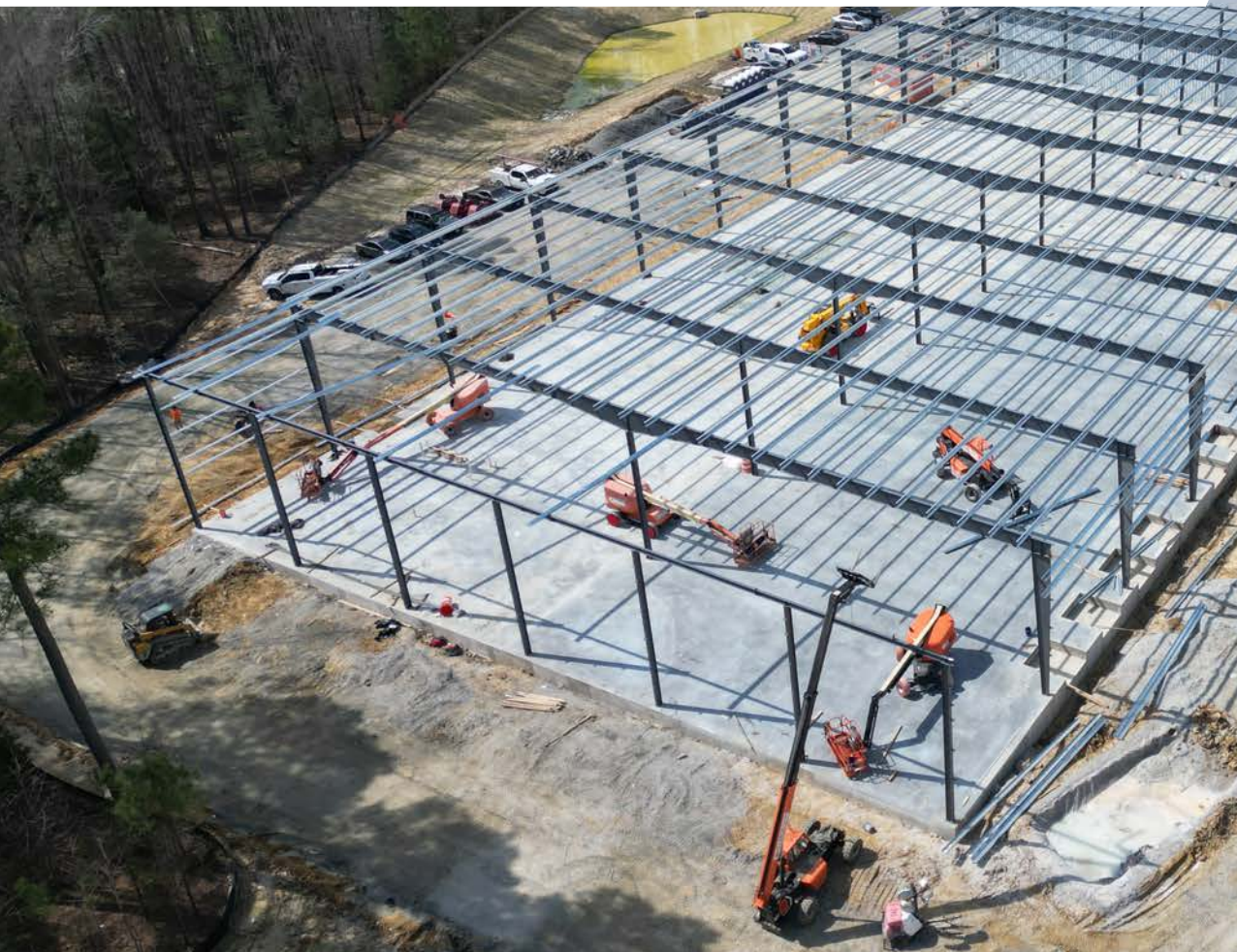


1000 PORT WALTHALL DRIVE

13,050-43,500 SF Warehouse Space For Lease



HARRISON MCVEY, SIOR

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**RANGE
COMMERCIAL PARTNERS**

7200 Glen Forest Drive, Suite 100
Richmond, VA 23226

spaulding & slye
INVESTMENTS


RANGE
COMMERCIAL PARTNERS

SITE PLAN

PHASE II EXPANSION CURRENTLY UNDER CONSTRUCTION



PROPERTY SPECIFICATIONS

Roof

Standing Seam

Configuration

Rear-load

Structure

Pre-Engineered Metal Building

150'

290'

HVAC

(3) Gas fired unit heaters for freeze protection,
(3) Warehouse exhaust fans for 1 air change per hour

Electrical

1600 Amp, 208Y/120V Tap Box,
100A, 208Y/120V, 3-Phase,
4-wire House Panel
200A 208Y/120V, 3-Phase,
4-wire Tenant Panels

Clear Height

24'

Column Spacing

75'D x 29'W

Floor Slab

6" 4,000 psi concrete on 4" stone base with vapor barrier

Lighting

LED high bay at 25 FC throughout

Fire Protection

ESFR

Truck Court

110' deep with 7" 4000 psi
concrete apron over 6" stone

Dock Doors & Drive-Ins

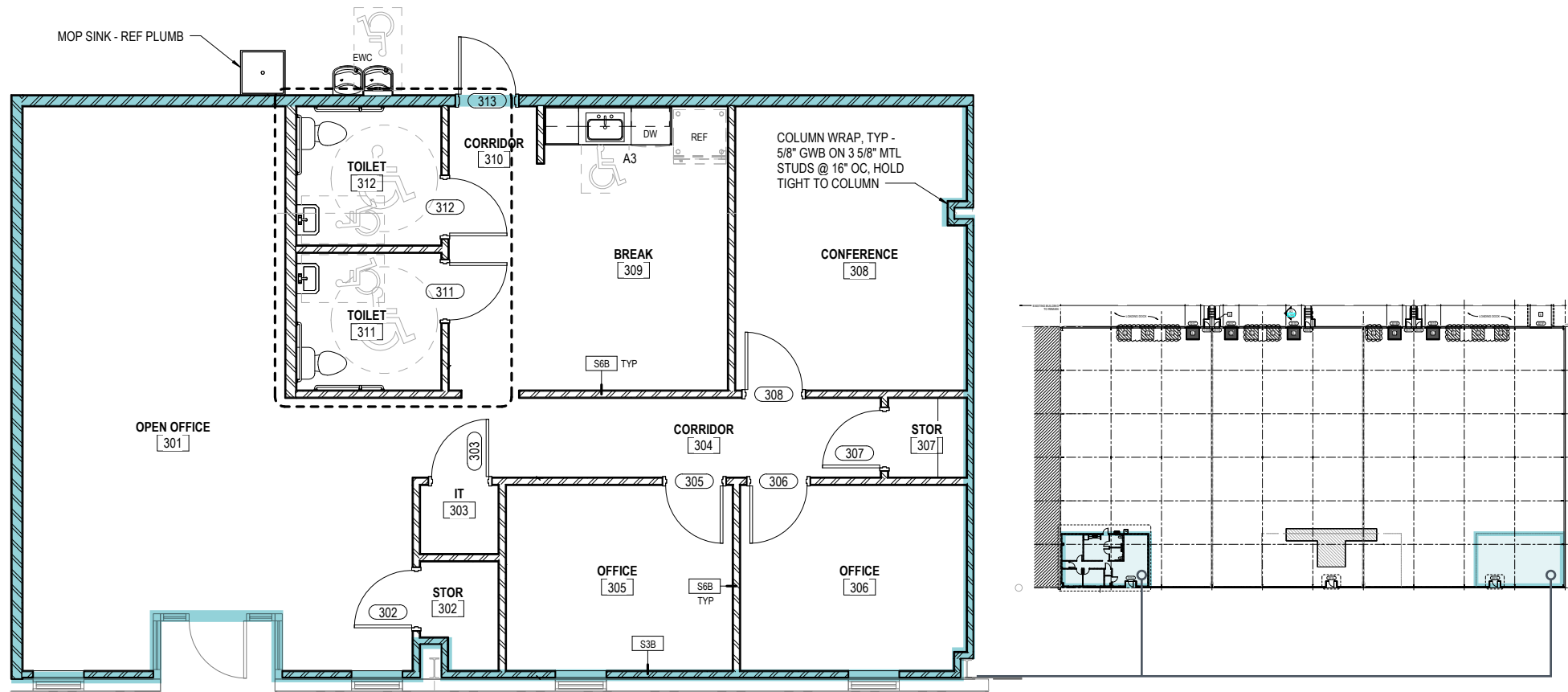
5 docks with 9 additional positions available,
12' x 14' roll up drive-in door

Spec Offices

Two 1,525 SF Spec Office Pods

SPEC OFFICE FLOOR PLAN

TWO 1,525 SF OFFICE PODS



**Landlord to build two spec office pods on both ends of expansion*

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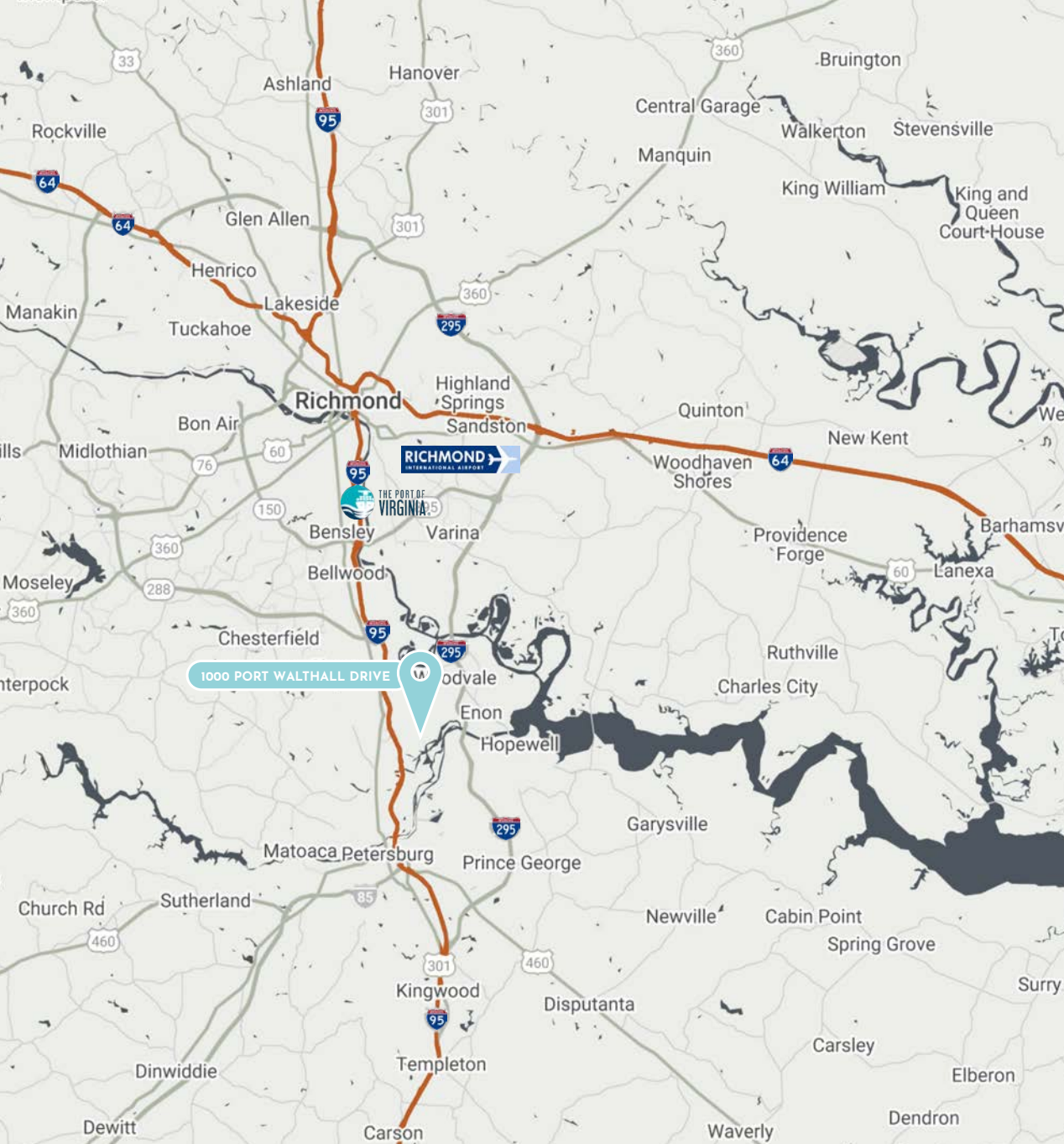
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KEY INDUSTRIAL DEVELOPMENT REGION

IMMEDIATE ACCESS TO I-95





CENTRAL LOGISTICS LOCATION

Major Highways & Interchanges

I-95	5 min	2 miles
I-295	12 min	6 miles
I-85	10 min	8 miles
I-64	21 min	18 miles

Major Transportation Hubs

Richmond Int. Airport	25 min	20 mi
Richmond Marine Terminal (RMT)	19 min	13 mi
Port of Virginia	2 hours	88 mi

- › Access to rail freight service through CSX and Norfolk Southern
- › Access to Richmond International Airport (RIC) which transports more than 85 million lbs of cargo annually
- › Access to an extensive network of highways, including I-295, I-64, I-95, I-85

Technology Zone Opportunity

- › Tax Exemptions - A full or partial exemption of BPOL fees is available for a five-year period.
- › Tax Rebates - A full or partial rebate of Machinery & Tools (M&T) Tax is available for businesses locating or expanding in a Technology Zone for a five-year period.

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