

FOR LEASE
HIGH-BAY INDUSTRIAL DEVELOPMENT
CLASS A - NEW CONSTRUCTION
PORT OF VIRGINIA

1637 GREEN MOUNT PARKWAY
WILLIAMSBURG, VA 23185



GREEN MOUNT LOGISTICS CENTER (GMLC)

ABOUT PROPERTY

- Suite Size - ± 120,168 SF (Subdividable)
- Office - Built-to-Suit
- Sprinkler - ESFR / K-Factor 16.8 / Working Pressure 175 psi
- Loading - 22 Dock-Level Doors (9' x 10')
- 1 Drive-ins (12' x 14')
- Dock Packages - 9 Dock Level Doors Delivered with 35,000 lb. Pit Levelers, Dock Lights, Weather Seals, Fans, and Bumpers
- Column Spacing - 54' x 54' (54' x 60' in Speed Bay)
- Clear Height - ± 32'
- Building Dimensions - 276' x 1,350'

IMMEDIATE OCCUPANCY

- Lighting - Motion Sensor LED; 30 FC
- Power - 3-Phase / 480 V / 500 kva / 601 Amps with capacity for up to 2,000 Amps
- Floor - 6" Reinforced Concrete Slab, 4,000 psi
- Construction - Tilt-Concrete panels
- Roof - 45-Mil TPO, R-15 Insulation
- Truck Court - 185' (60; Concrete Apron)
- Trailer - ± 35 Stalls
- Employee Parking - ± 71 Spaces
- Zoning - M-2 (General Industrial)
- Foreign Trade Zone & Opportunity Zone
- Adjacent to Walmart's 3MSF Import Distribution Center



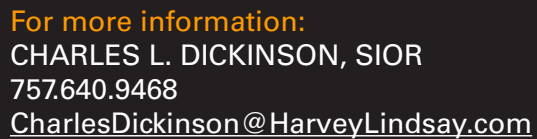
For more information:
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INLIGHT
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Principal
Asset ManagementSM

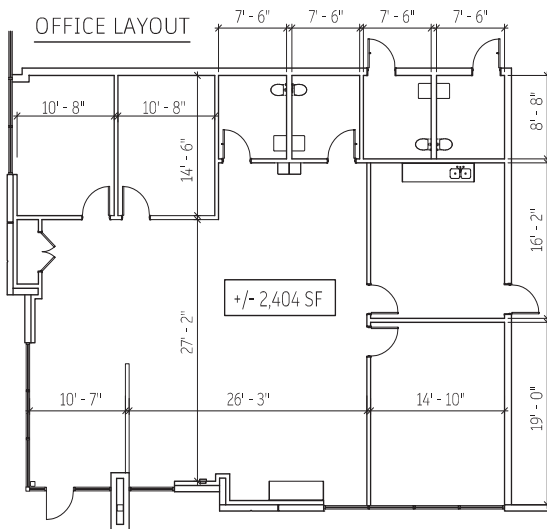
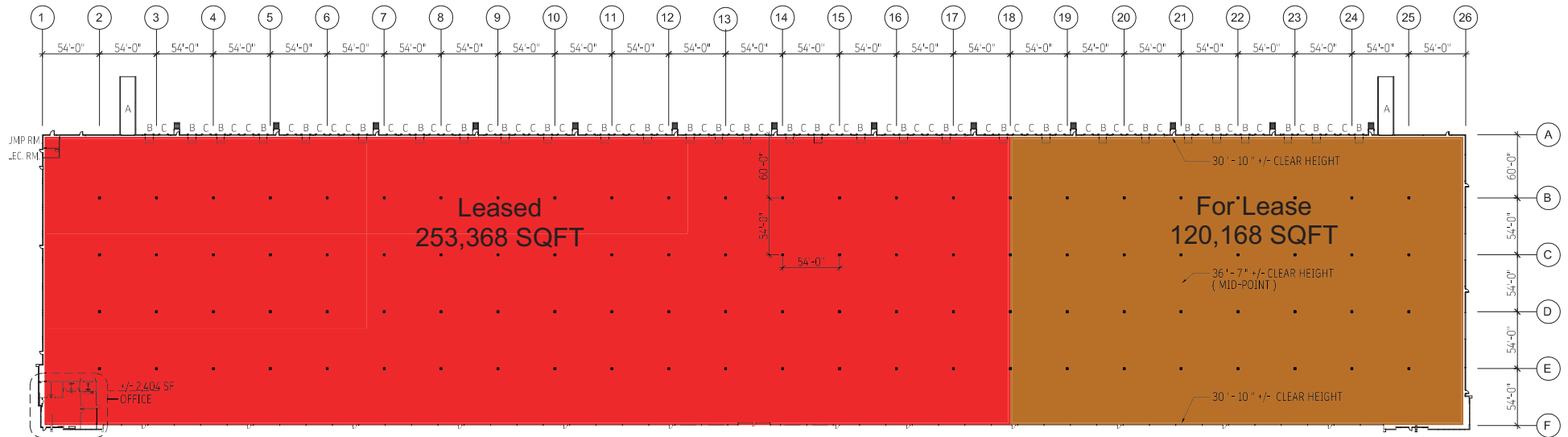
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SITE PLAN



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TOTAL SQUARE FOOTAGE: +/- 120,168 SF
 OFFICE SQUARE FOOTAGE: +/- 2,404 SF
 WAREHOUSE SQUARE FOOTAGE: +/- 117,764 SF



A = (1 TOTAL) 12' W. x 14' H. DRIVE-IN RAMPS
 B = (9 TOTAL) 9' W. x 10' H. DOCK DOOR WITH IN-GROUND PIT LEVELERS
 C = (13 TOTAL) 9' W. x 10' H. DOCK DOORS WITH DOCK BUMPERS

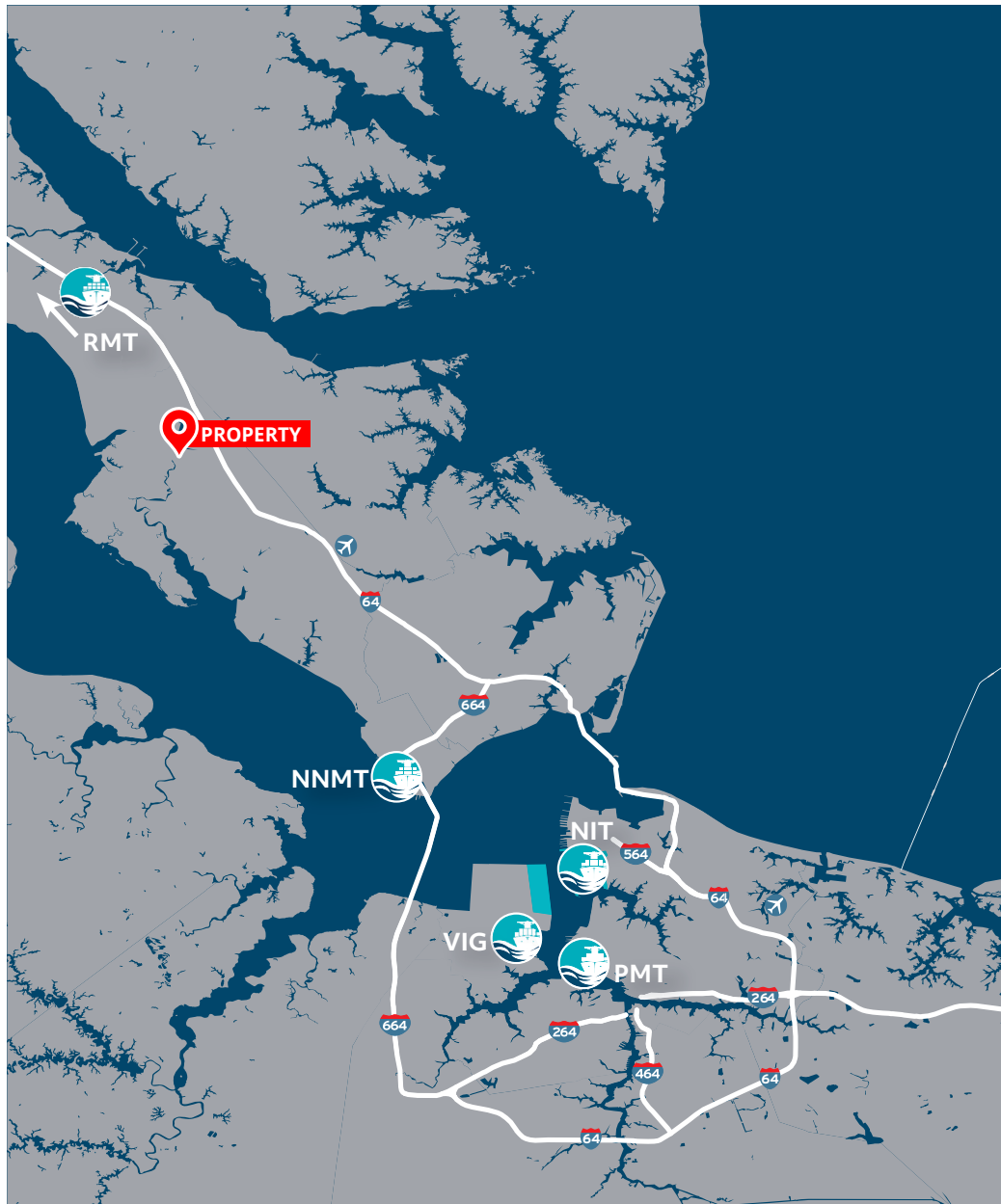
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SPEED TO
MARKET



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INLIGHT REAL ESTATE PARTNERS

www.InLightRE.com

InLight Real Estate Partners is a full-service real estate development and investment firm, focused on industrial and logistics real estate across the Southeast, Sunbelt and Midwest regions of the United States. Leveraging over 75 years and 15 million SF of industrial development experience among the leadership team, the firm utilizes a hyper-local, data-driven, and relationship-oriented philosophy to successfully complete ground-up development projects, value-add acquisitions, and build-to-suit and sale-leaseback transactions. Through a dedicated equity source that allows for flexibility and responsiveness, InLight has completed transactions valued at over \$5 billion. InLight brings a unique approach to the industry, one built around the firm's guiding principle that they succeed only when their clients and partners succeed – period. Their existing relationships and repeat business is a testament to this philosophy.

SAMPLING OF TENANTS



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