

FOR LEASE | AIRLEE INDUSTRIAL PARK

1,966,000 SF MODERN CLASS A DISTRIBUTION FACILITIES



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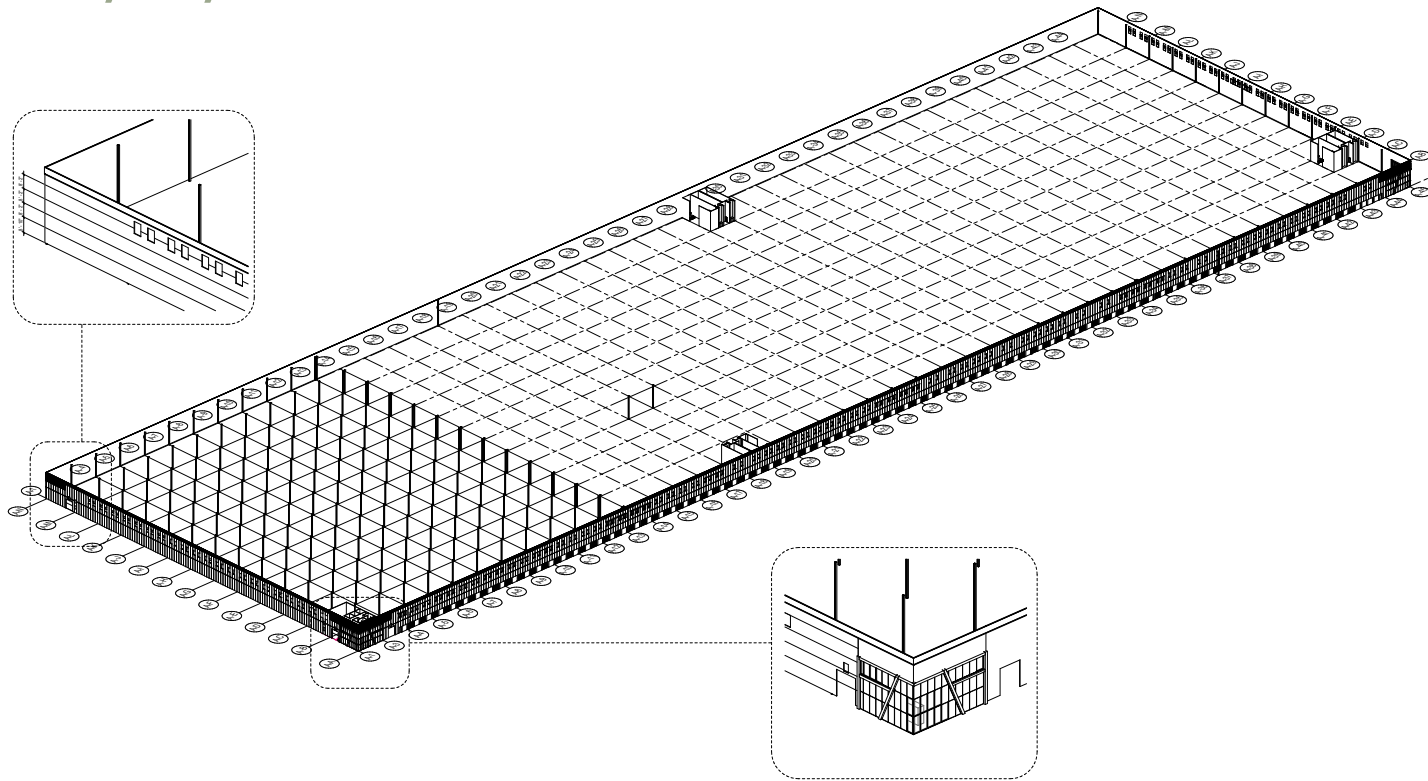
SITE PLAN

BUILDING A - 1.45M SF

BUILDING B - 516,000 SF



BUILDING A - 1,452,200 SF

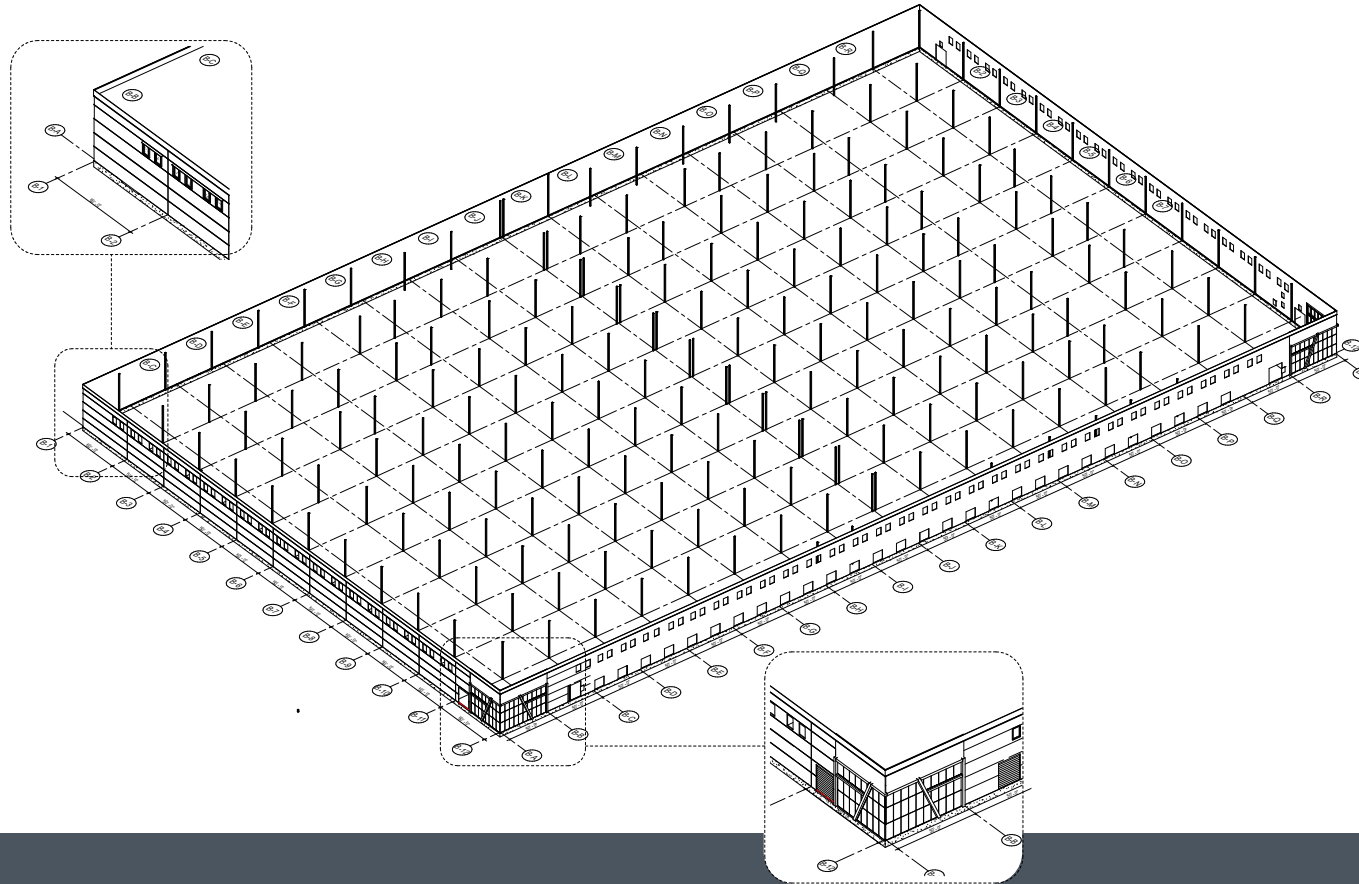


PROPERTY SPECIFICATIONS

CLEAR HEIGHT	40'
COLUMN SPACING	50' x 50'
SPEED BAYS	60' bay each side of building
SPRINKLER SYSTEM	ESFR
SLAB THICKNESS	7" unreinforced 3,000 psi
LIGHTING	25 ft candles
LOADING DOCKS	160 bays fitted with 45k lb levelers, dock seals, fan/light combo

DRIVE-IN DOORS	4 (14' x 16') doors, 4 drive in ramps
TRUCK COURTS	266 dock parking spaces
TRAILER PARKING	476 spaces
EMPLOYEE PARKING	555 parking spaces
ROOF	Insulated TPO R-40 with 20 year warranty
ELECTRIC	4,000 amps
UTILITIES	Natural gas
CONFIGURATION	Cross-dock

BUILDING B - 516,000 SF

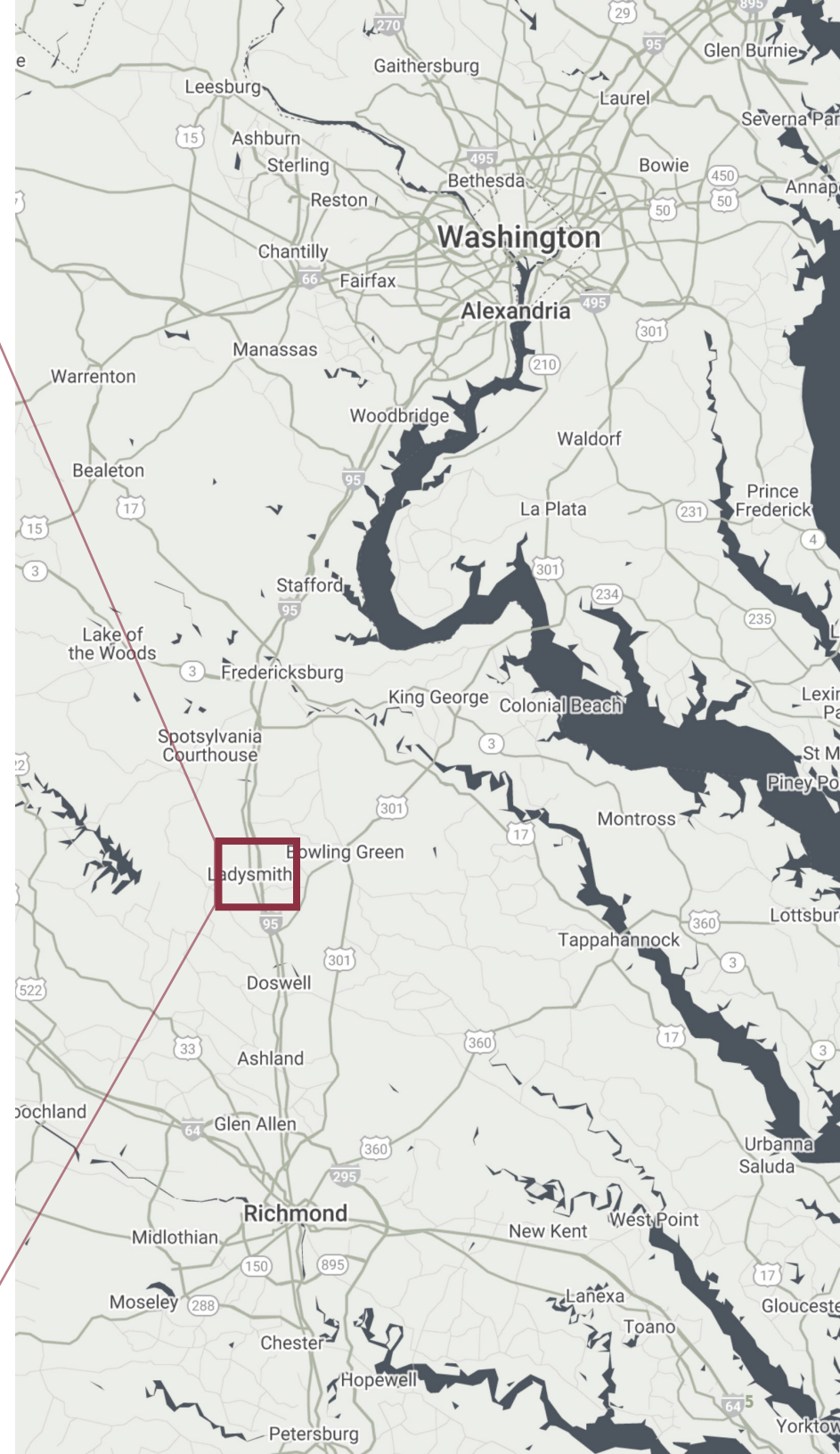
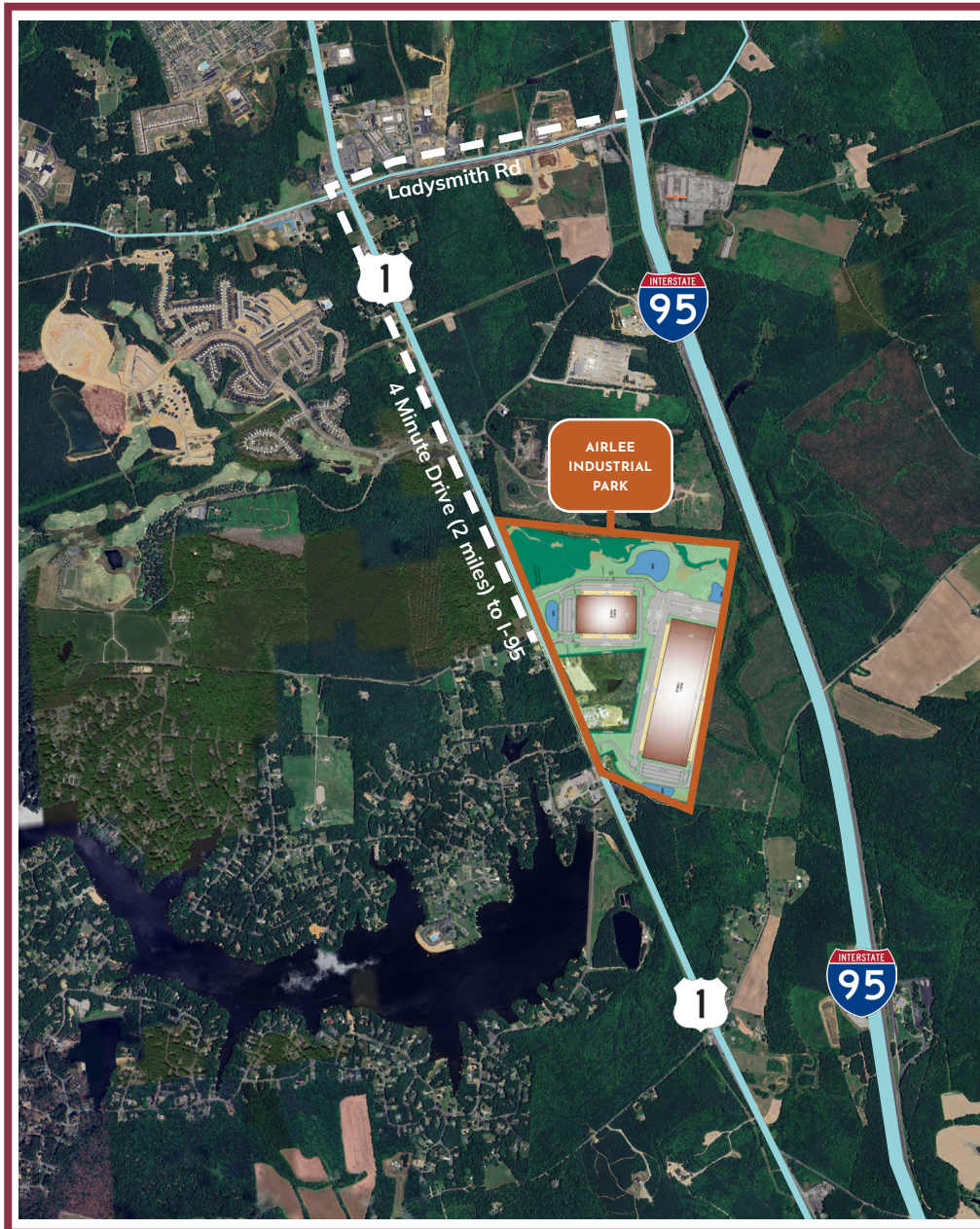


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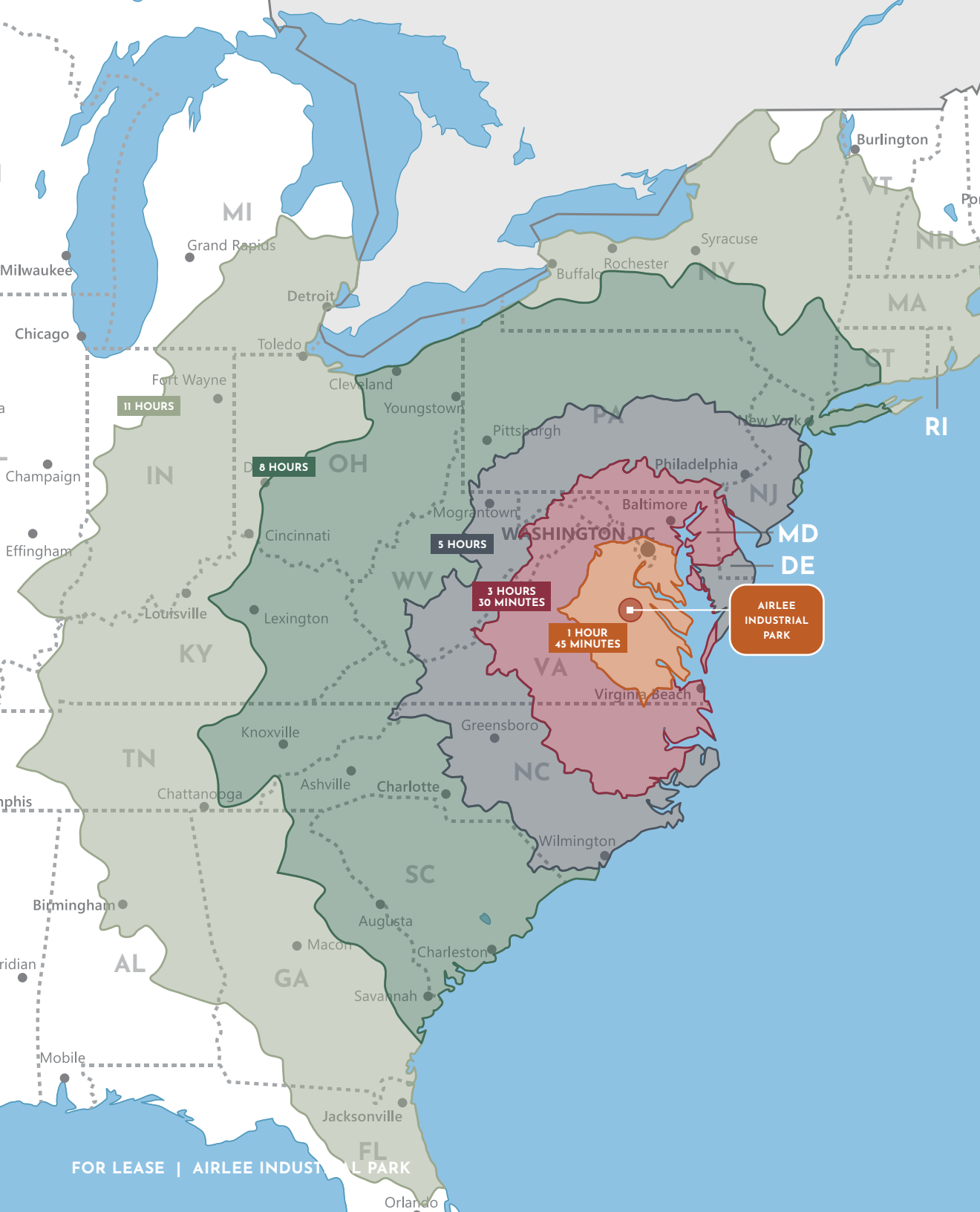
CLEAR HEIGHT	40'
COLUMN SPACING	50' x 50'
SPEED BAYS	60' bay each side of building
SPRINKLER SYSTEM	ESFR
SLAB THICKNESS	7" unreinforced 3,000 psi
LIGHTING	25 ft candles
LOADING DOCKS	57 bays (10' x 10' doors) fitted with 45k lb levelers, dock seals, fan/light combo

DRIVE-IN DOORS	4 (14' x 16') doors, 4 drive-in ramps
TRUCK COURTS	100 dock parking spaces
TRAILER PARKING	108 spaces
EMPLOYEE PARKING	330 parking spaces
ROOF	Insulated TPO R-40 with 20 year warranty
ELECTRIC	2,000 amps
UTILITIES	Natural gas
CONFIGURATION	Cross-dock

CENTRAL LOCATION BETWEEN DC AND RICHMOND



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KEY DRIVE TIMES

Airlee Industrial Park is located in Caroline County, approximately half way between Richmond and the City of Fredericksburg. The site is less than 1.5 miles from I-95 Interchange (Exit 110).

Major Highways

I-95	3 min	1.5 miles
I-295	24 min	25.7 miles
I-64	30 min	34.5 miles

Major Cities

Fredericksburg	28 min	24.3 miles
Richmond CBD	36 min	35.6 miles
Washington, DC	1.1 hours	74.4 miles
Baltimore	1.5 hours	113 miles
Virginia Beach	2.3 hours	136 miles
Raleigh	2.5 hours	205 miles
Philadelphia	3.2 hours	213 miles
New York, NY	4.3 hours	299 miles
Charlotte	4.3 hours	327 miles
Atlanta	8.1 hours	566 miles

Major Transportation Hubs

Richmond Int. Airport	40 min	41.2 mi
Richmond Marine Terminal	40 min	41.7 mi
Port of Virginia	1.4 hours	121 mi



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