

PHASE II



**NORTH RICHMOND**  
INDUSTRIAL PARK

**UNDER CONSTRUCTION**  
**DELIVERING FEBRUARY 2024**

**315,900 SF CROSS-DOCK BUILDING**

Three access points to N Washington Hwy

On-site outdoor storage / laydown available

## KEY FEATURES

- 75,000 - 315,900 s.f.
- Under 1.5 miles from Lewistown 1-95 exit
- 36' clear height
- 236 car parks and 104 off-dock trailer parks
- Typical bay size 55' x 50' with 60' speed bays
- Building dimensions 702' x 450'
- Seventy eight dock doors (9' x 10')
- Four drive-ins (12' x 14')
- ESFR Sprinkler
- LED Lighting
- 2,000 - AMP electricity service
- Close proximity to I-95 and I-295
- Excellent site circulation

## I-95 LOCATION ASHLAND, VA

For additional information,  
please contact:

**Muscoe Garnett**

T +1 804 200 6340

M +1 678 296 4610

[muscoe.garnett@jll.com](mailto:muscoegarnett@jll.com)

**Jimmy Appich**

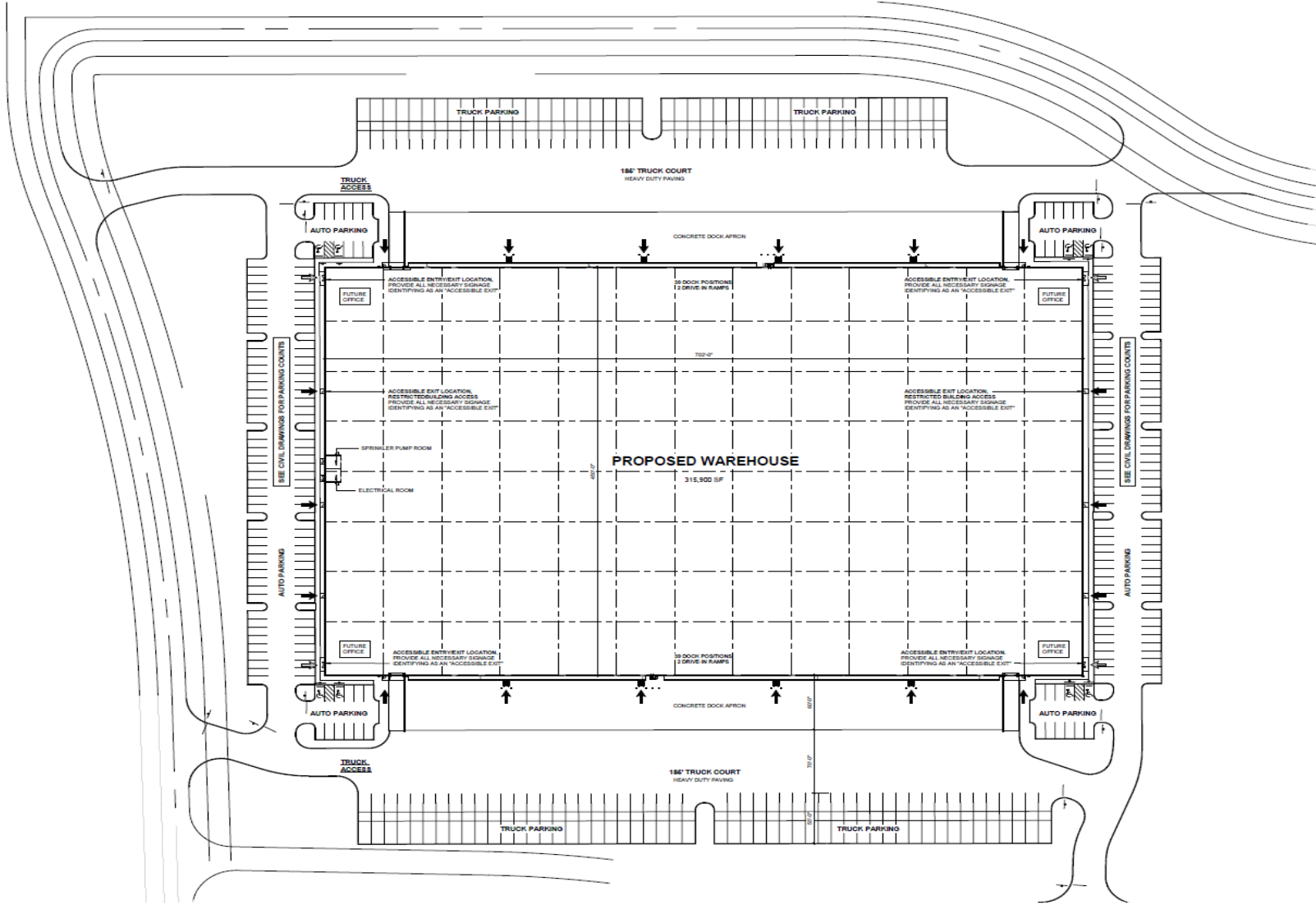
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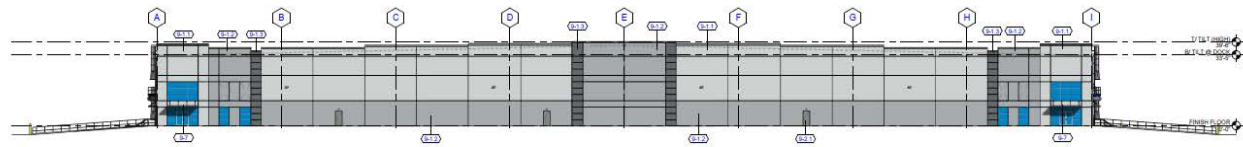
[jimmy.appich@jll.com](mailto:jimmy.appich@jll.com)



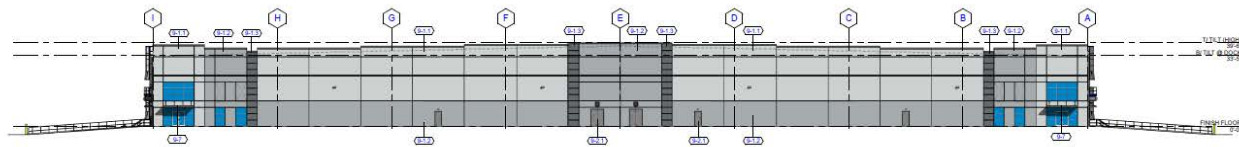
# SITE PLAN



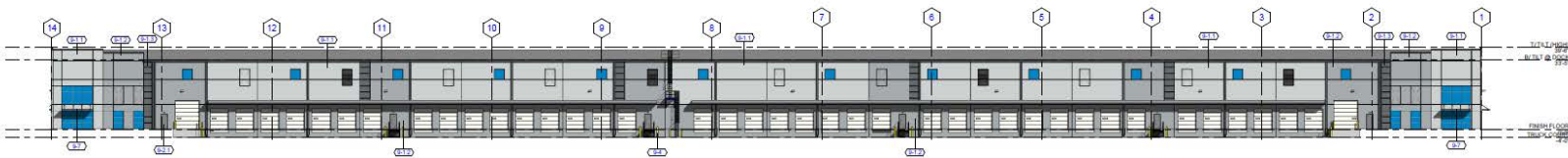
# ELEVATIONS



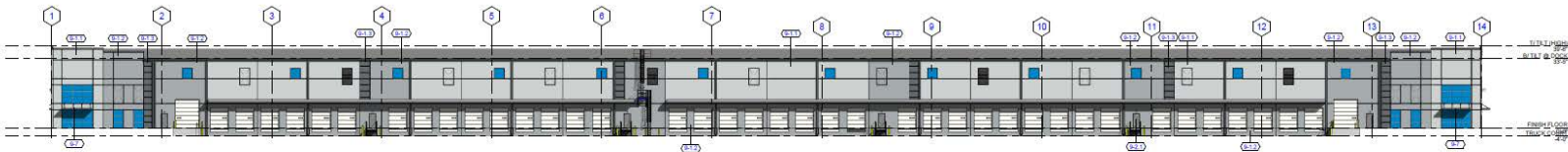
4 SIDE ELEVATION  
SCALE: 3/64" = 1'-0"



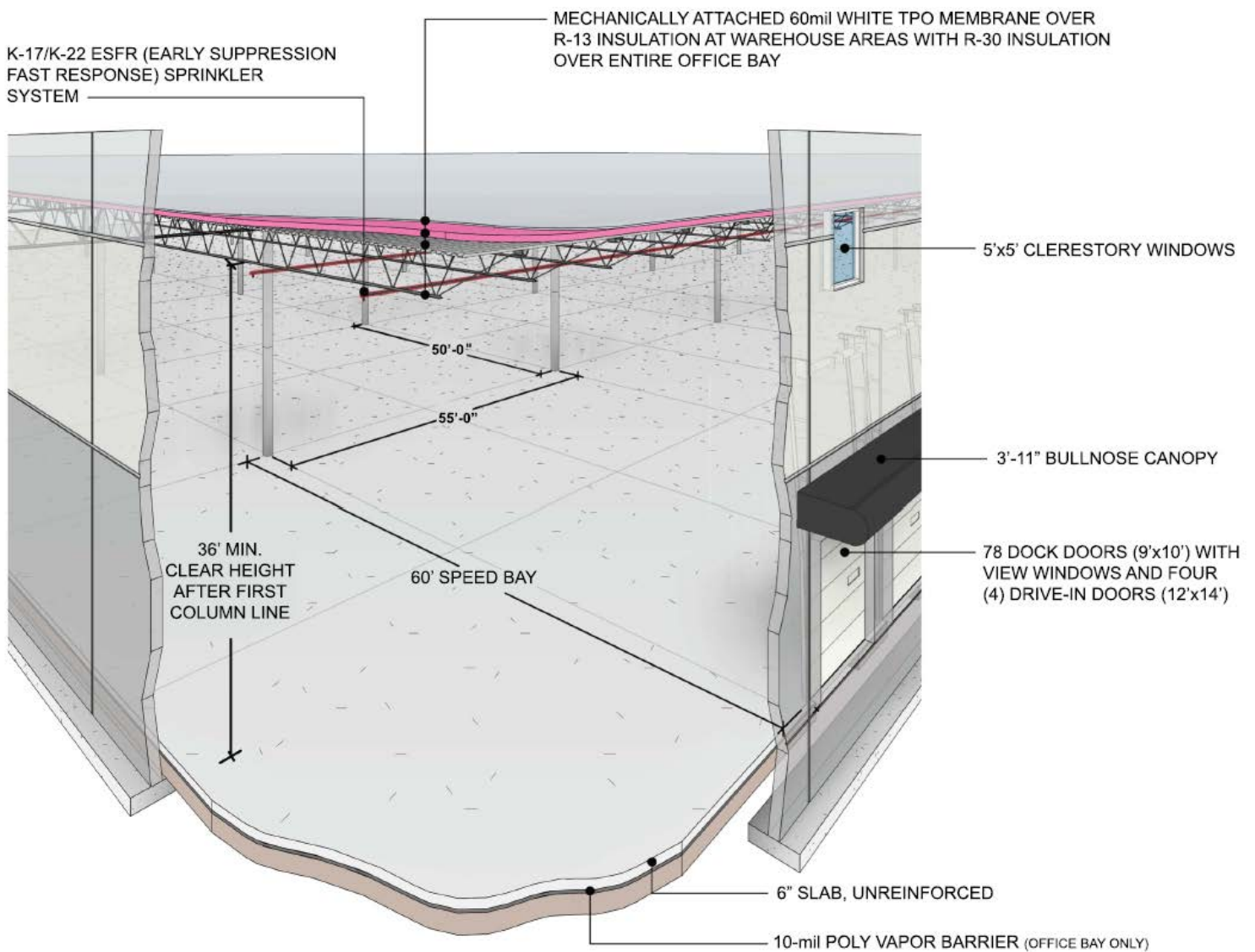
3 SIDE ELEVATION  
SCALE: 3/64" = 1'-0"



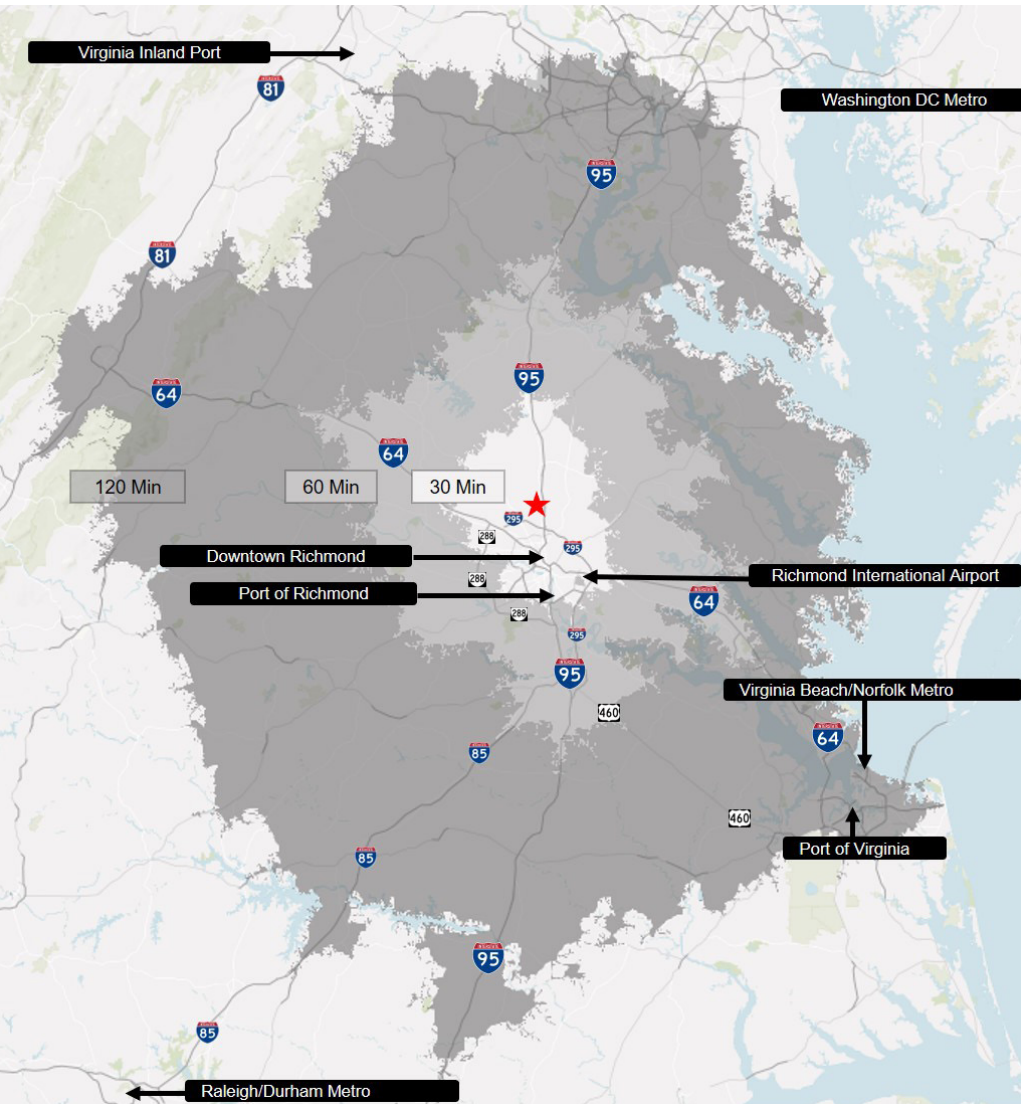
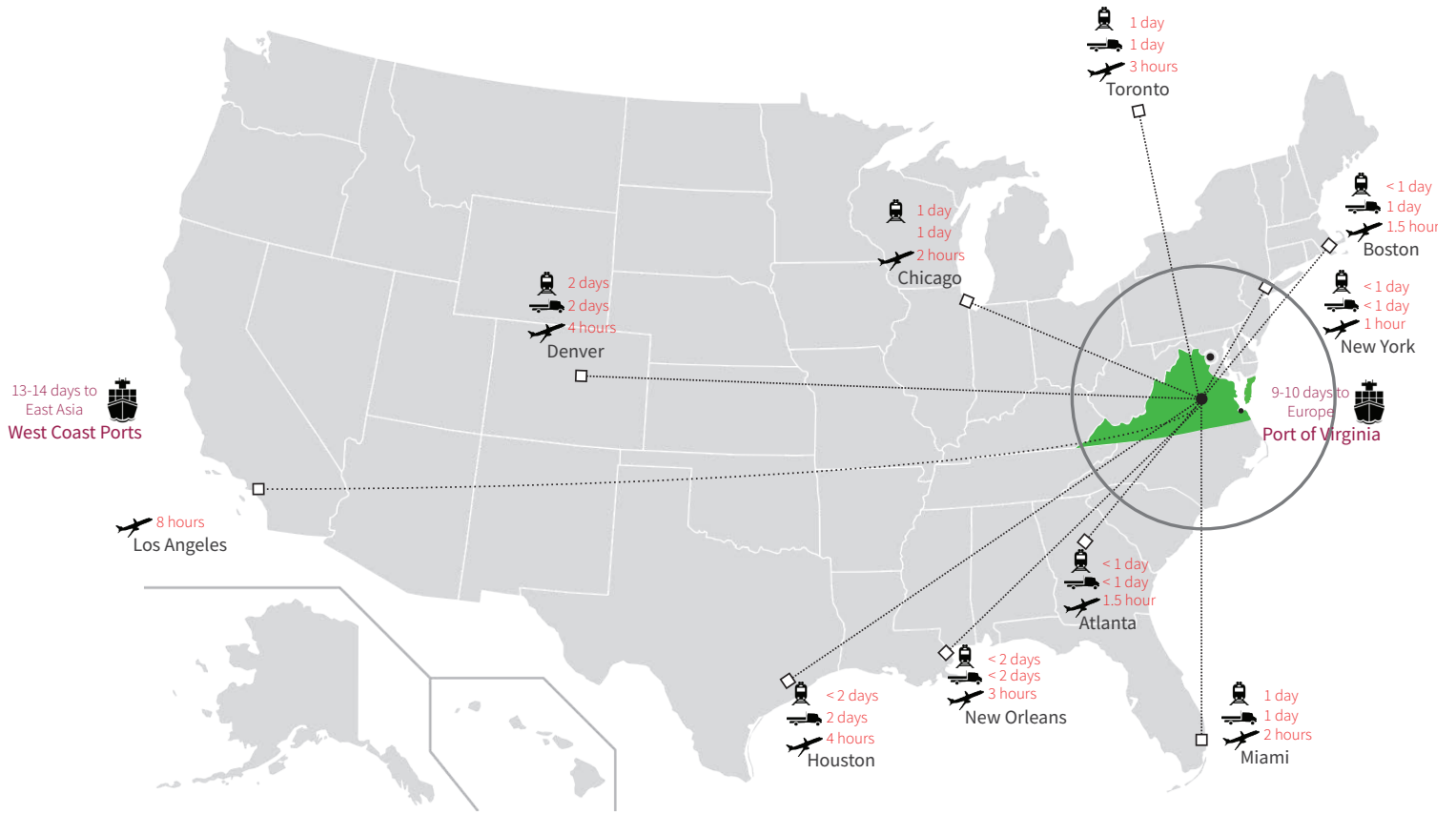
2 DOCK ELEVATION  
SCALE: 3/64" = 1'-0"



1 DOCK ELEVATION  
SCALE: 3/64" = 1'-0"



# 3D CROSS SECTION



**CONNECTIVITY  
TO KEY PORTS  
AND POPULATION  
CENTERS**





## 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



MARKET  
OVERVIEW