



AUSTIN RIDGE

LOGISTICS CENTER



FOR LEASE

Building 1: 147,379 SF AVAILABLE

2125 AUSTIN RIDGE DRIVE
STAFFORD, VIRGINIA 22554

A Development By:



CONTACT



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LOCATION

AUSTIN RIDGE LOGISTICS CENTER



SITE ADVANTAGES



PREMIUM TROPHY CLASS INDUSTRIAL CAMPUS in Stafford County only 45 minutes south of Washington, D.C. with immediate access to I-95 from EXIT 140



Uniquely positioned as the only **CLASS A** industrial park in the region that spans between Richmond and Washington, D.C.



TOP-TIER TRANSPORTATION CONNECTIVITY with access to rail and ports facilitating efficient distribution to a wide array of markets



Spectrum of possibilities, ranging from last-mile logistics facilities to **REGIONAL DISTRIBUTION WAREHOUSES**

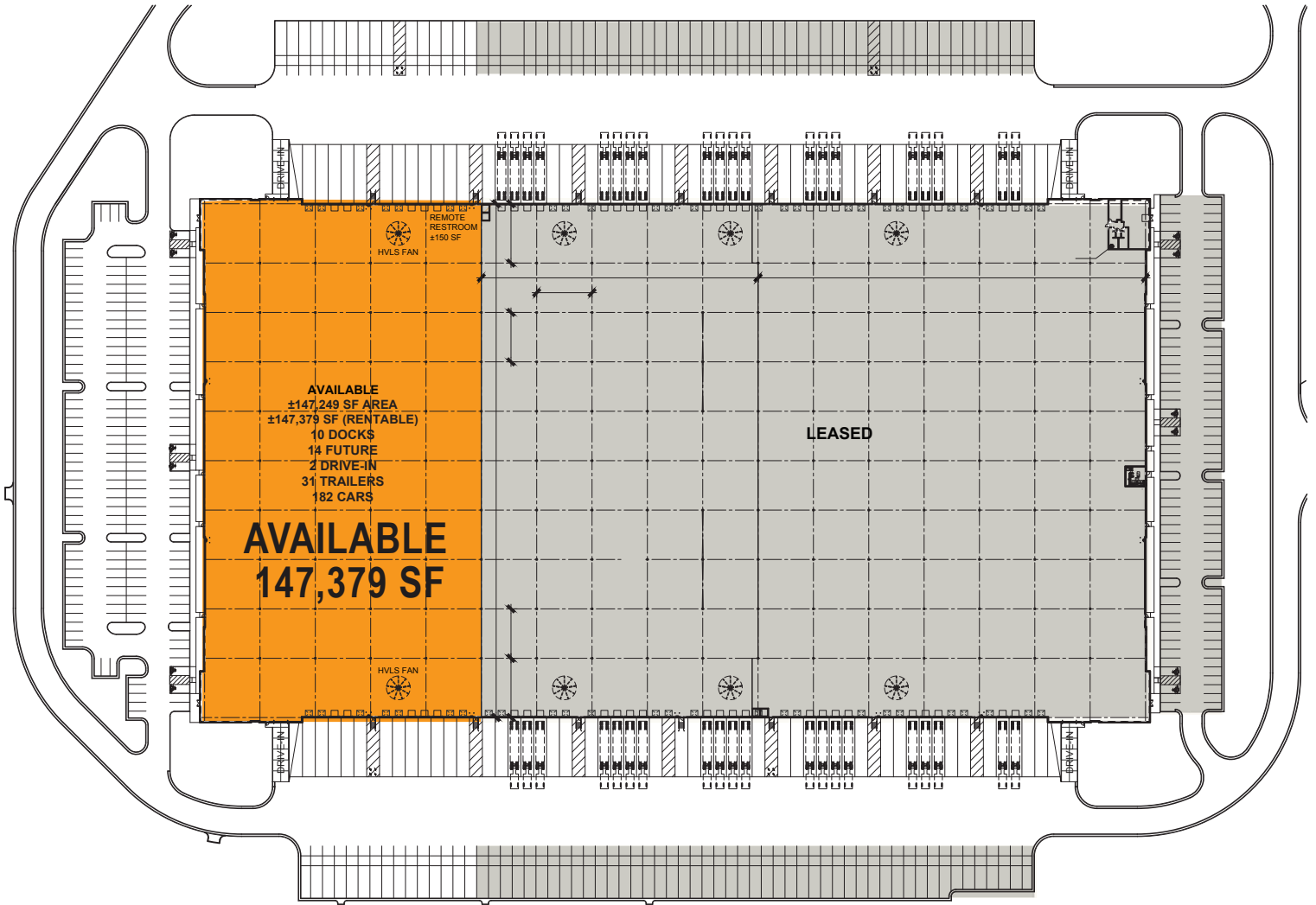


Building 1



SITE PLAN & SPECS

AUSTIN RIDGE
LOGISTICS CENTER



147,379

SQUARE FEET AVAILABLE

10

DOCK DOORS

14

FUTURE DOCK

2

DRIVE INS

85

CAR PARKING

36

TRAILER PARKING

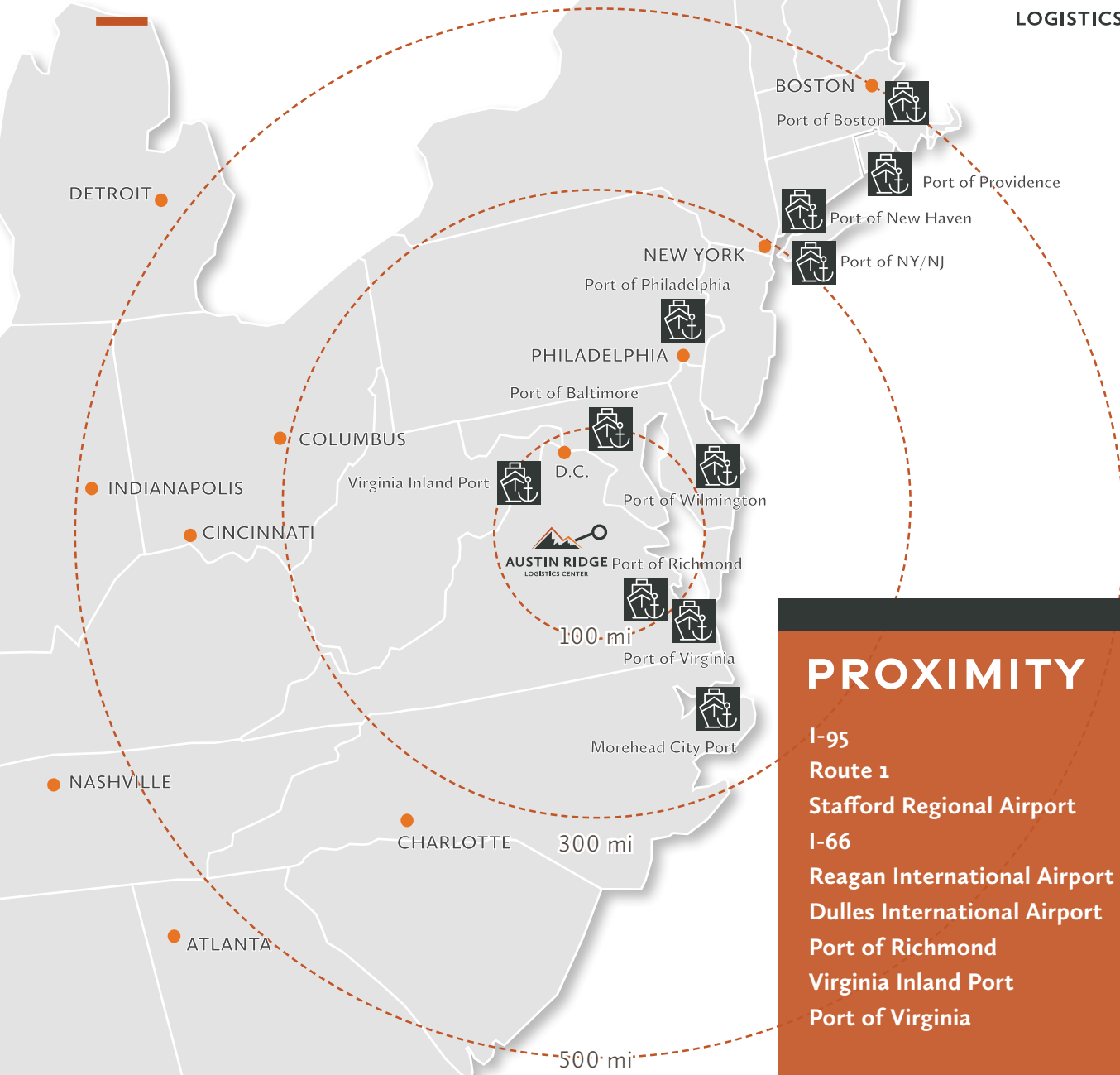
BUILDING AREA	498,337 SF
BUILDING DIMENSIONS	952' x 520'
CLEAR HEIGHT	40'
COLUMN SPACING	56' x 50'+ 60' speed bays
TRUCK COURT	130' (185' with trailer parking)
SPRINKLER SYSTEM	ESFR
24" HVLS FANS AND CONTROLLERS	

CONSTRUCTION	100% TILT UP CONCRETE
FLOOR SLAB	7" NON-REINFORCED CONCRETE, 4,000 PSI
ELECTRICAL	6,000 AMP 480V 3-PHASE
LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE; MEASURED AT 30" AFF
HVAC	50°F AT -0°F, 0.25 ACH
PURSuing LEED CERTIFICATION	

UNMATCHED ACCESS



AUSTIN RIDGE LOGISTICS CENTER



PROXIMITY

I-95	0.5 miles
Route 1	5.2 miles
Stafford Regional Airport	7.8 miles
I-66	43 miles
Reagan International Airport	44 miles
Dulles International Airport	53 miles
Port of Richmond	74 miles
Virginia Inland Port	74 miles
Port of Virginia	149 miles



DEMOGRAPHICS



36,626,382
POPULATION
WITHIN 300 MILES



2,226,019
HOUSEHOLDS
WITHIN 60 MINS



39
MEDIAN AGE
FOR THE AREA

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