



AUSTIN RIDGE LOGISTICS CENTER

FOR LEASE | DELIVERED AUGUST 2025

±2,078,015 SF

**MASTERPLANNED INDUSTRIAL PARK
AUSTIN RIDGE DRIVE, STAFFORD, VA, 22554**

Building 2: ±193,817 SF

2035 AUSTIN RIDGE DRIVE

CONTACT



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A Development By:



WWW.AUSTINRIDGELOGISTICSCENTER.COM

LOCATION



SITE ADVANTAGES



PREMIUM TROPHY CLASS INDUSTRIAL CAMPUS in Stafford County only 45 minutes south of Washington, D.C. with immediate access to I-95 from EXIT 140



Uniquely positioned as the only **CLASS A MULTI-FACILITY** industrial park in the region that spans between Richmond and Washington, D.C.



TOP-TIER TRANSPORTATION CONNECTIVITY with access to rail and ports facilitating efficient distribution to a wide array of markets



Spectrum of possibilities, ranging from last-mile logistics facilities to **REGIONAL DISTRIBUTION WAREHOUSES** SPANNING FROM 50,000 TO 1 MILLION SF



Building 2

MASTER SITE PLAN

Primary 5 building
CONCEPT PLAN



DEVELOPMENT OPPORTUNITIES



0.5 miles from I-95 offering **UNRIVALED ACCESS** and strong corporate visibility



Access to an **EXCEPTIONAL LABOR POOL** of 5.9 million people within a 60-minute drive time



STATE-OF-THE-ART DEVELOPMENT, encompassing over 2 million SF of space



Alternative 7 building
CONCEPT PLAN

ABOUT THE DEVELOPER

NORTHPOINT DEVELOPMENT

Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

BUILDING 2

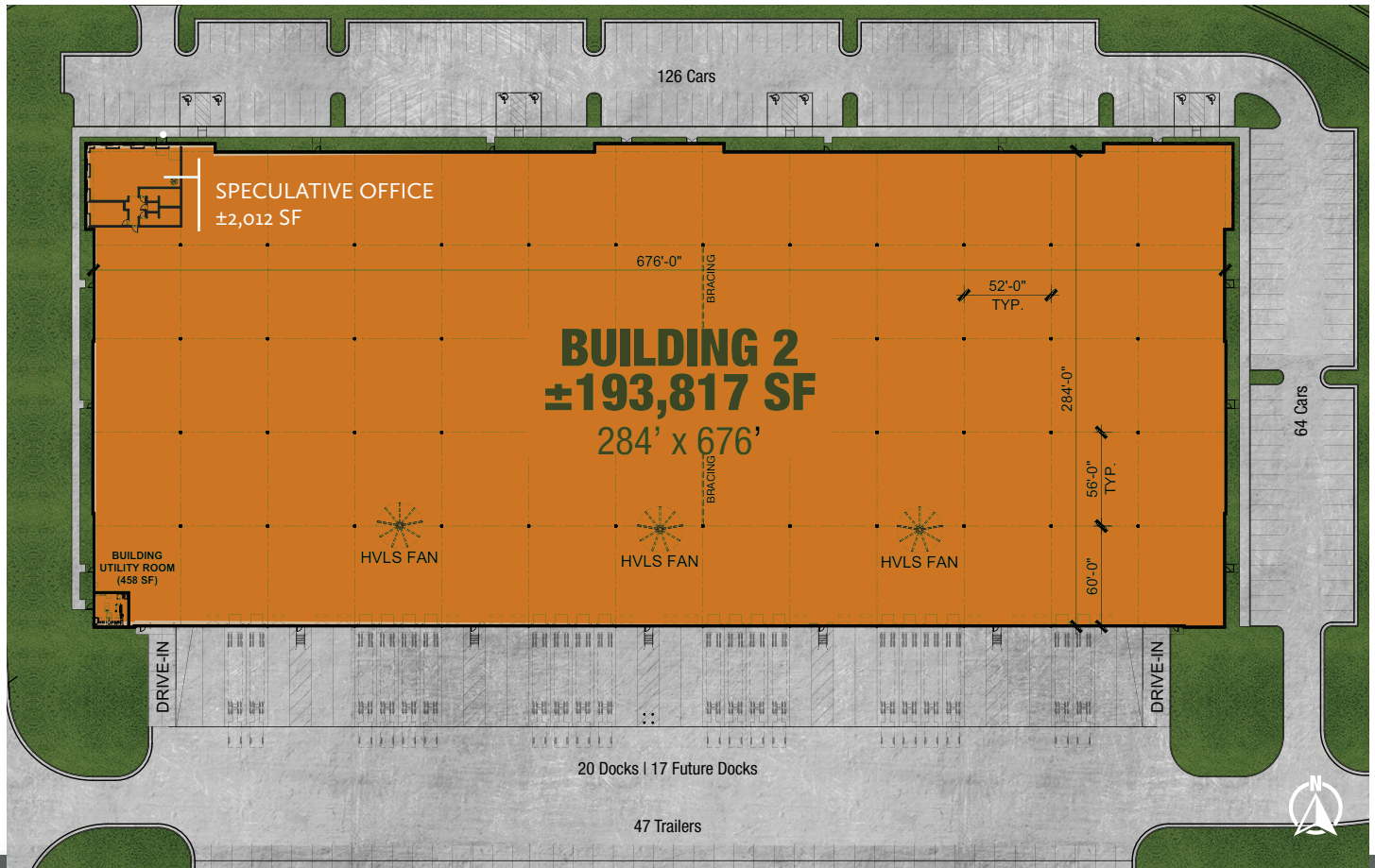
2035 AUSTIN RIDGE DRIVE STAFFORD, VA



AUSTIN RIDGE

LOGISTICS CENTER

SITE PLAN & SPECS



±193,817

SQUARE
FEET

±20

DOCK
DOORS

±17

FUTURE
DOCK

±2

DRIVE
INS

±190

CAR
PARKING

±47

TRAILER
PARKING

BUILDING AREA	193,817 SF
BUILDING DIMENSIONS	676' x 284'
CLEAR HEIGHT	36'
COLUMN SPACING	52' x 56' + 60' speed bays
DOCK DOORS	20 (expandable 37)
TRUCK COURT	130' (185' with trailer parking)
TRAILER PARKING	47
SPRINKLER SYSTEM	ESFR
24" HVLS FANS AND CONTROLLERS	

CAR PARKING	190
CONSTRUCTION	100% TILT UP CONCRETE
DRIVE-IN DOORS	2
FLOOR SLABS	7" NON-REINFORCED CONCRETE, 4,000 PSI
ELECTRICAL	4,000 AMP 480V 3-PHASE
LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE; MEASURED AT 30" AFF
HVAC	50°F AT -0°F, 0.25 ACH
PURSUING LEED CERTIFICATION	

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BUILDING 2

2035 AUSTIN RIDGE DRIVE STAFFORD, VA

BUILDING PHOTOS



AUSTIN RIDGE
LOGISTICS CENTER

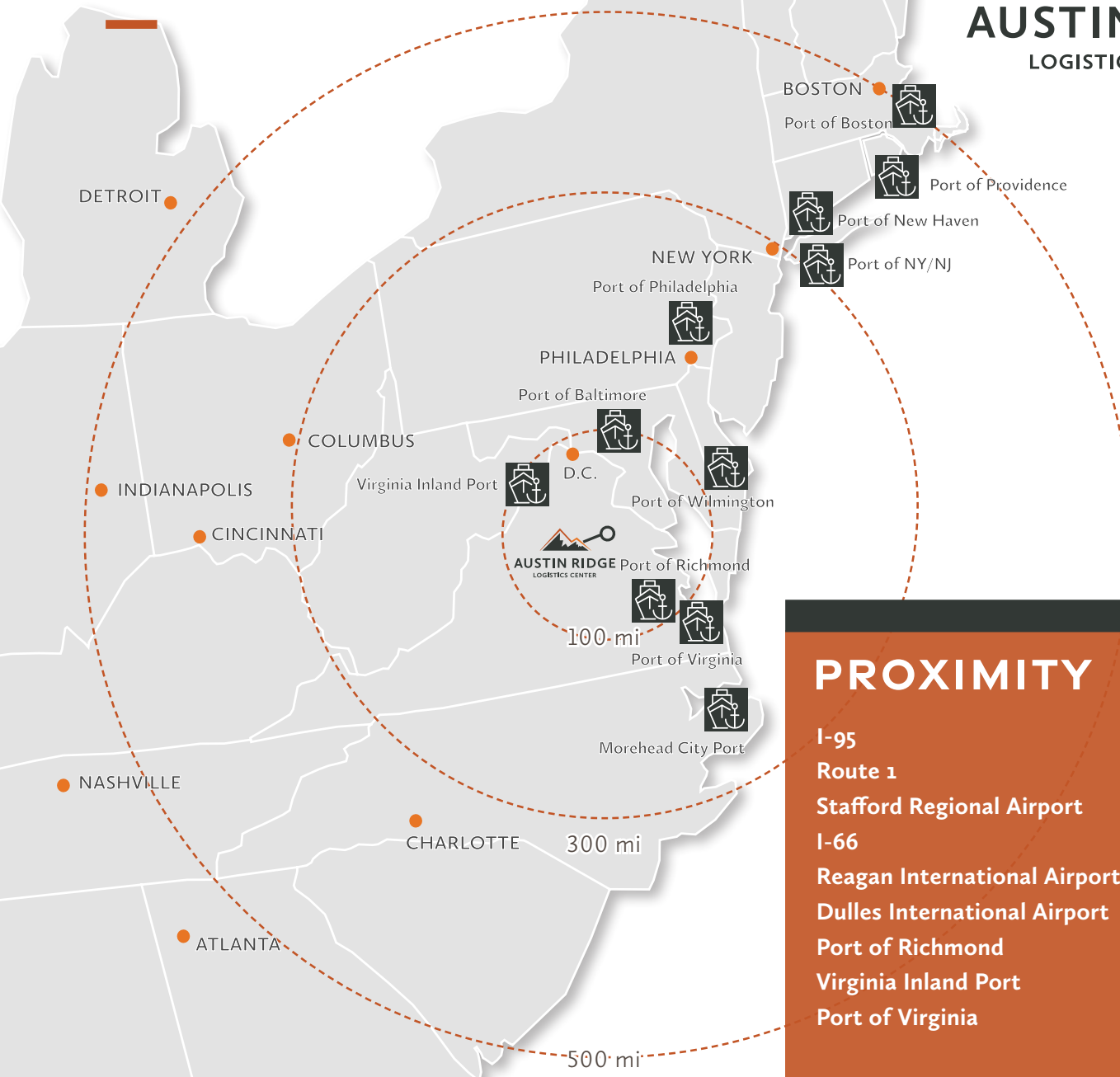


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UNMATCHED ACCESS



AUSTIN RIDGE LOGISTICS CENTER



PROXIMITY

I-95	0.5 miles
Route 1	5.2 miles
Stafford Regional Airport	7.8 miles
I-66	43 miles
Reagan International Airport	44 miles
Dulles International Airport	53 miles
Port of Richmond	74 miles
Virginia Inland Port	74 miles
Port of Virginia	149 miles



DEMOGRAPHICS



36,626,382
POPULATION
WITHIN 300 MILES



2,226,019
HOUSEHOLDS
WITHIN 60 MINS



39
MEDIAN AGE
FOR THE AREA

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