

THE
**DISTRIBUTION
CENTER**



Meadowville

For Lease

- 353,044 SF Class A Industrial Space Available Within Meadowville Technology Park
- Expected Delivery Q2 2022
- Located along Interstate 295 @ Route 10 Chesterfield County, Virginia
- View website: <https://www.distributioncenteratmeadowville.com/>

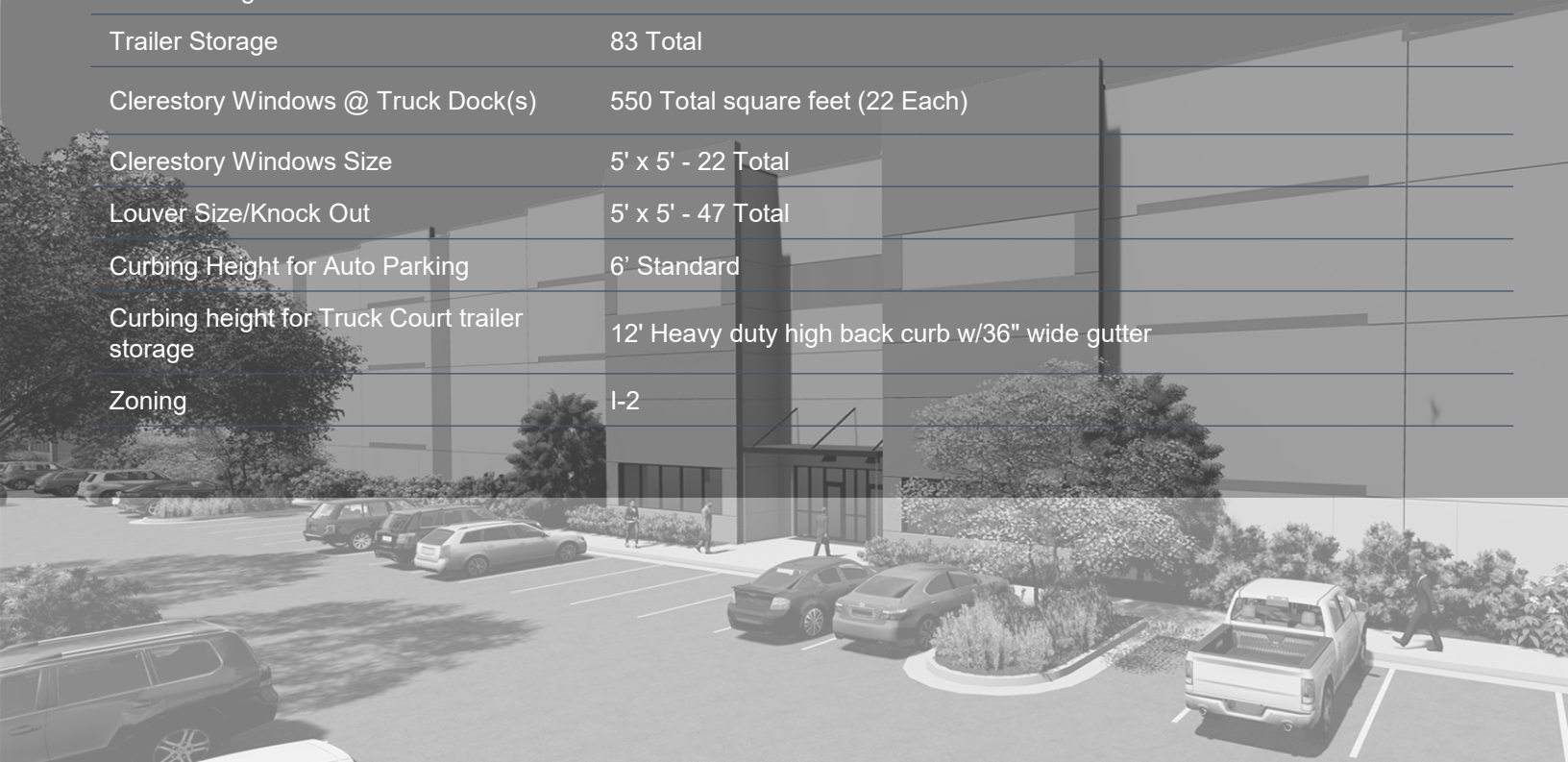


CUSHMAN &
WAKEFIELD

THALHIMER

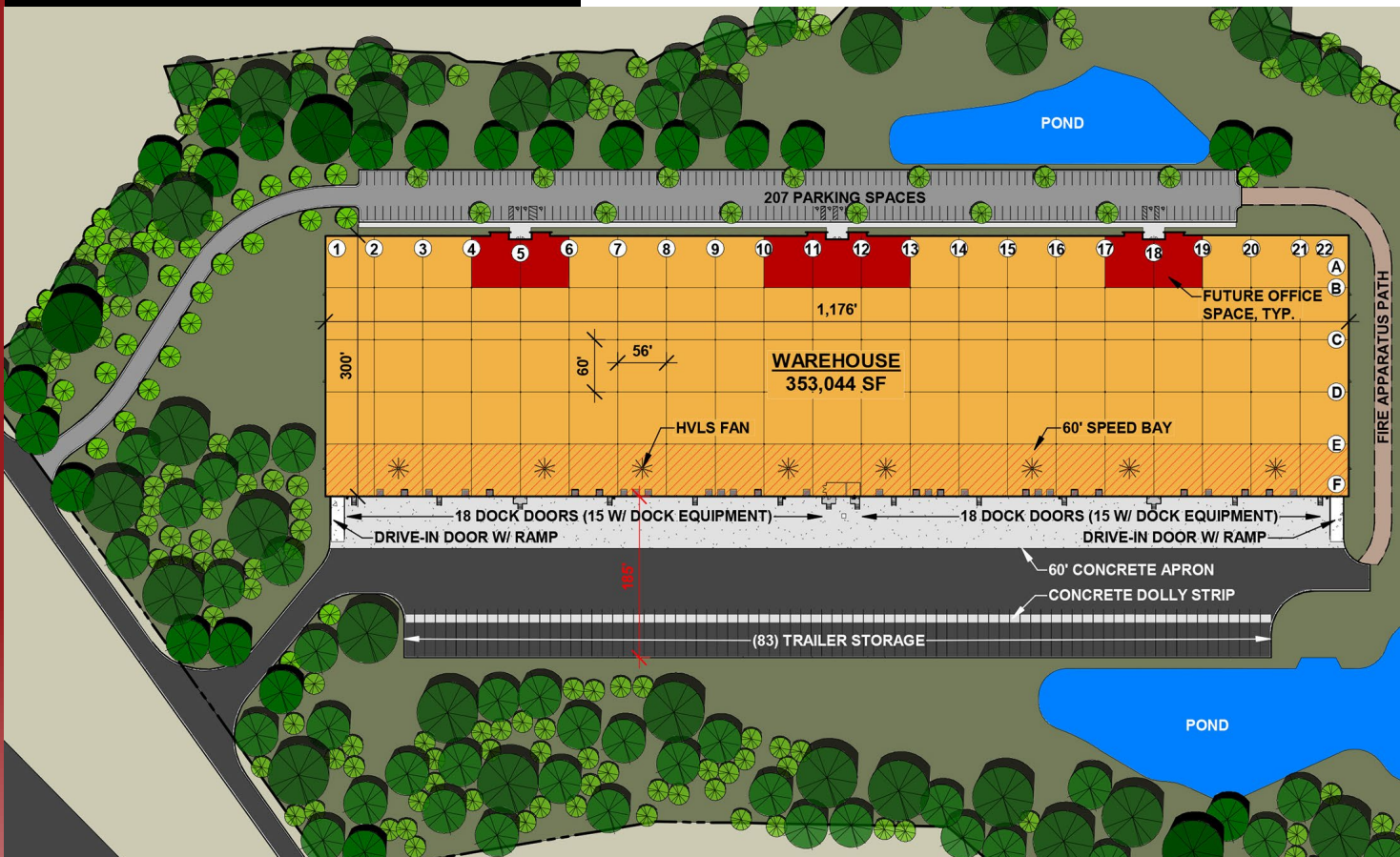
Key Specifications

Total Square Footage	353,044 SF
Building Dimensions	300' width x 1,176' length
Column Spacing	60' x 56' bays
Speed Bay Depth	60' bays at dock walls
Clear Height	36' clear minimum
Sprinkler	ESFR
Truck Court Depths	185' from edge of building to back of curb
Truck Court Paving	60' Concrete Apron and 10' Dolly Strip with Heavy Duty Asphalt
Dock Configuration	Rear Load
Dock High Doors Installed	36 Total
Dock Doors with Equipment	30 Total
Dock Doors with KO	26 Total
Dock High Doors Positions Total	62 Total
Dock Door Size	9' x 10'
Drive-in Doors	2 Total
Drive-in Door Size	12' x 14'
Door Operation	Manual
Roof	45 Mil TPO with R-25 single layer Insulation (FM 1-90) with 15-year warranty
Auto Parking	207
Trailer Storage	83 Total
Clerestory Windows @ Truck Dock(s)	550 Total square feet (22 Each)
Clerestory Windows Size	5' x 5' - 22 Total
Louver Size/Knock Out	5' x 5' - 47 Total
Curbing Height for Auto Parking	6' Standard
Curbing height for Truck Court trailer storage	12' Heavy duty high back curb w/36" wide gutter
Zoning	I-2



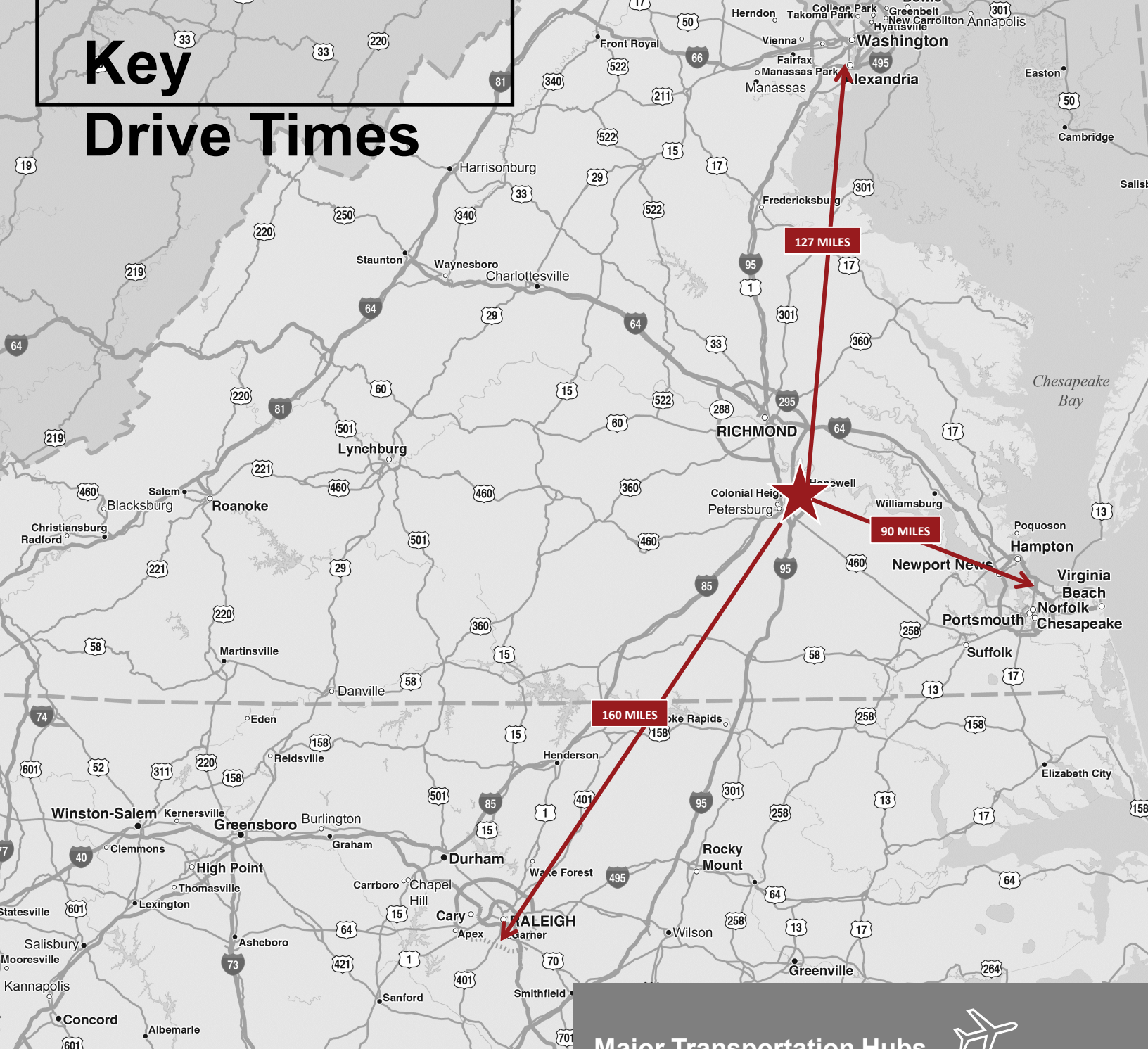


Site Plan Details



Key

Drive Times



Major Highways



Interstate 295 to Exit 16	4 minutes	2.4 miles
Interstate 295 to Exit 15	3 minutes	1.8 miles
Interstate 85	20 minutes	13.7 miles
Interstate 95	9 minutes	5.3 miles
Interstate 64	15 minutes	14.4 miles
Route 460	14 minutes	14.3 miles

Major Transportation Hubs



Port of Virginia	1.5 hours	81 miles
Port of Baltimore	3.3 hours	165 miles
Richmond Intl. Airport	17 minutes	15.5 miles
Richmond Marine Terminal	16 minutes	13 miles

Major Cities



Downtown Richmond	29 minutes	19 miles
Washington, DC	2.7 hours	127 miles
Raleigh, NC	2.3 hours	160 miles
Charlotte, NC	4.8 hours	283 miles

Location Highlights

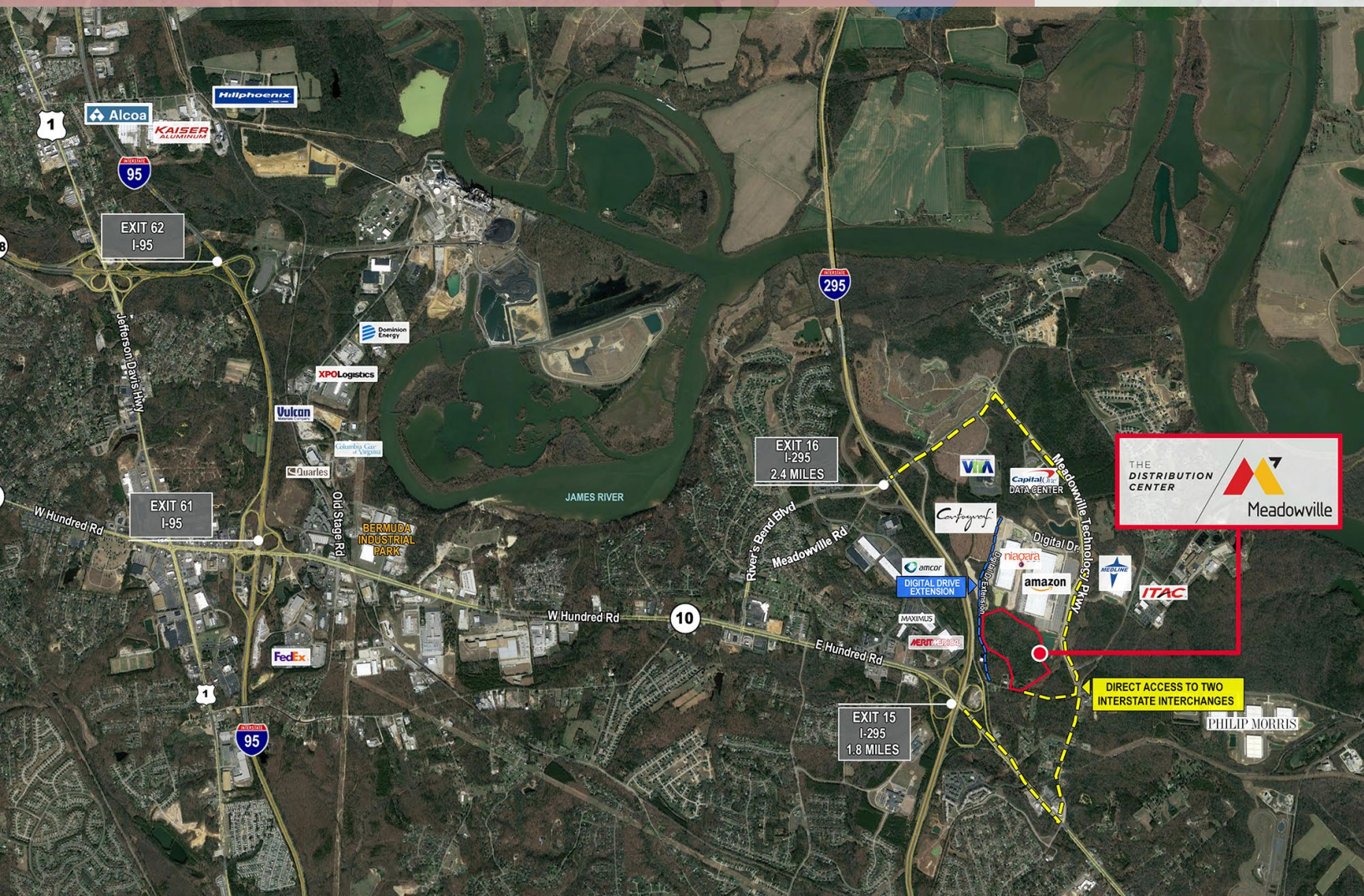
- 353,044 SF Class A industrial building
- Frontage on Interstate 295
- Potential signage opportunity
- Direct access to two interstate interchanges, both less than 2.5 miles
- 55% of US population within 1-days drive
- Best in market utility and transportation infrastructure within Meadowville Technology Park
- Chesterfield County has been ranked as the top location on the east coast for logistics-related businesses
- Virginia is the northernmost right to work state

WAREHOUSE
353,044 SF

POND

POND

PLAN NORTH



**For more information
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