

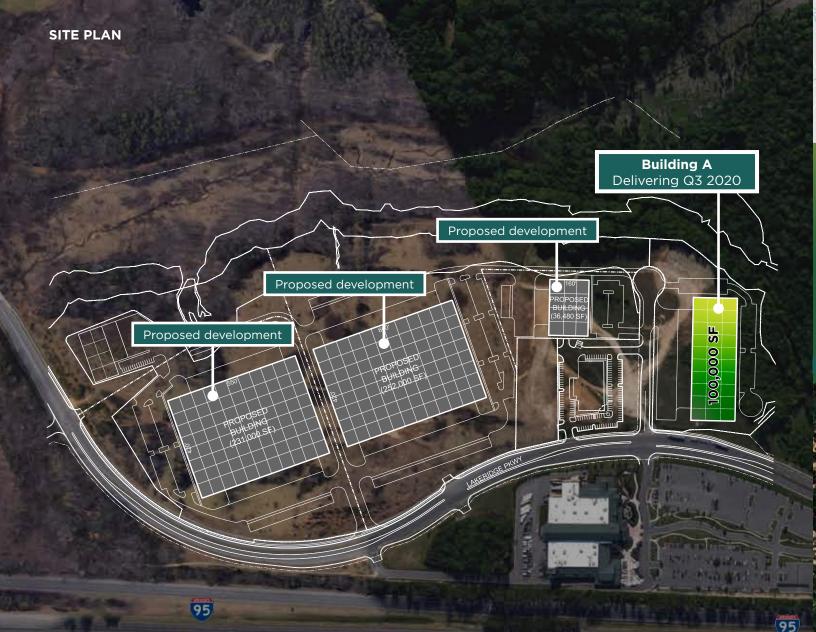
100,000 S.F. OF SPECULATIVE INDUSTRIAL DEVELOPMENT DELIVERING IN Q3 OF 2020

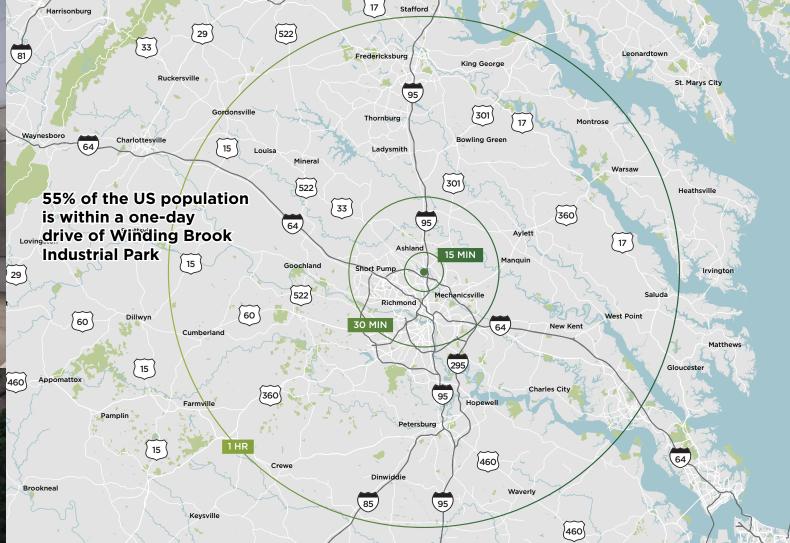


BUILDING A FEATURES

- 100,000 SF of modern warehouse space delivering Q3 2020
- 500' x 200' building dimensions
- Office to suit
- 32' clear ceilings
- 50'x50' bay spacing with 60' at the dock bay
- Precast insulated concrete exterior wall panels
- ESFR sprinkler
- LED lighting
- 22 trailer drops
- 120 car parking lot
- 10 docks, 4 drive-in docks
- 6" concrete slab



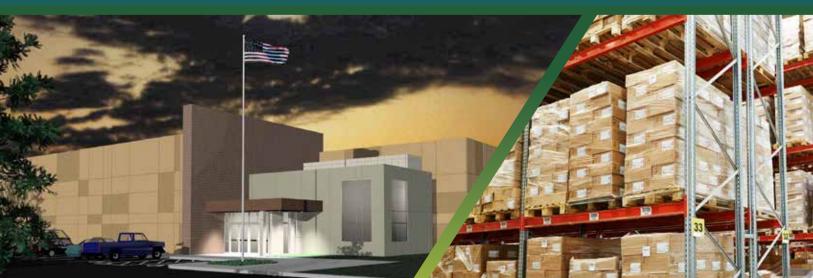




Washington D.C.	95 miles
Philadelphia, PA	241 miles
Cincinnati, OH	516 miles
New York, NY	328 miles
Charlotte, NC	306 miles

Louisville, KY	564 miles
Nashville, TN	616 miles
Jacksonville, FL	613 miles
Boston, MA	542 miles
St. Louis, MI	824 miles

Port of Virginia	97 miles
Richmond Marine Terminal	22 miles
Richmond International Airport	23 miles







2019 POPULATION

95,569

246,268
10-MILE

563,410

15-MILE



2019 HOUSEHOLDS

36,543

98,346

238,072
15-MILE

WINDING BROOK INDUSTRIAL PARK | 11550 LAKERIDGE PKWY





DANNY HOLLY

Senior Vice President +1 804 200 6417 danny.holly@am.jll.com

JAKE SERVINSKY

Vice President +1 804 200 6428 jake.servinsky@am.jll.com

CHARLIE POLK

Managing Director +1 804 200 6419 charlie.polk@am.jll.com