



TRADEPORT 81



**BUILDING 1: 391,390 SF
PROPOSED**

Class-A Industrial Center

782,780 Total SF • 40' Clear Height • Zoned M-1

Bob Gibbs
Vice Chairman
+1 703 905 0301
bob.gibbs@cbre.com

Daniela Patino
Senior Vice President
+1 703 905 0303
daniela.patino@cbre.com

Christie Lee
First Vice President
+1 281 698 0922
christie.lee@cbre.com

Tradeport 81

345 Redbud Rd | Winchester, VA 22603



Tradeport 81

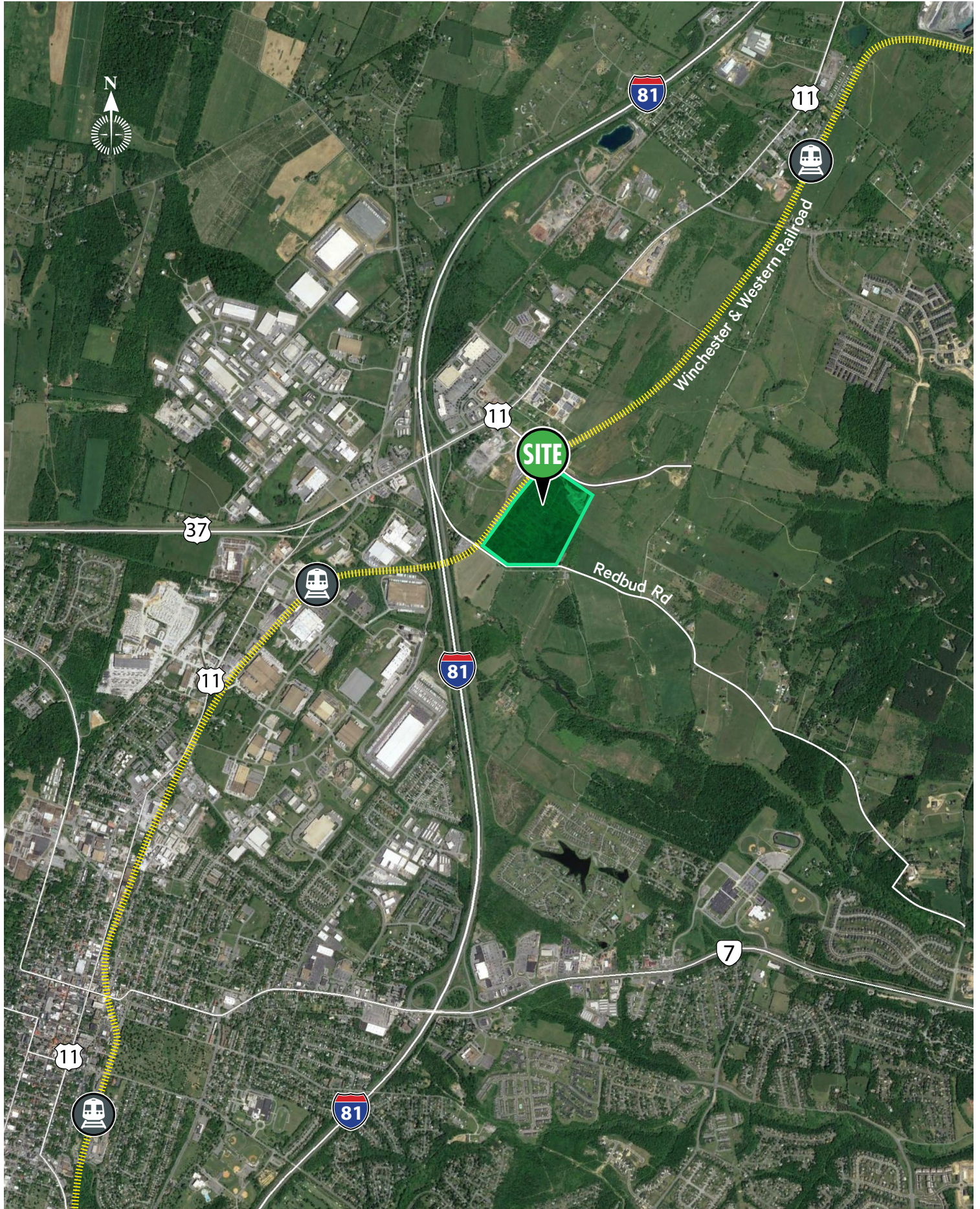
Two (2) Class-A Industrial Buildings

Tradeport 81 is comprised of (2) industrial buildings totaling **782,780 SF**. The site is located in the heart of Winchester with convenient access to Interstate 81 and adjacent to the Winchester & Western Railroad. Tradeport 81 is a Class A project featuring high ceilings, multiple loading capabilities, and optimal column spacing – making it ideal for a last mile distribution center.

- Two (2) Industrial Buildings: **782,780 SF**
- Building 1: **391,390 SF** (Under Construction)
- Building 2: **391,390 SF** (Proposed)
- **40' Clear Height**
- **Zoned M-1** (*Frederick County*)
- **Fully sprinklered** per NFPA 13

Tradeport 81

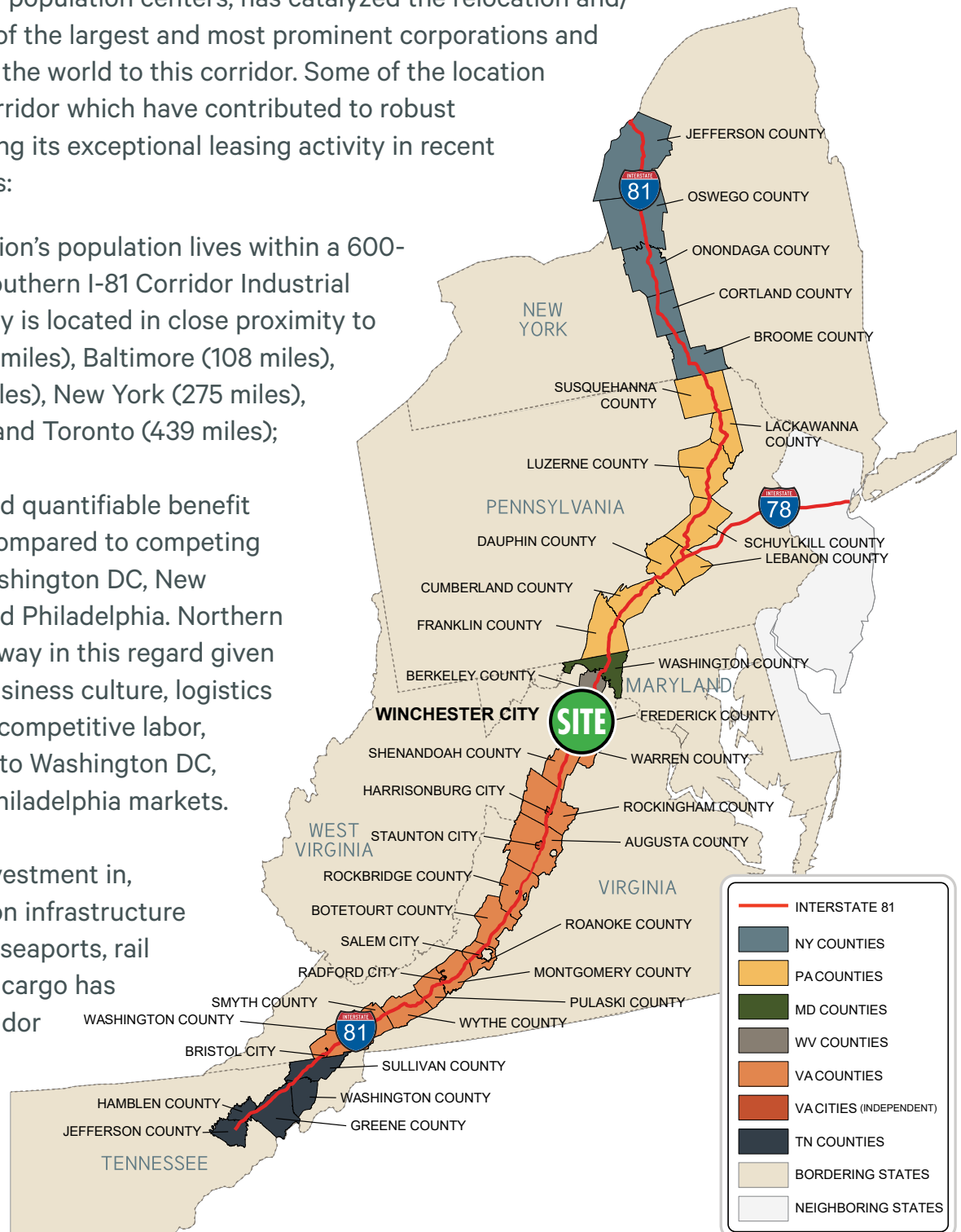
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Southern I-81 Corridor

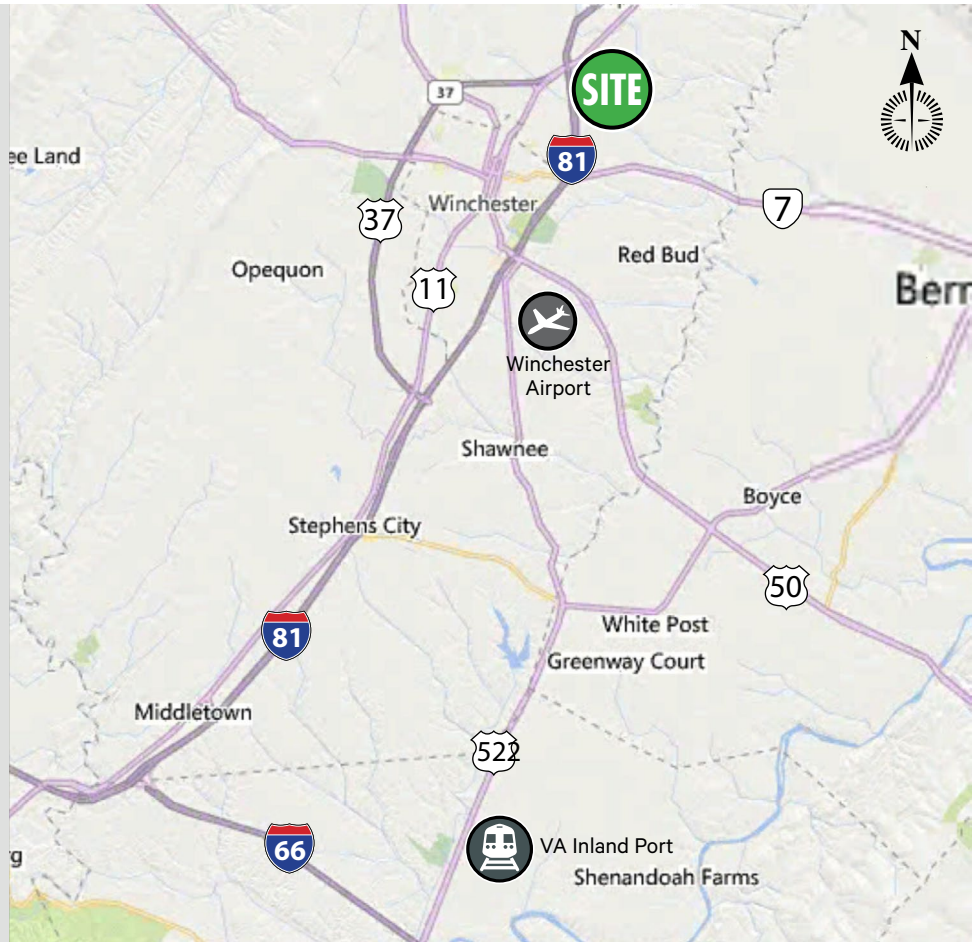
The I-81/ I-78 Corridor is one of the most active and fastest growing locations in the Northeastern United States for warehousing, repackaging and distributing consumer goods. The I-81 Corridor encompasses several critical logistics markets including **Northeast PA** (Scranton, Wilkes-Barre and Hazleton), **Central PA** (Harrisburg, Mechanicsburg, Carlisle, York and Chambersburg), **West Virginia** (Martinsburg), Maryland (Hagerstown) and **Virginia** (Front Royal, Winchester and Harrisonburg). The critical importance of this interstate highway, and its unique ability to link logistics infrastructure to major population centers, has catalyzed the relocation and/ or expansion of some of the largest and most prominent corporations and logistics companies in the world to this corridor. Some of the location benefits of the I-81 Corridor which have contributed to robust tenant activity, including its exceptional leasing activity in recent quarters, are as follows:

- ▶ Over 40% of the nation's population lives within a 600-mile radius of the Southern I-81 Corridor Industrial Market. The Property is located in close proximity to Washington DC (80 miles), Baltimore (108 miles), Philadelphia (210 miles), New York (275 miles), Boston (494 miles) and Toronto (439 miles);
- ▶ There's a distinct and quantifiable benefit in operating costs compared to competing markets such as Washington DC, New Jersey, New York and Philadelphia. Northern Virginia has led the way in this regard given its extremely pro-business culture, logistics infrastructure, cost-competitive labor, and close proximity to Washington DC, Baltimore and the Philadelphia markets.
- ▶ Proximity to, and investment in, critical transportation infrastructure including highways, seaports, rail intermodals, and air cargo has helped the I-81 Corridor grow rapidly.



The Location

- Convenient access to **I-81**, **Route 11**, and **Route 37**
- Adjacent to **Winchester & Western Railroad**
- Within 5 miles from **Winchester Regional Airport**
- **Near Winchester City Center**, with abundant shops & amenities close by
- Within 20 minutes drive to **Virginia Inland Port** and **I-66**



Distance To Locations:	
W&W Railroad 0 Miles	Winchester Regional Airport .. 5 Miles
Interstate 81 0.25 Miles	Virginia Inland Port 16 Miles
Route 11 / 37 0.5 Miles	Interstate 66 17 Miles

Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	2,234	18,474	48,141
Avg. Household Income	\$74,875	\$103,125	\$113,478
Population	307	36,868	65,241

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 Vice Chairman
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