



THALHIMER

CLASS A DISTRIBUTION / REGIONAL HEADQUARTERS FOR LEASE

Virginia Gateway Logistics Center

7000 Hardware Drive | Prince George, VA | Richmond, VA MSA

AshleyCapital

809,823 SQUARE FEET



Prime Location in the Mid-Atlantic I-95 Corridor

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Executive Summary

Cushman & Wakefield | Thalhimer is pleased to present Virginia Gateway Logistics Center, a Class A Distribution / Regional Headquarters facility totaling 809,823 square feet. Virginia Gateway Logistics Center is the only Class A distribution warehouse larger than 500,000 SF available in the entire Mid-Atlantic region, with easy access to Interstates 295, 95 and 85.

Located in the Mid-Atlantic I-95 corridor, with direct access to the thriving Port of Virginia, as well as to major consumer population in the Northeast and Southeast via Interstates 295, 95 and 85



809,823

SQUARE FEET



+/- 32'

CEILING HEIGHT



LED Lighting

INSTALLED IN 2019



273

CAR PARKING SPACES



102

TRAILER SPACES

Building Specifications

Total SF	809,823 SF (will subdivide)
Available SF	200,000 to 809,823 SF
Site Size	155.40 AC
Class	A
Year Built / Renovated	2001/2019
Zoning	Industrial
Construction	Concrete tilt-wall/steel frame
Roof	new roof (2019)



Aerial View



10 MINUTES TO INTERSTATE 95
18 MINUTES TO INTERSTATE 85

460

295

295

VIRGINIA GATEWAY LOGISTICS CENTER
7000 HARDWARE DRIVE

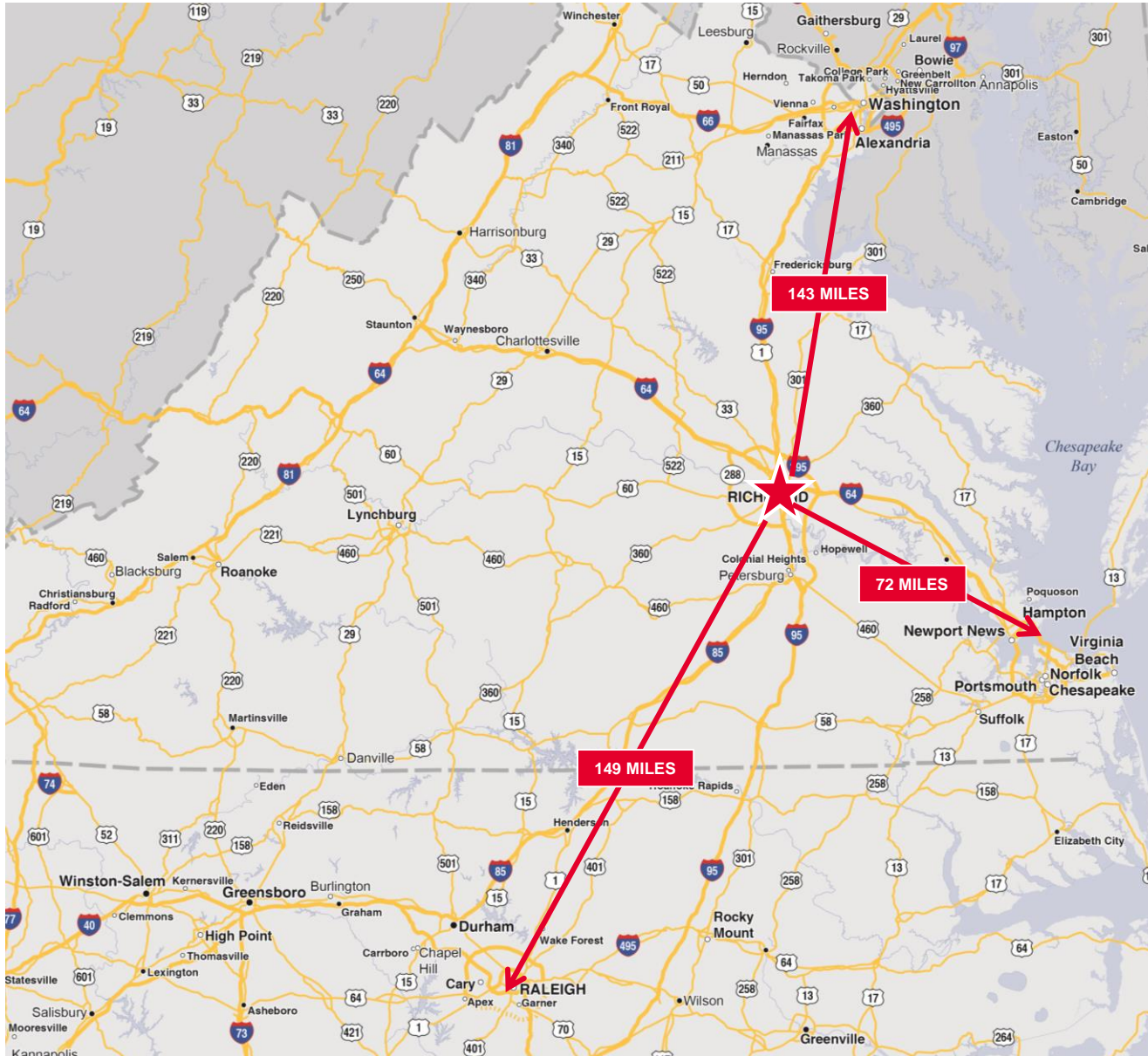
SUPPLY CHAIN INNOVATORS

Location Highlights

- Located in Southpoint Business Park, Virginia Gateway Logistics Center **HAS EXCELLENT ACCESS TO INTERSTATES 295, 95, AND 85**, and is approximately 70 miles west of the thriving Port of Virginia.
- As part of Virginia's Gateway Region, Virginia Gateway Logistics Center **IS LOCATED AT THE MIDPOINT OF THE EAST COAST**, with proximity to a robust network of rail, sea and airports, and unparalleled access to major domestic and global markets.
- The labor market serving Virginia Gateway Logistics Center includes over 720,000. As home to Fort Lee and the Defense Logistics Agency (less than 15 minutes from the facility), Virginia's Gateway Region has **ACCESS TO ELITE LOGISTICS EXPERTISE NOT FOUND ANYWHERE ELSE IN THE COUNTRY—OR WORLD.**
- Supply chain innovators such as **AMAZON** (two 1 million SF of facilities), **ALDI** (500,000 SF regional headquarters and distribution), **WALMART**, and **MEDLINE ALL SELECTED VIRGINIA'S GATEWAY REGION FOR MAJOR FACILITIES**, complementing the over 600 acres and 4.9 million square feet of logistics investments announced in Virginia's Gateway Region since 2011.
- Norfolk Southern and CSX operate **RAIL SERVICES INTERSECTING IN THE REGION, AND UPS, FEDEX AND THE U.S. POSTAL SERVICE OPERATE MAJOR HUBS IN THE AREA** and provide third party logistics services.



Mid – Atlantic Drive Time Map



Virginia Gateway Logistics Center offers superior ground parcel and truck load coverage, providing two-day transit for the entire East Coast, from Maine to Florida.

Driving Distance

Interstate 295	4.1 miles / 6 minutes
Interstate 95	6.4 miles / 11 minutes
Interstate 85	13.2 miles / 18 minutes
Port of Richmond	28.4 miles / 33 minutes
Interstate 64	30 miles / 35 minutes
Downtown Richmond	32 miles / 36 minutes
Port of Virginia	72 miles / 81 minutes
Washington D.C.,	143 miles / 151 minutes
Raleigh	149 miles / 134 minutes
Port of Baltimore	183 miles / 200 minutes
Charlotte	279 miles / 259 minutes
Port of Philadelphia	286 miles / 295 minutes

Location	
Address	7000 Hardware Drive
City, State, Zip	Prince George, VA 23875
Industrial Market	Richmond
Industrial Submarket	Prince George

Square Footage	
Warehouse Area (SF)	±778,367 SF
A/C Office Area (SF)	±42,158 SF
Total Area (SF)	±809,823 SF
Land Area (Acres)	155.40 AC
Building Expansion (SF)	±391,000 SF

Building Features	
Construction Age (Year)	2001
Clear Height	32' ± (see plan)
Column Spacing	80' shipping bay 54' x' 54' with 60' receiving bay
Building Dimensions	±682' x 1137'
Truck Court Depth	±200'
Trailer Parking	102
Auto Parking	273
Acreeage for Additional Trailer Staging / Auto Parking	
Dock Doors	(9' x 9') 87 Equipped with hydraulic dock levers, 40,000 lb capacity with powerhook restraints on receiving side. Steel face bumpers and dock seals
Ground Level Doors	1 Ramp (15' x 15'), 1 Interior Grade (10' x 15')
Zoning	Industrial/Warehouse

Building Features	
Building Construction Type	Concrete tilt-wall Steel frame construction
Office Roof System	New TPO (2019)
Warehouse Roof System	New TPO (2019)
Roof Age	replaced in 2019
Fire Protection System	ESFR
Interior Warehouse Lighting	LED (replaced in 2019)
Caterpillar Backup Generator (2001)	2000 KW- 60Hz with 3000 gallon Basin Tank
Electrical	480/277 Volt, 3-phase 4-wire 4,000 amp electric service



