



Walthall Logistics Center



# New Industrial Development Delivering Q1 2027

16301 Walthall Industrial Parkway  
Chesterfield, VA 23834

- Two Buildings Totalling 249,540 SF
- Great Access to Richmond MSA
- 1.4 Miles to I-95 Interchange
- I2 Zoning



# Key Features

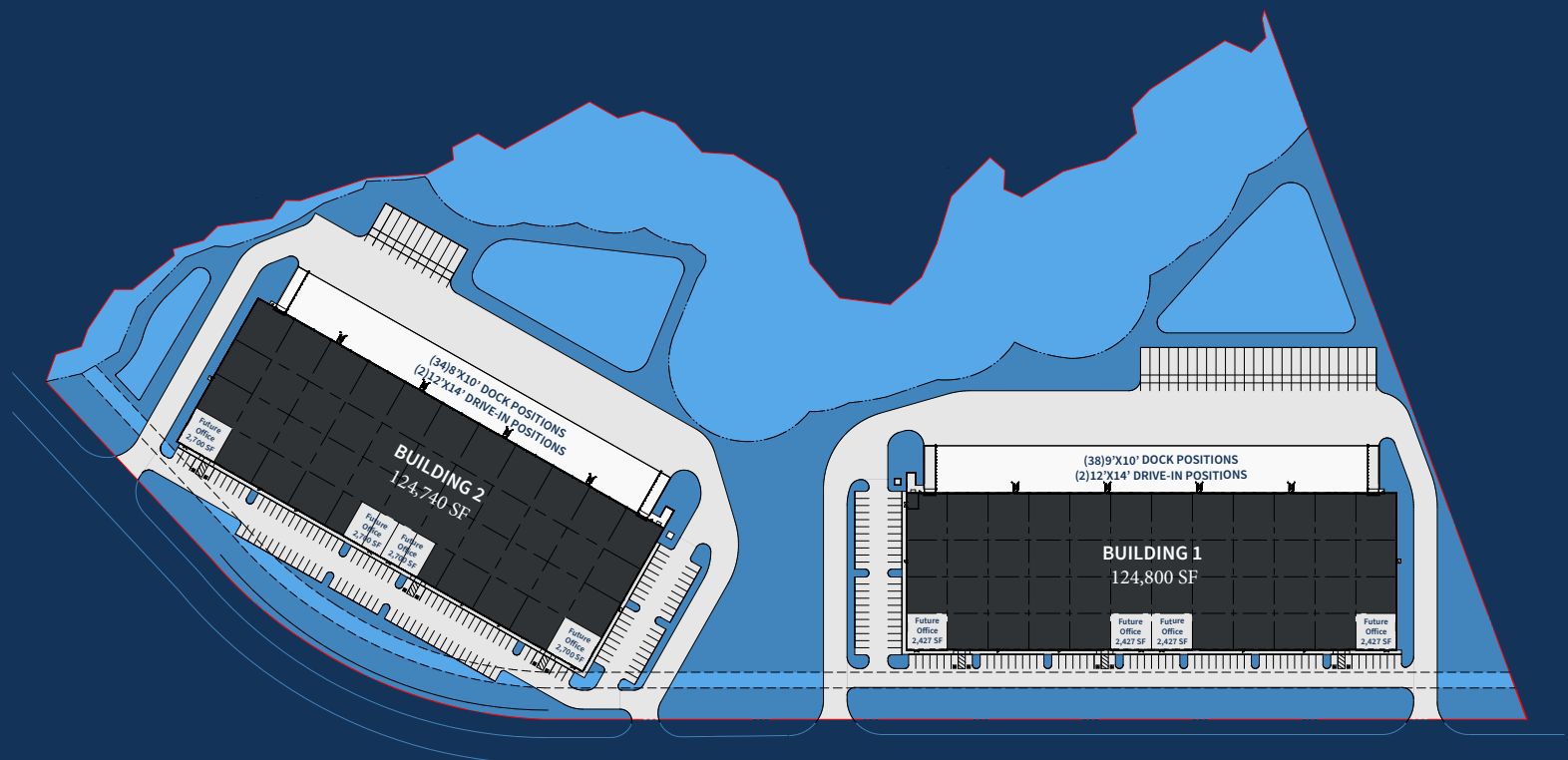
## Building 1

- 30,000 – 124,800 SF
- 32' Clear Height
- Four (4) Tenant Entrances
- Thirty-Eight (38) Dock Doors
- Two (2) Drive Doors with Ramps
- ESFR Sprinkler System
- 130' Deep Truck Court
- 144 Employee Parking Spaces
- Twenty-Five (25) Trailer Parking Spaces

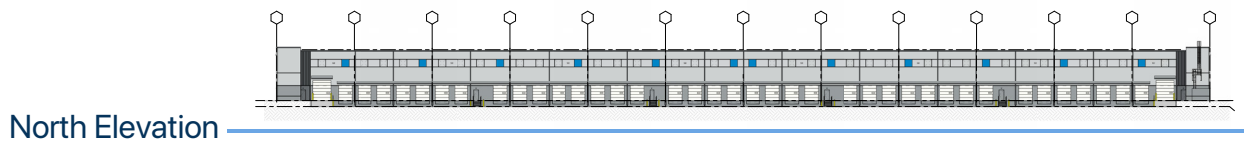
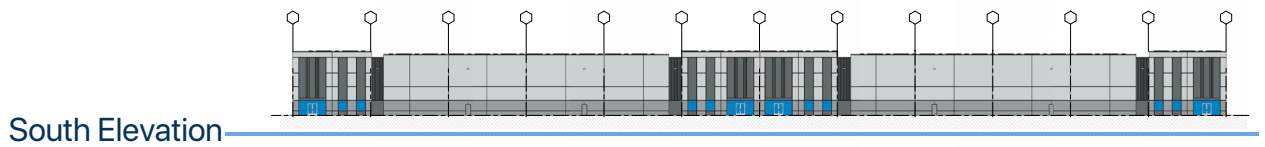
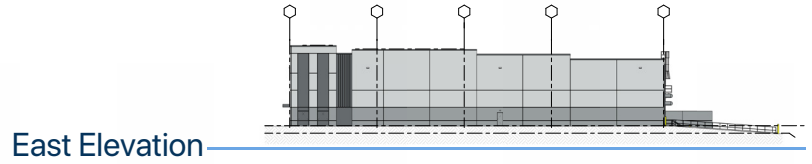
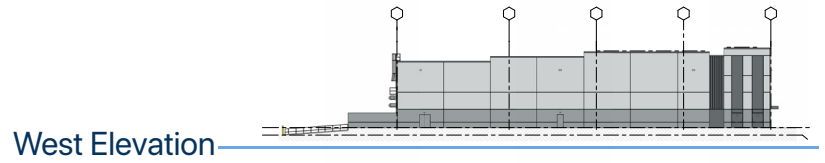
## Building 2

- 30,000 – 124,800 SF
- 32' Clear Height
- Four (4) Tenant Entrances
- Thirty-Four (34) Dock Doors
- Two (2) Drive Doors with Ramps
- ESFR Sprinkler System
- 130' Deep Truck Court
- 133 Employee Parking Spaces
- Ten (10) Trailer Parking Spaces

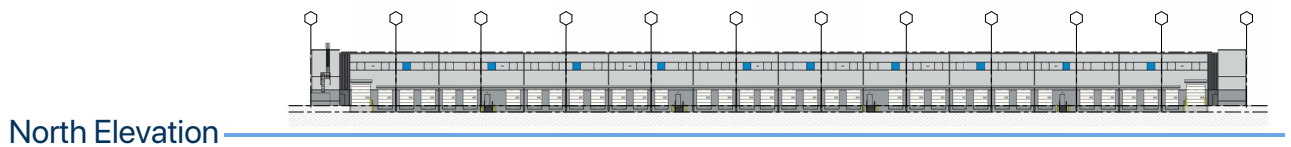
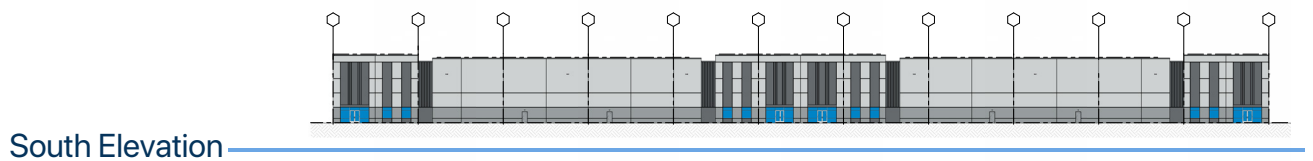
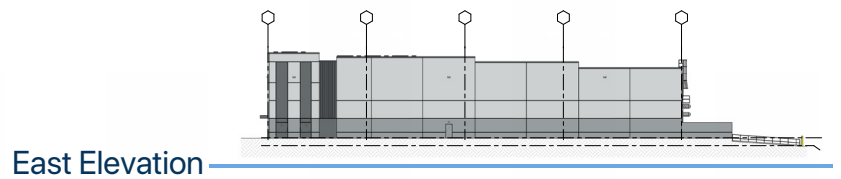
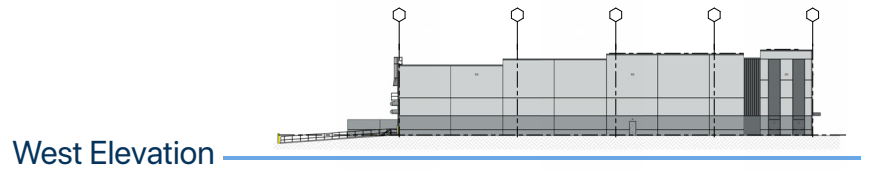
# Site Plan



# Building 1 Elevation



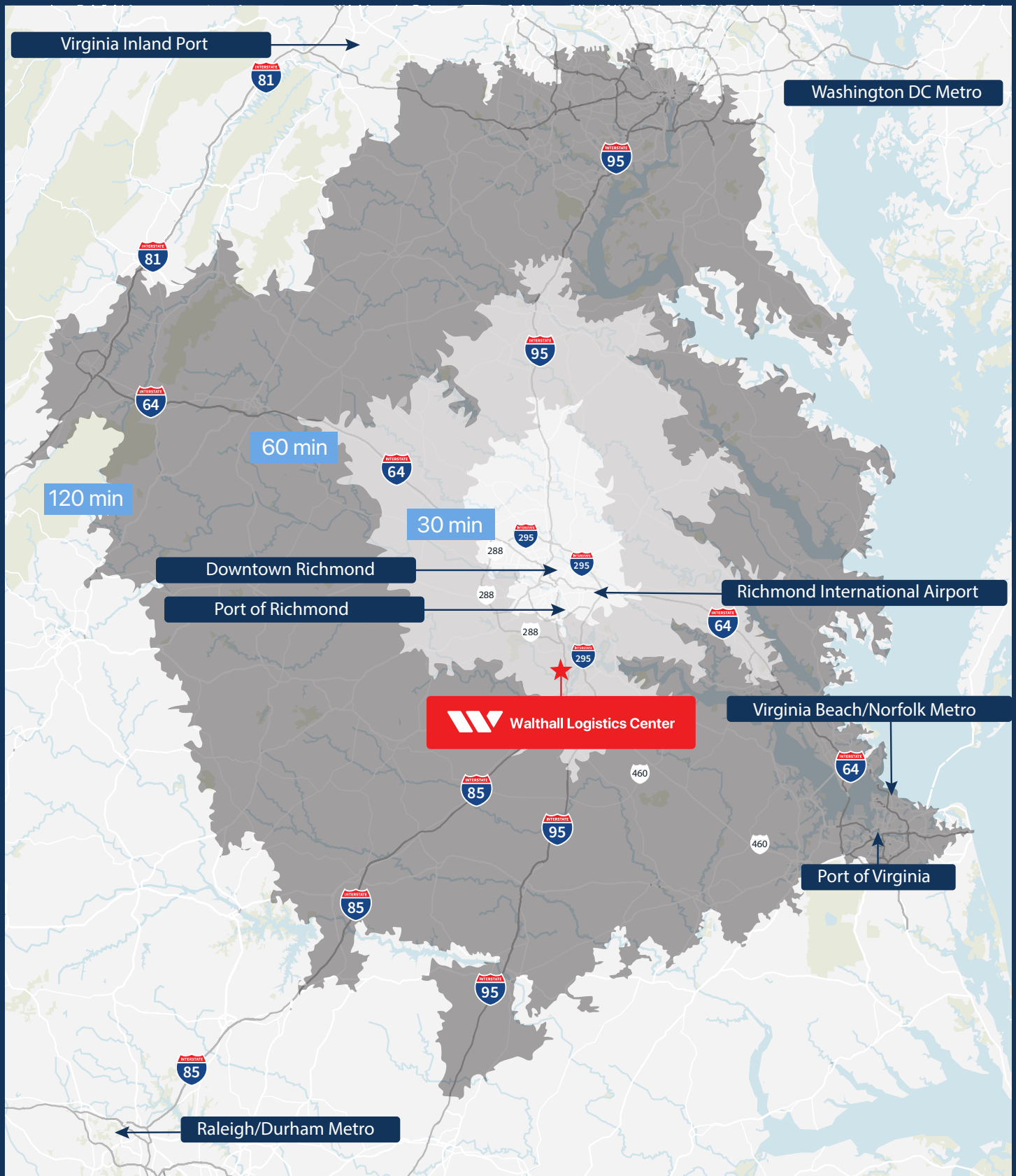
# Building 2 Elevation



# Location

## Connectivity to Key Ports and Population Centers

The development offers convenient access to downtown Richmond, located just a 20 minute drive away.



# Unbeatable Access



- Close access to I-95 (1.4 miles)
- Port of Virginia is under 100 miles away
- Within 500 miles of 60% of the nation's consumers
- Access to extensive network of highways including I-64, I-95, I-85, and I-295
- Access to the more than 100 motor freight companies serving the area
- Access to rail freight service through CSX and Norfolk Southern
- Access to Richmond International Airport (RIC) which more 85 million pounds of cargo annually



## Broker Information

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