

NORTH LAKE 95)



Representative image

238,000 +/- SF SPECULATIVE INDUSTRIAL BUILDING DELIVERING Q2 2020

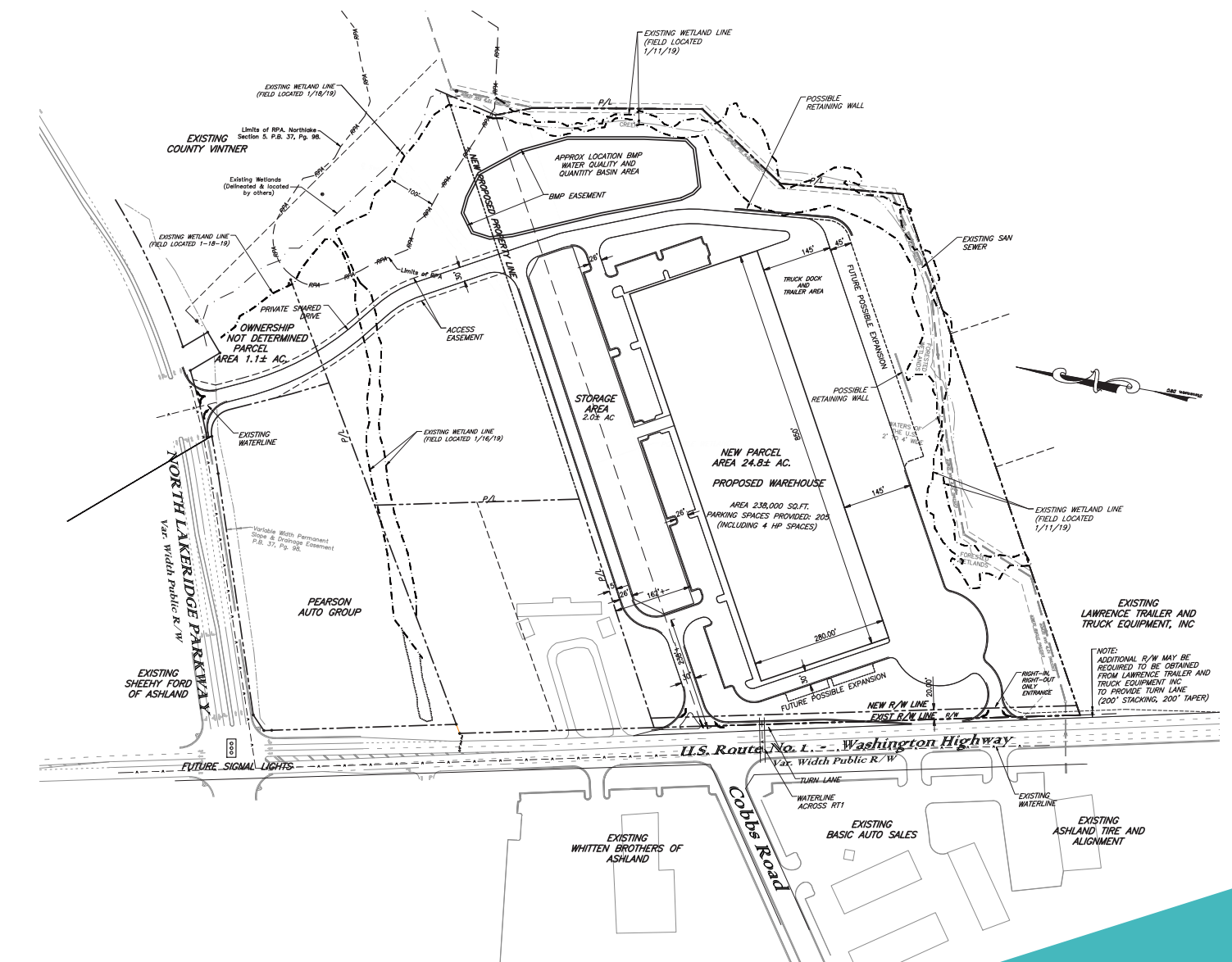
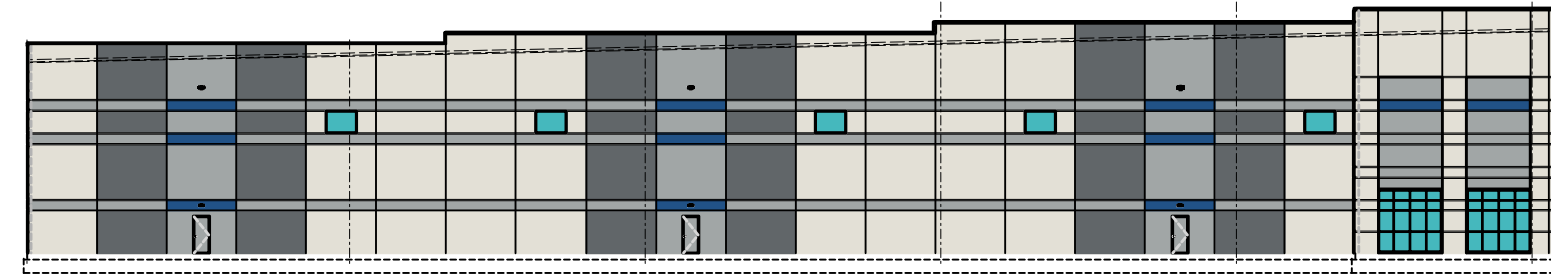
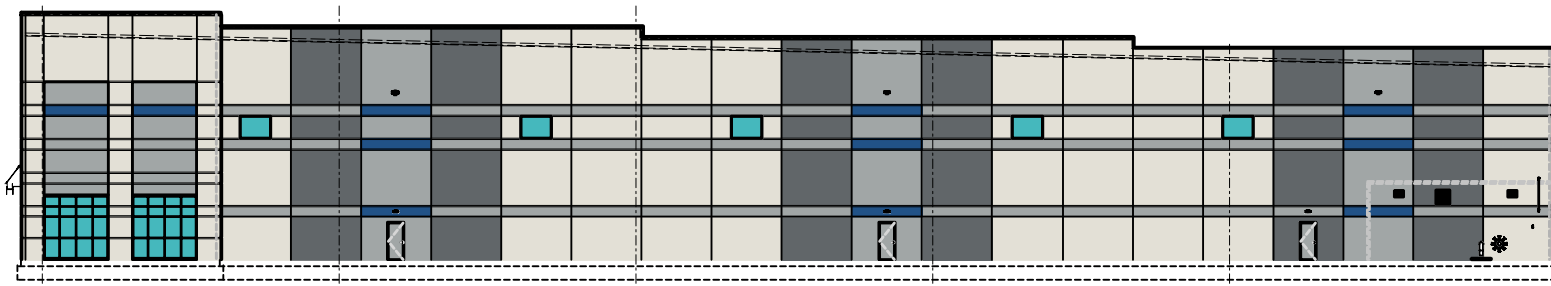
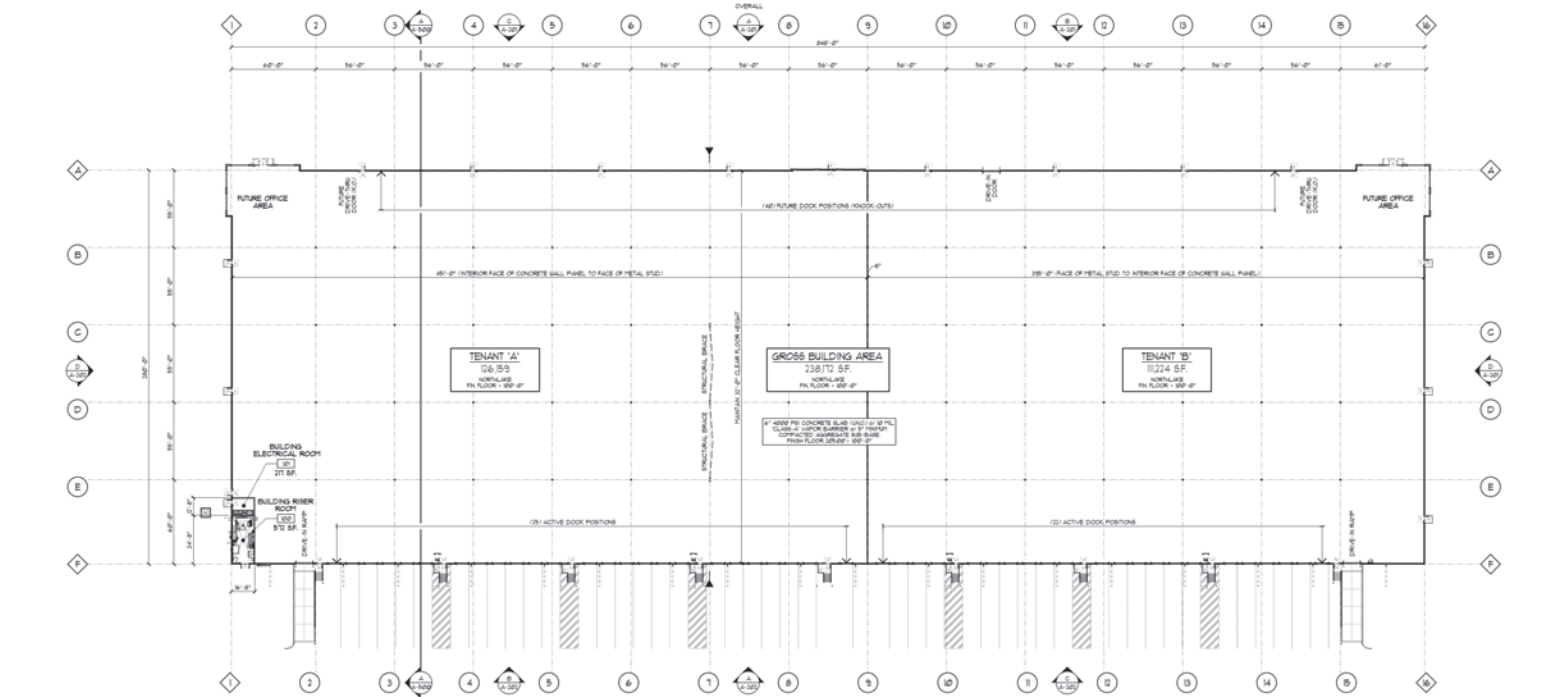
I-95 | EXIT 89 | HANOVER COUNTY, VA

NOW AVAILABLE

- Located in Hanover County which has the lowest tax rate in the region
- Divisible to 44,520 SF
- Column spacing 56' wide with 60' deep staging bays
- 32' clear height
- 280' deep x 850' wide building depth
- 47 9' x 10' dock-high doors, 2 drive-ins 12' x 14'
- 225 parking spaces
- 145' truck court expandable to 190'
- ESFR sprinkler system
- LED lighting



FLOORPLAN



SITE PLAN

ELEVATIONS



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

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