



SpotsyTech

**ONE OF THE
MID ATLANTIC'S
LARGEST INDUSTRIAL
DEVELOPMENTS**

995,280 SF
Class A Industrial
Development



7327 N Roxbury Mill Rd.
Spotsylvania, Virginia

<https://www.spotsytech.com/>

The Development



SpotsyTech is strategically located along the Interstate 95 corridor, providing easy access to major markets along the East Coast, including Washington D.C., Richmond, and Baltimore.

With excellent transportation infrastructure including major highways and proximity to Norfolk Southern Railway, efficient distribution and supply chain operations are ensured. The county is within a reasonable driving distance to multiple ports, enhancing access to global markets for import and export activities. Spotsylvania County offers a well-educated and diverse labor pool, supported by local universities and colleges. Virginia's business-friendly environment, favorable tax structures, and incentives make it an attractive choice for logistics companies, with Spotsylvania County's pro-business approach further facilitating smooth permitting processes and business support initiatives.

Property highlights:

-  Immediate Access to Route 1
-  7 min drive to I-95
-  Conveniently positioned amidst The Port of Virginia and The Port of Baltimore
-  Close proximity to Norfolk Southern Rail
-  Access to over 55% of the U.S. population within 750 miles

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The Property

Building 1

Address	7327 N Roxbury Mill Rd Spotsylvania, VA
County	Spotsylvania County
State	VA
Site Area	1,200,000 SF
SF	995,280
Zoning	I-1

Building/Site

Floor Slab	8" concrete
Drive-in Doors	4
Dock Doors	Up to 120 fully equipped with levelers plus 81 knockouts
Car Parks	691 (expandable)
Trailer Parks	540 (expandable)
Truck Courts	190'



Building 1
995,280 SF
660' x 1445'



Design Specs



Electrical Service:
(3) - 3000 Amp Services
At 277/480v 3-Phase, 4-Wire

0.60 Mil Single-Ply Tpo Membrane Roof
Over R-30 Polyisocyanurate Insulation

Steel Columns And Joists
Supporting Roof Deck

36' Clear Ceilings With
K-Bracing For Maximum Space

54' X 55' Typical Bay Spacing

60' Speed Bay At First
Column Line From Dock Walk

8' Thick, 4,000 Psf
Unreinforced Sealed Concrete
On Minimum 4" Aggregate Base

Vapor Barrier Under
Office Areas

Prefinished Downspouts

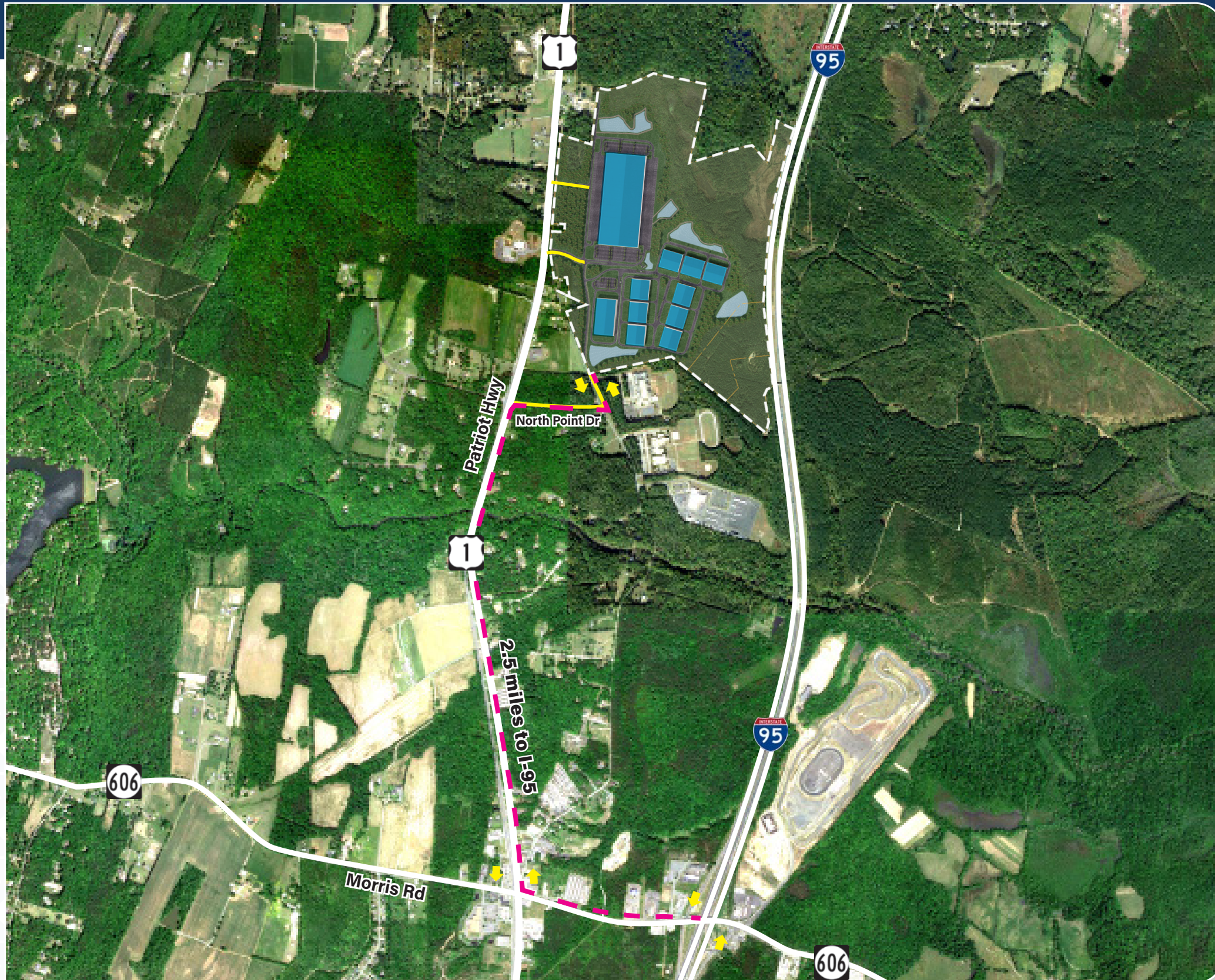
Tilt-Up Concrete Wall Panels

Optional Clerestory Windows

9'W X 10'H Manual Overhead
Doors With Vision Lights

Concrete Dock Apron & Heavy
Duty Asphalt

Regional Connectivity



The Virginia Advantage



Northernmost Right-to-Work state on East Coast



Widest and deepest East Coast port by 2024



2nd densest interstate system in the southeast



#2 State for doing business - CMBC 2022



#2 Top state for workforce development programs - Area Development 2022

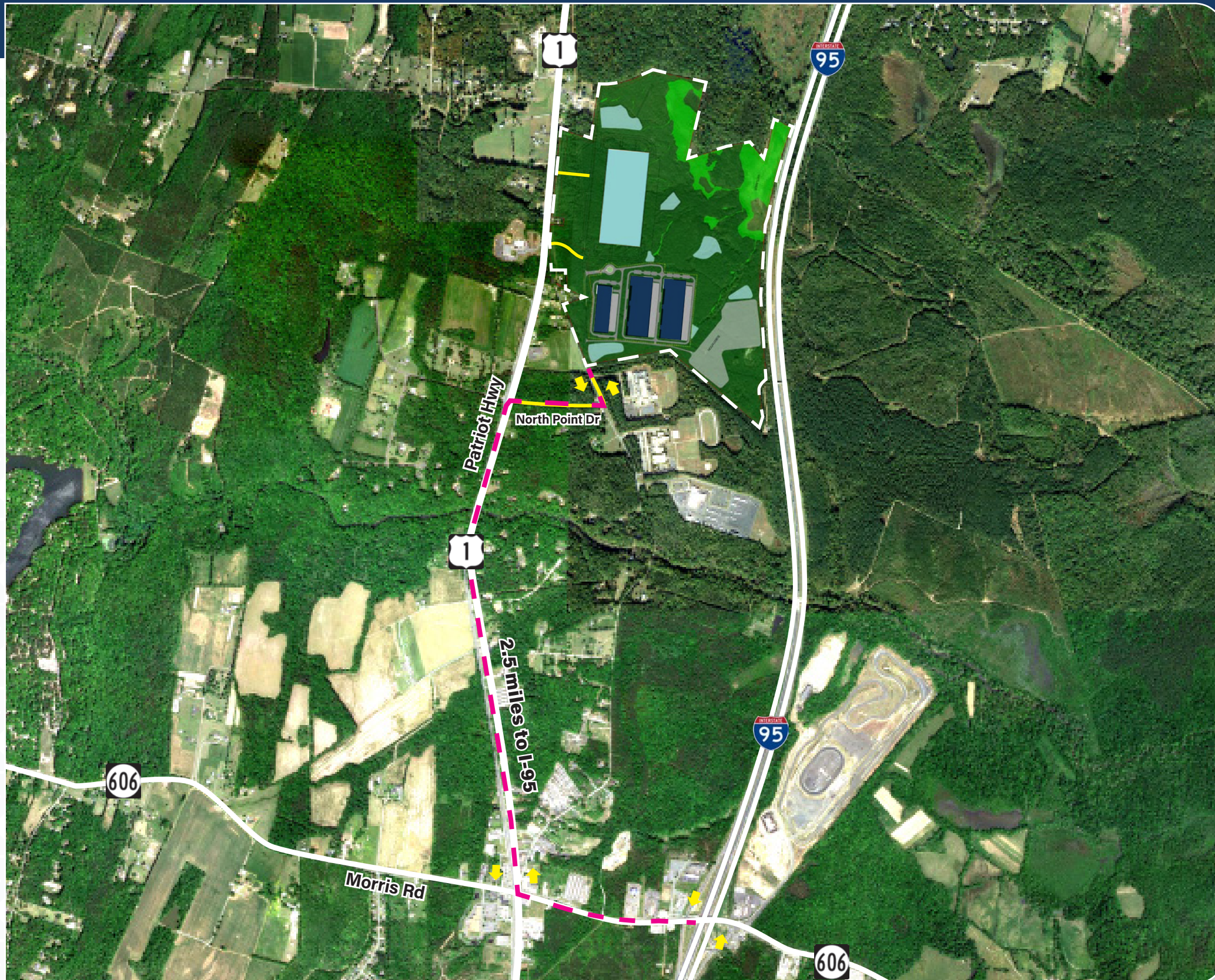


Virginia's rail system is supported by both CSX and Norfolk Southern, as well as several short line operators.



The Commonwealth offers access to 16 commercial airports and ranks in the top percentile in the continental US for air freight.

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East Coast Access

Richmond Int'l
Airport
54 mi

Richmond
Marine Terminal
55 mi

Washington
DC
63 mi

Dulles Int'l
Airport
75 mi

Baltimore, MD
108 mi

Port of Virginia
129 mi

Harrisonburg, PA
174 mi

Philadelphia, PA
203 mi

Raleigh, NC
217 mi

New York, NY
289 mi

Cleveland, OH
426 mi

Columbus, OH
454 mi

Cincinnati, OH
509 mi

Atlanta, GA
578 mi





The LC7-Mirabella SG (LC7-MSG) Group is a dynamic and experienced group of firms with a long-standing tradition in Real Estate Development. LC7-MSG Group is engaged in the development and the management of real estate projects across asset types (residential, office, light industrial, R&D, retail, amongst others) and has developed over 32 million square feet of space in the South of Italy over 70 years.

LC Riedhill, the US vehicle of the group formed in 2020, has launched the development of the Spotsytech Campus in Spotsylvania where it plans to develop approximately 2.9 million square feet of industrial and data center space.

For more information, please contact:

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