

# FOR LEASE

# NEWMARK

1201 FIVE SPRING ROAD  
Charlottesville, VA 22902



## PROPERTY INFORMATION

<b>Total SF:</b>	17,040
<b>Warehouse SF:</b>	11,760
<b>Office SF:</b>	5,280
<b>Clear Height:</b>	24'
<b>Loading:</b>	5 drive-ins
<b>Acres:</b>	1.73
<b>Zoning:</b>	Light Industrial District (L-1)



## FOR LEASING INFORMATION:

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**3410W Leigh Street, Richmond, VA 23230**

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## LOCATION OVERVIEW

### LOGISTICS INFRASTRUCTURE TRIFECTA

The ports of Virginia and Baltimore are major catalysts for economic and industrial real estate growth in the Mid-Atlantic.

#### THE PORT OF VIRGINIA

The Port of Virginia is the third-largest port on the East Coast and the sixth largest in the country. It is comprised of four coastal terminals in Norfolk, the Richmond Marine Terminal in Richmond, and the Virginia Inland Port in Front Royal (60 miles west of D.C.).

**3RD**

LARGEST PORT ON  
EAST COAST

**3.5M**

TEU'S ANNUALLY

**\$1B**

ONGOING PORT  
EXP PROJECTS

#### THE PORT OF BALTIMORE

The Port of Baltimore is the 13th largest port in the United States and the closest to the Midwest Region. Comprised of five public and twelve private terminals, the Port of Baltimore is one of only four Eastern U.S. ports with a 50 foot shipping channel and two 50 foot container berths, allowing the Port to accommodate some of the largest cargo ships in the world

**13TH**

LARGEST PORT ON  
EAST COAST

**21%**

INCREASE IN  
FREIGHT YOY

#### SERVED BY TWO OF THE NATION'S LARGEST RAILROADS

The region is predominantly served by CSX and Norfolk Southern rail with 3,000+ miles of track. The extensive rail system supported by two Class I railroads synergistically supports the other facets of the region's excellent freight distribution infrastructure, including two major international ports, multiple intermodal transportation hubs and the broad interstate network.

#### 2ND DENSEST INTERSTATE SYSTEM

The region is served by an extensive network of well-maintained and efficient interstates including I-81, I-95, I-64, I-77 and I-85. The connectivity and density of these north/south and east/west freight highways make local to international distribution highly efficient.

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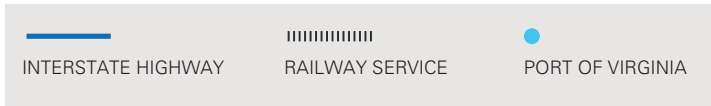
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## PROPERTY PHOTOS



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