



For Lease

North Washington Highway, Ashland, VA

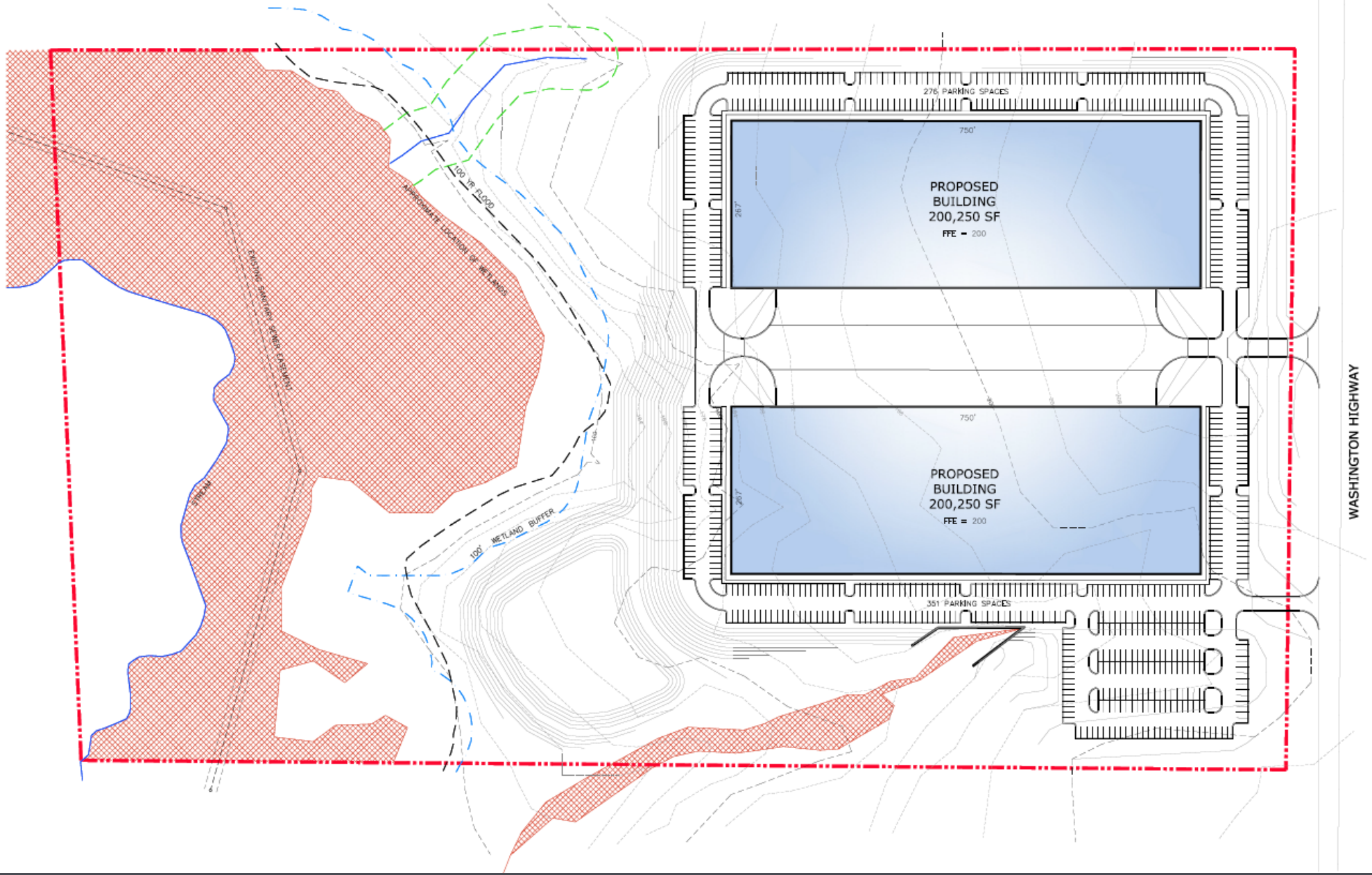
Two (2) 200,250 SF industrial warehouse facilities
Delivery scheduled Q3 2023

Jake Servinsky
T +1 804 200 6428
jake.servinsky@am.jll.com

Muscoe Garnett
T +1 804 200 6340
muscoe.garnett@am.jll.com



SITE PLAN



Jake Servinsky
T +1 804 200 6428
jake.servinsky@am.jll.com

Muscoe Garnett
T +1 804 200 6340
muscoe.garnett@am.jll.com



PROPERTY SUMMARY

Address: 1111 Washington Hwy (US Route 1) Glen Allen, VA 23059

Zoning: M-2 (Light Industrial)

Site Acreage: +/- 51.74 acres

Year Built: 2023

Developer: Samet Properties, LLC

Building Size: Two 200,250 SF Buildings (400,500 Total SF)

Structure: Tilt-up Concrete Wall Panels

Dimensions: 470' D x 750' W

Configuration: Cross-dock

Clear Height: 32'

Column Spacing: 50' x 54' w/ 60' loading bay

Floor Slab: 7" 4,000 psi concrete on 4" aggregate base w/ 6mil vapor barrier under slab

Dock Doors: Seventy-five (70), 9' x 10' manual overhead doors, with thirty-five (35) on each building
Four (4), 12' x 14' motorized roll-up doors

Truck Court: 190'-deep shared truck court with 60' concrete apron and heavy-duty drive isle

Roof: Mechanically attached .60 mil TPO with R-30 insulation

Roof Age: 2023

Lighting: LED high-bay fluorescents at density of one fixture per bay

Electrical: One (1), 1,200 amp service and house panel
Four (4), six (6)-inch conduits run for future tenant use

Fire Protection: ESFR

HVAC: Heat for freeze protection, 1 Air Change Per Hour

Auto Parking: 472 Parking Spaces
155 additional Future Spaces

AERIAL



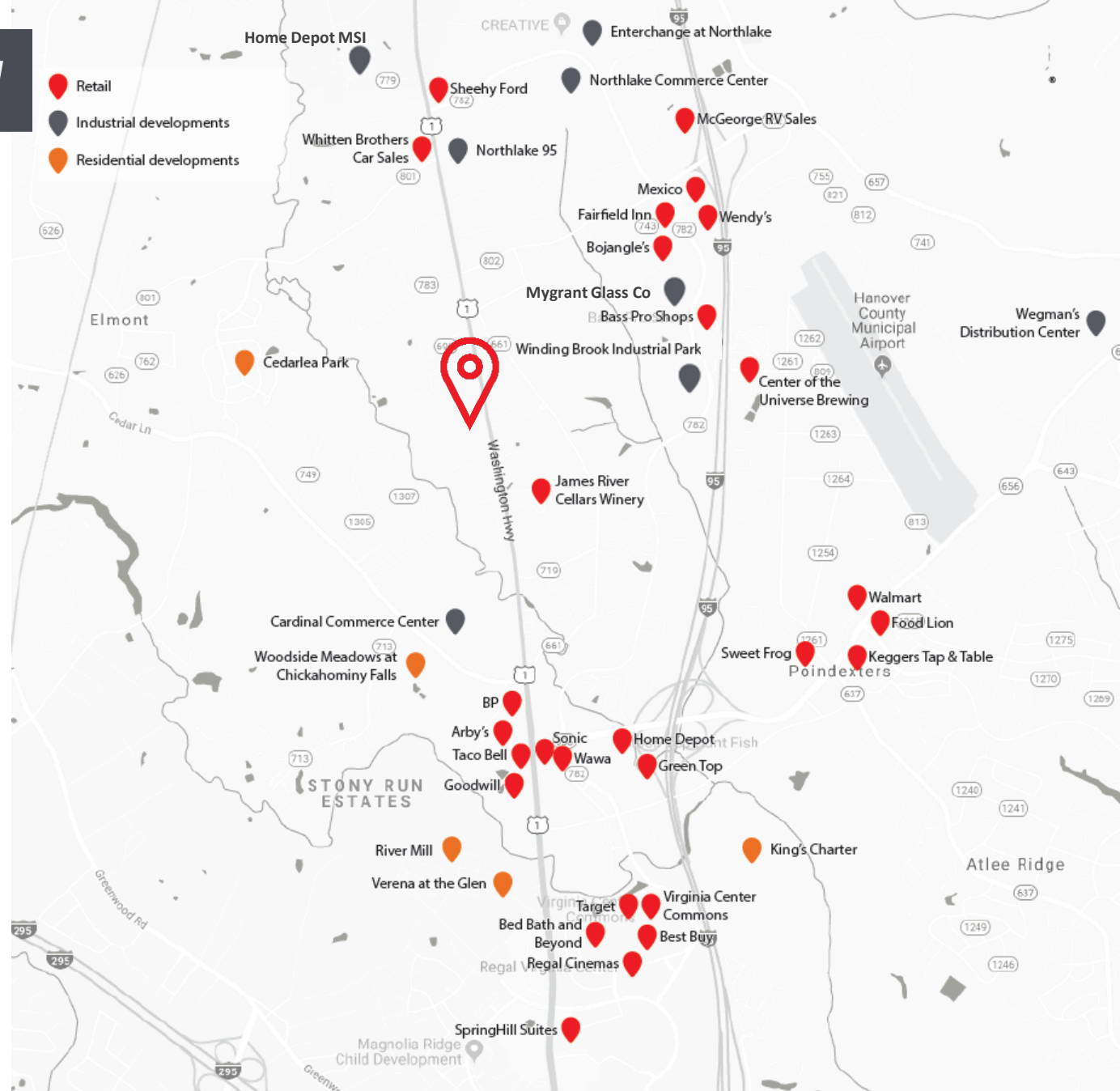
Jake Servinsky
T +1 804 200 6428
jake.servinsky@am.jll.com

Muscoe Garnett
T +1 804 200 6340
muscoe.garnett@am.jll.com



MARKET OVERVIEW

- > 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



Jake Servinsky
T +1 804 200 6428
jake.servinsky@am.jll.com

Muscoe Garnett
T +1 804 200 6340
muscoe.garnett@am.jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.



MID ATLANTIC ACCESS



ACCESS

Route 301	0.7 miles	12min	Port of Richmond	17.7 miles	20 mins
I-295/I-95 Interchange	1.6 mile	4 mins	Port of Virginia	82.7 miles	1 hr 18 mins
I-64	9.1 miles	13 min	Virginia International Gateway	95.2 miles	1 hr 30 min
Downtown Richmond	11.5 miles	17 min	Washington, DC	101 miles	1 hr 56 min
Richmond Airport	16.4 miles	23 min			

Jake Servinsky
T +1 804 200 6428
jake.servinsky@am.jll.com

Muscoe Garnett
T +1 804 200 6340
muscoe.garnett@am.jll.com

