

**Federally Designated Regional Technology
and Innovation Hub (APM Tech Hub)**

CROSSPOINTE

LOGISTICS CENTER



AVAILABLE OPPORTUNITIES

4M SF INDUSTRIAL PARK

Wells Station Road | Prince George, VA



PROPERTY OVERVIEW

Crosspointe Logistics Center is a state-of-the-art logistics and manufacturing campus located in the Richmond market along the I-95 corridor, with immediate access to I-95, I-85, and I-295, Route 460, and Port of Virginia terminals. The 900-acre parcel includes a recently leased 292,000 SF manufacturing building and a 2,003,640 SF distribution center for LEGO. Development plans are underway with a 6 building industrial campus consisting of 3.89 million SF of newly constructed Class A manufacturing & distribution facilities.

SITE OVERVIEW

EXISTING:

- Building 1: 291,689 SF (Leased)

PHASE I:

- LEGO Distribution Center: 2,003,640 SF

PHASE II:

- Building 2: 250,000 SF
- Building 3: 226,300 SF
- Building 4: 625,000 SF

PHASE III:

- Building 5: 500,000 SF

LOGISTICS CENTER

LEGO DISTRIBUTION CENTER

SPECIFICATIONS

SQUARE FOOTAGE

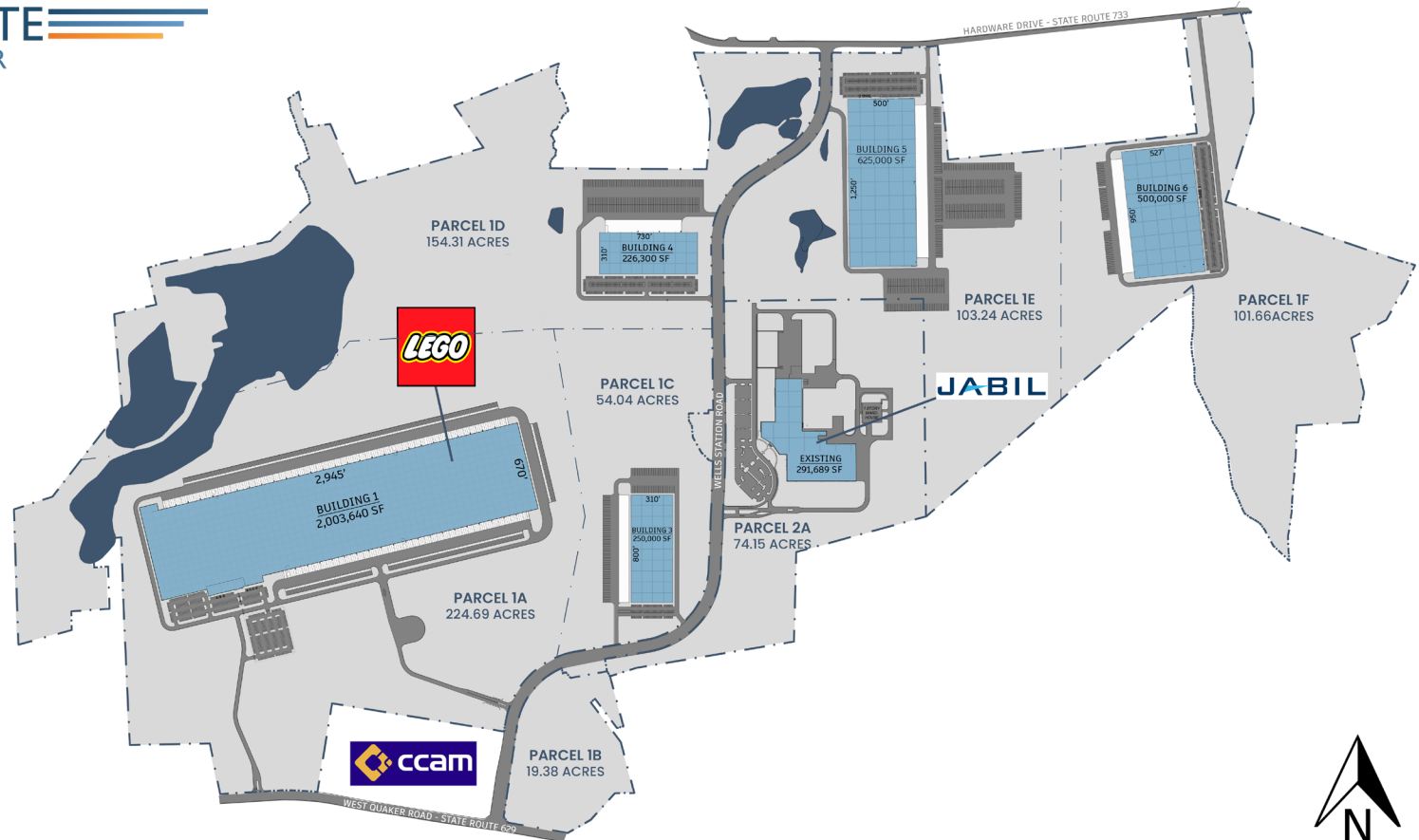
Total Building SF	2,003,640
Total Acreage	224.69
Dimensions	2,945' x 640'

BUILDING 2

SPECIFICATIONS

SQUARE FOOTAGE

Total Building SF	291,689
Total Acreage	74.15



BUILDING 3

SPECIFICATIONS

SQUARE FOOTAGE

Total Building SF	250,000
Total Acreage	54.04
Dimensions	800' x 310'

PROPERTY FEATURES

Column Spacing	50' x 50'
Truck Court Depth	195'
Trailer Parking	121
Car Parking	96

BUILDING 4

SPECIFICATIONS

SQUARE FOOTAGE

Total Building SF	226,300
Total Acreage	154.31
Dimensions	730' x 310'

PROPERTY FEATURES

Column Spacing	50' x 50'
Truck Court Depth	195'
Trailer Parking	213
Car Parking	323

BUILDING 5

SPECIFICATIONS

SQUARE FOOTAGE

Total Building SF	625,000
Total Acreage	103.24
Dimensions	1,250' x 500'

PROPERTY FEATURES

Column Spacing	50' x 50'
Truck Court Depth	195'
Trailer Parking	409
Car Parking	361

BUILDING 6

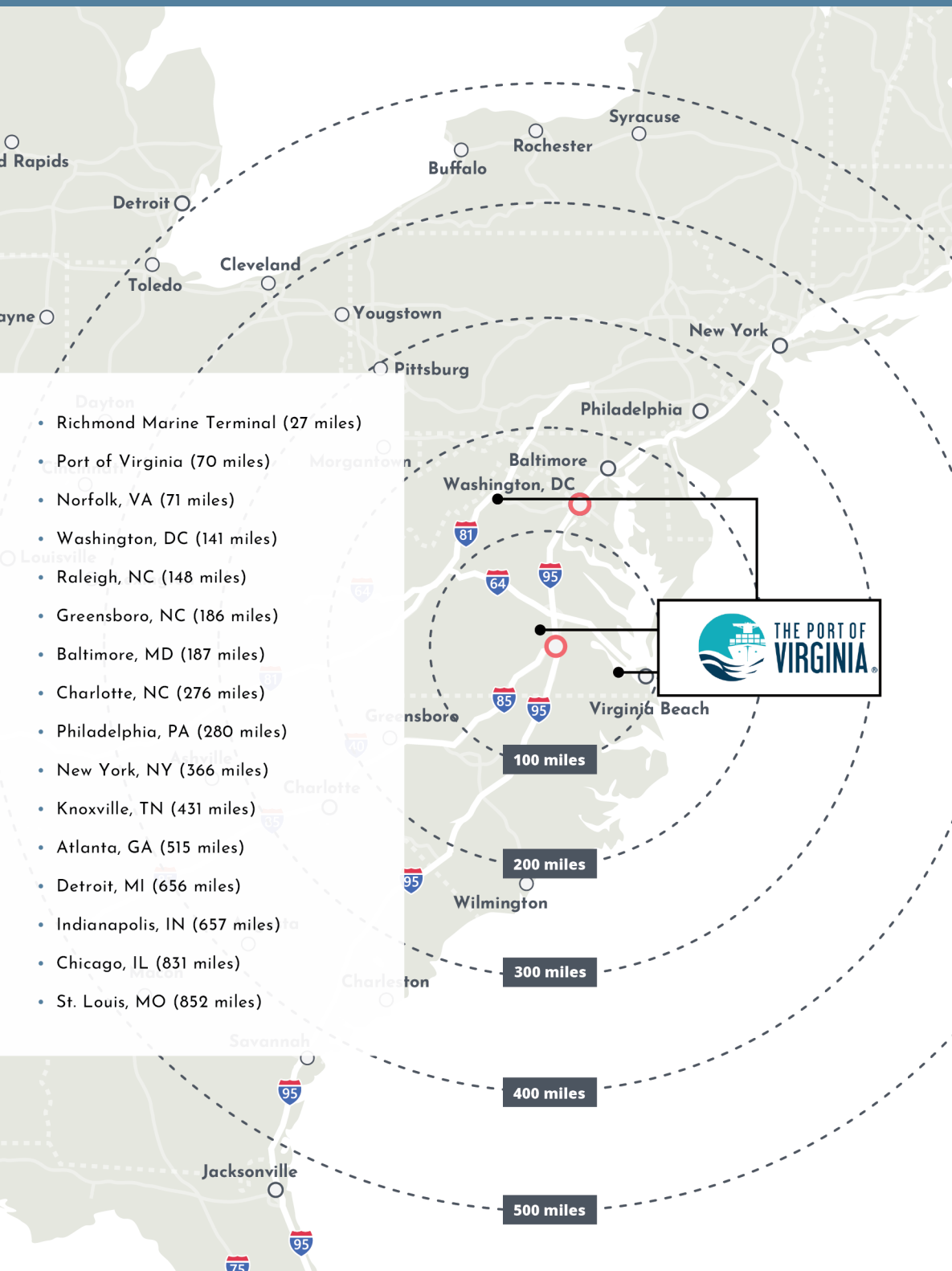
SPECIFICATIONS

SQUARE FOOTAGE

Total Building SF	500,000
Total Acreage	101.66
Dimensions	950' x 527'

PROPERTY FEATURES

Column Spacing	50' x 50'
Truck Court Depth	195'
Trailer Parking	62
Car Parking	389



DEMOGRAPHICS

The labor market serving Crosspointe Industrial Park includes a workforce of over 720,000. Home to Fort Gregg-Adams 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 (1 million SF and an 800,000 SF facility), 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.

	30 Min	45 min	60 min
Total Population	365,472	1,202,094	1,582,072
Total Workforce	156,509	615,023	772,883
Manufacturing Workers	7,788	26,604	33,988
Logistics Workers	15,750	50,762	62,493



WHO WE ARE

SL Industrial Partners, a member of the Silverman Group family of companies, oversees the leasing and management of 28 million square feet of existing industrial product across 21 states, as well as an additional 15 million square feet of new construction in 9 states. The current projects under development include both build to suit and speculative opportunities in emerging markets such as Hartford CT, Richmond VA, Savannah & Atlanta GA, Pittsburgh PA, Northern NJ, and South Florida. SL Industrial Partners brings together a group of dedicated professionals with vast expertise and the commitment to identify value in the industrial space. Our goal is to ensure that all our tenants have the facilities necessary to achieve their goals.



RANGE COMMERCIAL PARTNERS
7200 Glen Forest Drive, Suite 100
Richmond, VA 23226

HARRISON MCVEY, SIOR
VICE PRESIDENT
804.512.3243
hmcvey@rangecommercial.com

MATT ANDERSON, SIOR
EXECUTIVE VICE PRESIDENT
804.240.8833
manderson@rangecommercial.com