS

TWENTY-FIVE (25) 9' X 10' MANUAL OVERHEAD DOORS PLUS TWENTY-FOUR (24) KNOCKOUTS

65' CONCRETE DOCK APRON + 65' HEAVY-DUTY ASPHALT



# ELEVATIONS

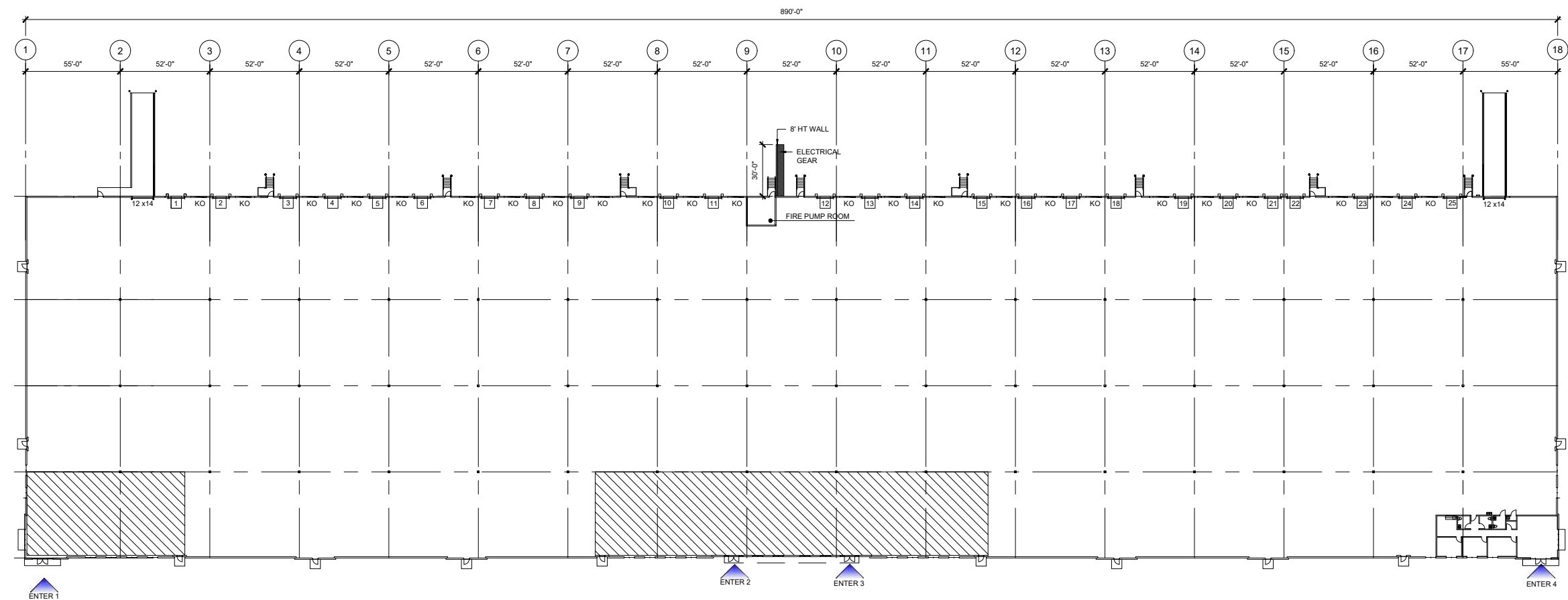


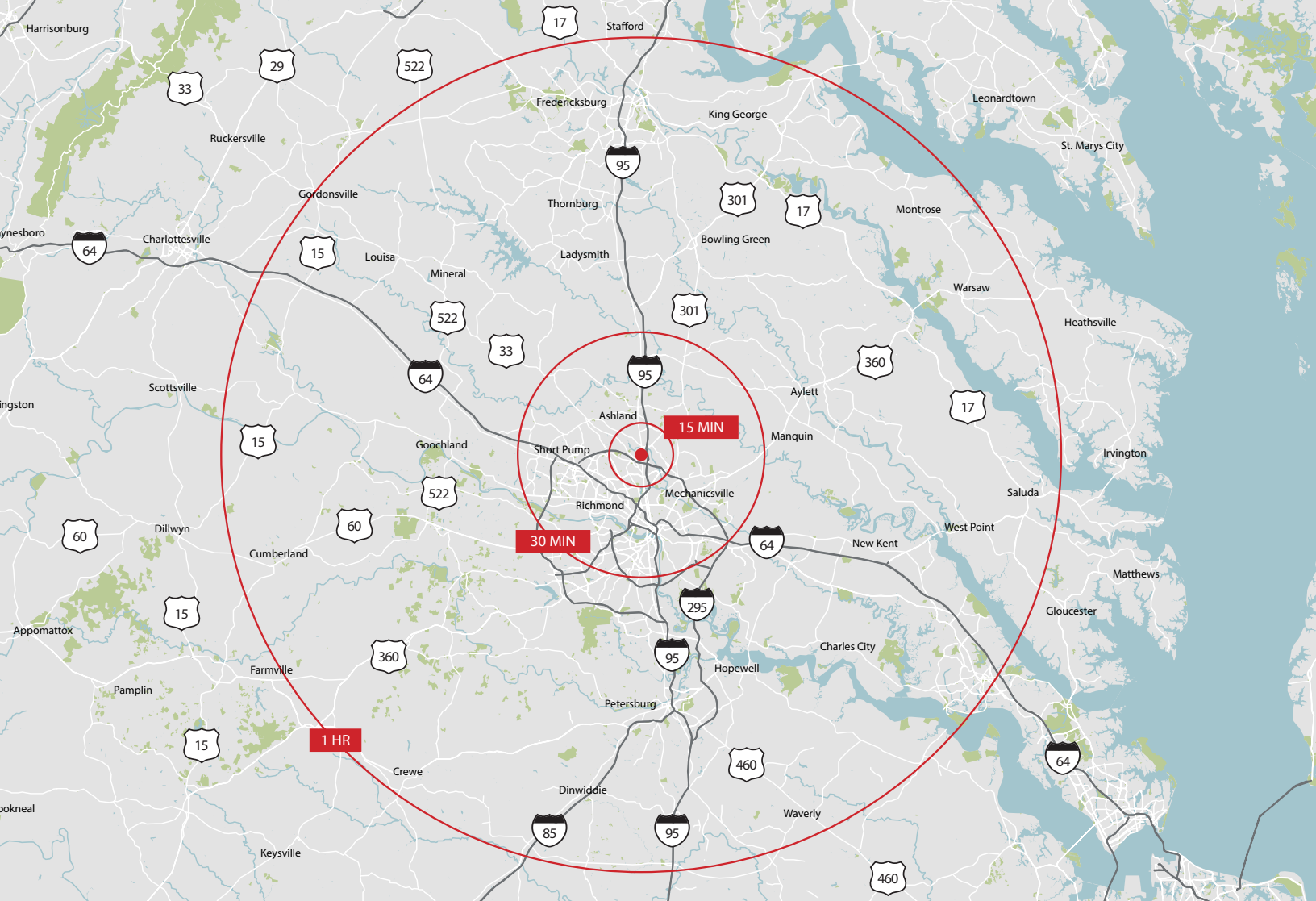


Square Footage:	186,900 Rentable Square Feet
Office Suite:	1,727 SF speculative office suites
Bay Sizes:	Typical bay – 52' x 50'; 60' speed bay
Clear height:	32'
Auto Parking:	163 spaces
Trailer Parking:	73 spaces
Truck Court:	130' + 50' trailer stalls
Exterior Walls:	Precast or Tilt-up Concrete Wall Panels
Structural Steel:	Gray tube steel columns and joists supporting white roof deck
Slab Construction:	7" reinforced, 4,000psi concrete
Vapor Barrier:	Under office areas
Dock Doors:	Twenty-five (25) 9' x 10' manual overhead doors plus twenty-four (24) knockouts
Overhead Doors:	Two (2) 12' x 14' Motorized Roll Up Door
Dock Equipment:	3,500 lb. mechanical dock levelers with bumpers and seals (25 total)
Roofing:	TPO roof with R-30 insulation
HVAC:	Heat for freeze protection (to 49°F); 1 Air Change Per Hour
Fire Protection:	ESFR for protection of Class I-IV Commodities
Electrical Service:	480/277 3-Phase; 1600-amp service
Lighting:	LED High Bay fixtures to 25 FC throughout the warehouse

# CARDINAL WEST FLOORPLAN

## 186,900 SF





## THE GREATER RICHMOND MARKET

- Located along I-95, the primary east coast distribution artery offering access to the greater Richmond market as well as major markets including Washington, D.C., Baltimore, Philadelphia and New York, all within less than 350 miles of Cardinal Commerce Center
- With additional access to I-64 and I-295, 55% of the Nation's consumers within a one-day's drive
- Located in the northernmost right-to-work state, Richmond also boasts a strong labor market compared to more costly East Coast peer cities
- Access to the Richmond Marine Terminal which offers container-on-barge service from the Port of Virginia
- Port of Virginia is northern most ice-free port on the East Coast; by 2025, the port will be the deepest on the East Coast
- Aggressive local and state incentive program and excellent cost of living

### CARDINAL COMMERCE CENTER | HANOVER COUNTY



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