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STAFFORD
AIRPORT

SITE



New construction

95 Distribution Center

FOR LEASE | 95 Distribution Center | Stafford, VA

FEATURES

- 486,720 SF world class facility designed with e-commerce users in mind
- Ideal location to service Washington DC and NOVA markets, 25 miles to I-495 and 40 miles to Washington DC
- New HOV lanes allowing quicker access north
- Delivery Spring 2020
- Immediate access to I-95 via Exit 136 Centerport Parkway
- Adjacent to Stafford Regional Airport
- Ample, quality, available labor
- 567 vehicle spaces
- 157 trailer stalls for storage
- 140' truck court with 60' concrete dolly pad
- Ability to cross-dock

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JOINTLY MARKETED BY COLLIERS INTERNATIONAL & CBRE

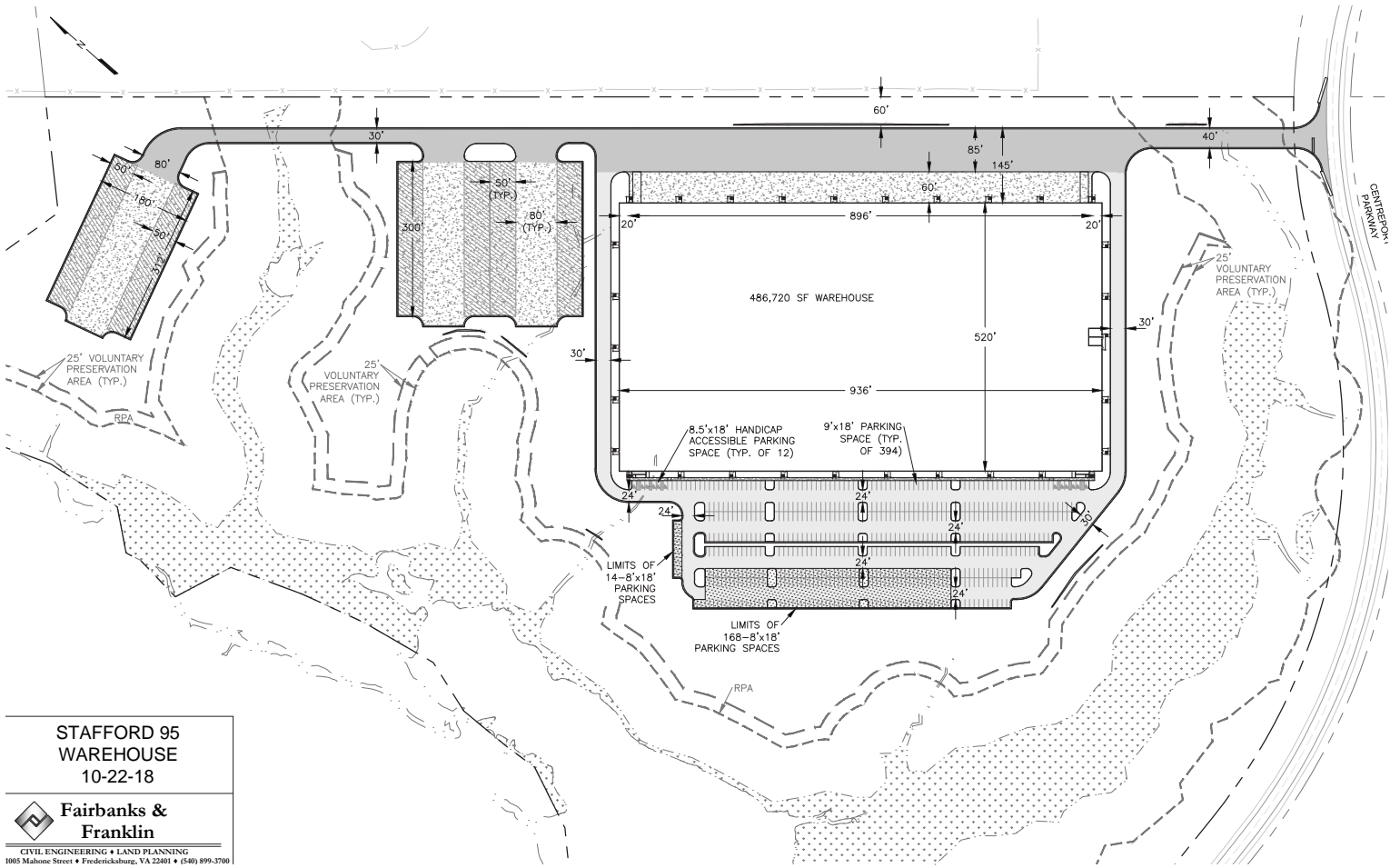


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CBRE

Accelerating success.



STAFFORD 95
WAREHOUSE
10-22-18

Fairbanks & Franklin
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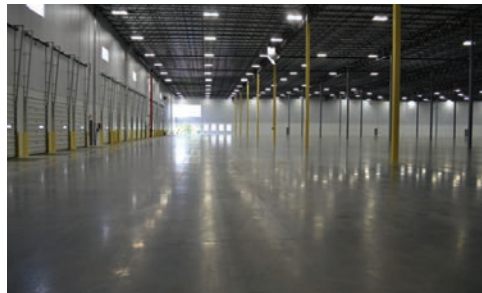


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SCOPE OF WORK - SPECIFICATIONS FOR A 486,720 SF WAREHOUSE

SHELL CONSTRUCTION - 40 CLEAR HEIGHT

- Tilt-up 9 1/4" wall panels.
- Concrete floor slab shall consist of 6" of reinforced concrete over 4" stone. An 8 mil vapor barrier will be installed. Ductilcrete slab may be provided as an alternate.
- The roofing membrane shall have the following characteristics:
 - Two layers of polyisocyanurate board to the metal roof deck. (R=25.0, 4.4" thick).
 - Fully adhered .045 mil TPO membrane over insulation.
 - 10 year "No Dollar Limit Manufacturer's" warranty will be provided.
- Aluminum and glass storefronts and Curtain Walls.
- Interior roof drains will be installed along the front wall and 18 drains at the rear wall.
- ESFR Sprinkler system with fire pump to protect the building.
- 4000 amp, 3 phase, 4 wire 277/480 volt service and distribution board.
- Shell to include T5 hi bay fixtures in the warehouse area for "trip lighting".
- 60'-0' Loading Speed Bays on each end of building.
- 55' wide x 50' interior bays.
- The interior concrete walls shall be covered with R13 vinyl batt insulation and 2" Rigid board insulation. The Rigid insulation will stop at 10' AFF
- Two Cambridge unit heaters in warehouse area to provide 50° at 0° outside.
- The following number of doors shall be installed:
 - 55-9 x 10 steel sectional insulated overhead doors.
 - 2-14 x 16 steel sectional insulated drive-in doors.
 - Note quantities above will be doubled if building transitions into a cross dock.



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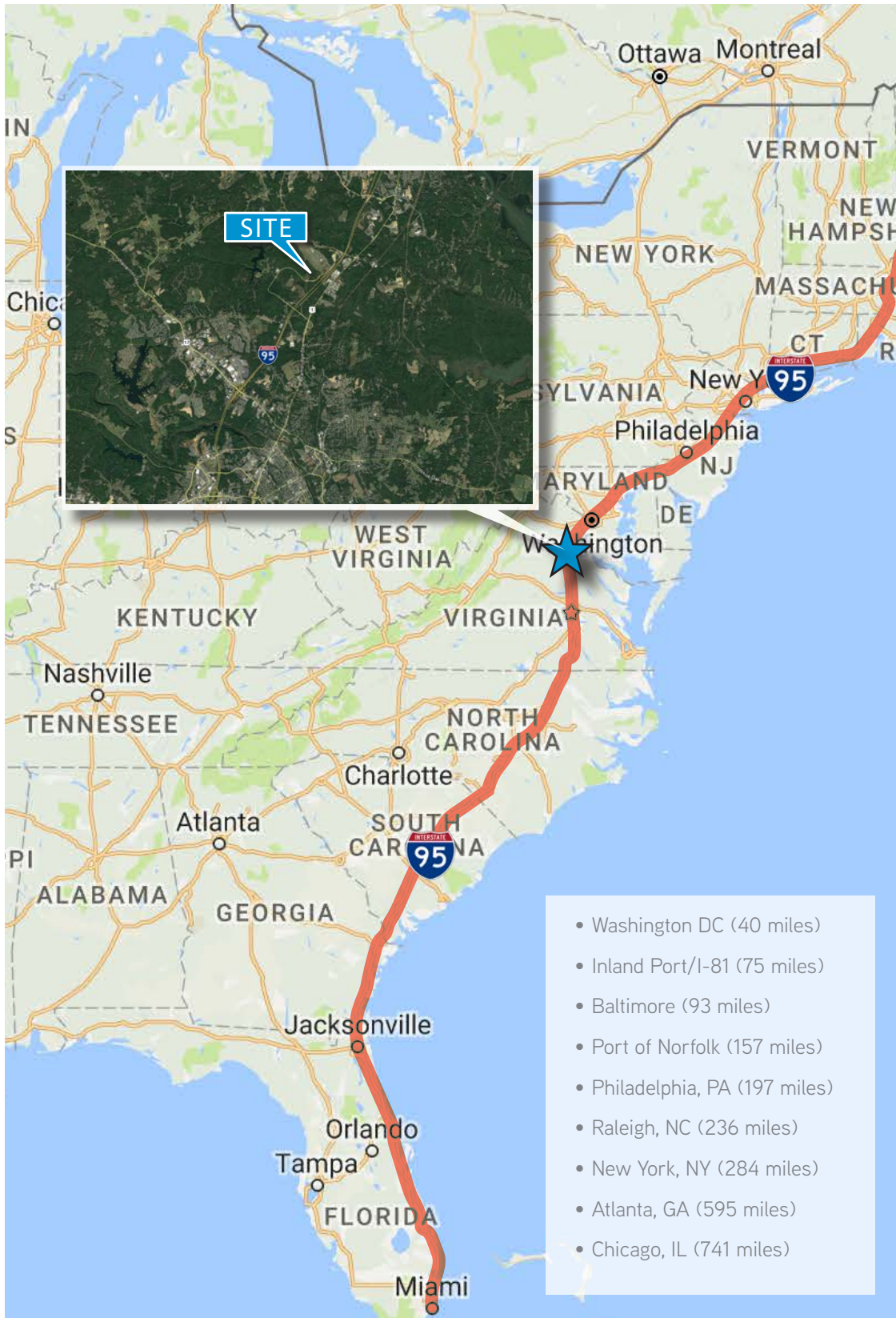
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