



FIVEPOINT
LOGISTICS PARK

FOR LEASE
1,092,000 SF INDUSTRIAL BUILDING



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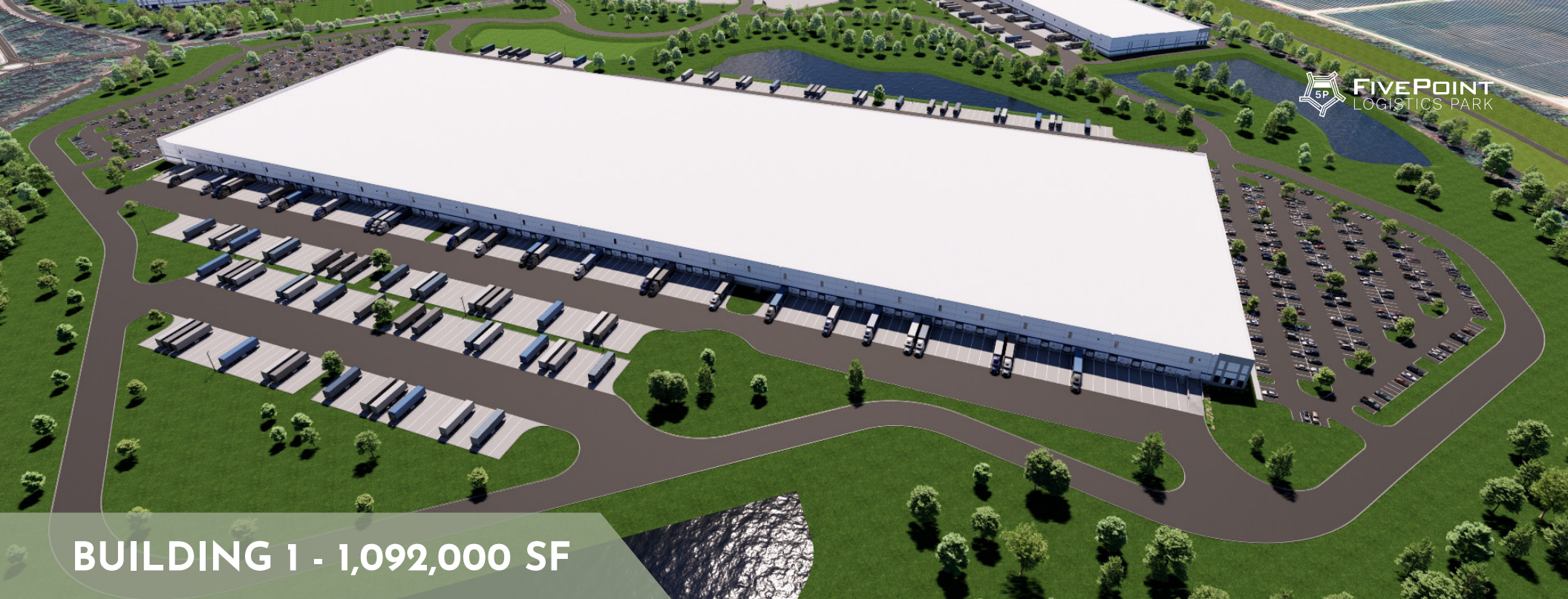
**RANGE
COMMERCIAL PARTNERS**
7200 Glen Forest Drive, Suite 100
Richmond, VA 23226



BUILDING 1

3001 RIVES RD, PRINCE GEORGE, VA



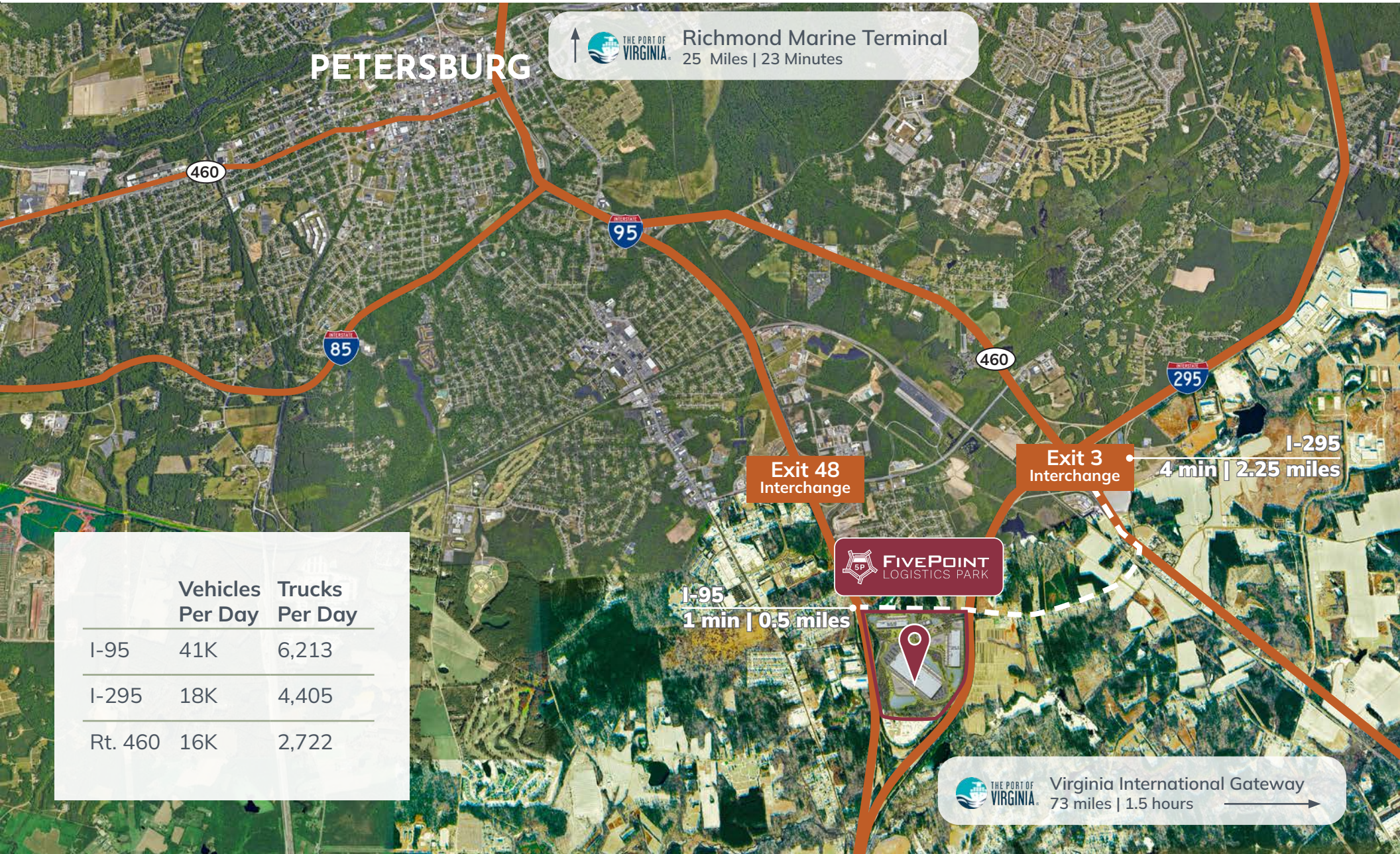


BUILDING 1 - 1,092,000 SF

ADDRESS	3001 Rives Rd, Prince George, VA 23805
ZONING	M-2 (General Industrial)
SITE ACREAGE	+/- 110 acres
DELIVERY	Q2 2027
DEVELOPER	Lingerfelt Development, LLC
BUILDING SIZE	1,092,000 SF (expandable in lieu of parking)
STRUCTURE	Tilt-up Concrete Wall Panels
DIMENSIONS	600' D x 1820' W
CONFIGURATION	Cross-dock
CLEAR HEIGHT	40'
COLUMN SPACING	56' W x 48' D w/ 60' D speed-bay
FLOOR SLAB	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

PARKING	1,212 Parking Spaces 151 Trailer drops
DOCK DOORS	Two-hundred (200) 9'x10' manual overhead doors One-hundred (100) outfitted with 45k lb. mechanical levelers + seals Four (4) 14'x16' motorized roll-up doors at drive-ins
TRUCK COURT	190'-deep truck courts with 60' concrete apron and heavy-duty drive aisle
ROOF	Mechanically attached .60mil TPO with R-30 insulation
ROOF AGE	New
LIGHTING	LED high-bay at 30 FC throughout
ELECTRICAL	TBD
FIRE PROTECTION	ESFR
HVAC	Heat for freeze protection, 1 Air Change Per Hour Eighteen (18) HVLS fans in dock bay
OUTDOOR/TRAILER STORAGE	Approx. 4.5 acres of IOS/laydown yard OR Approx. 86 additional trailer drops

IMMEDIATE ACCESS



CENTRAL LOGISTICS LOCATION

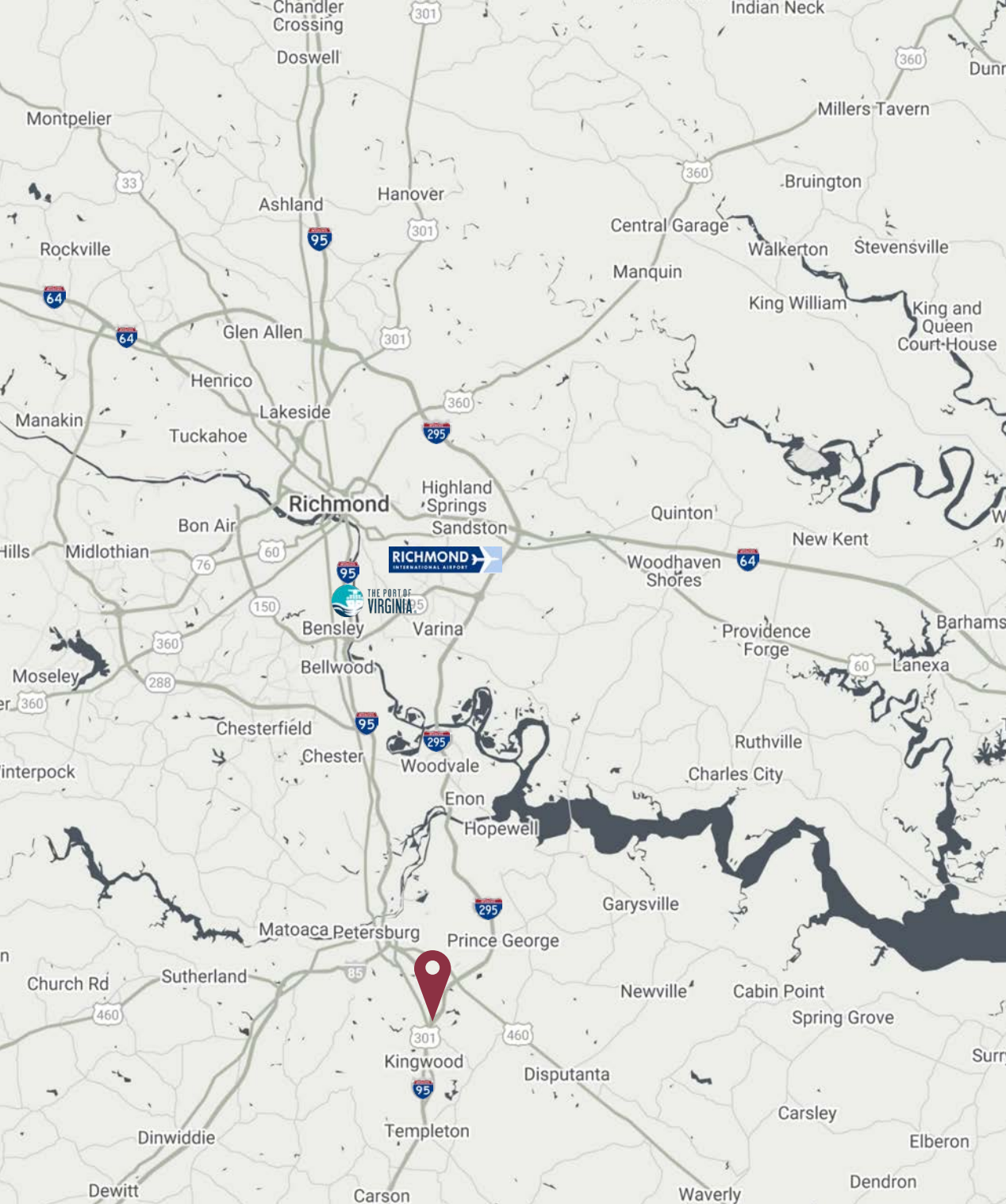
Major Highways & Interchanges

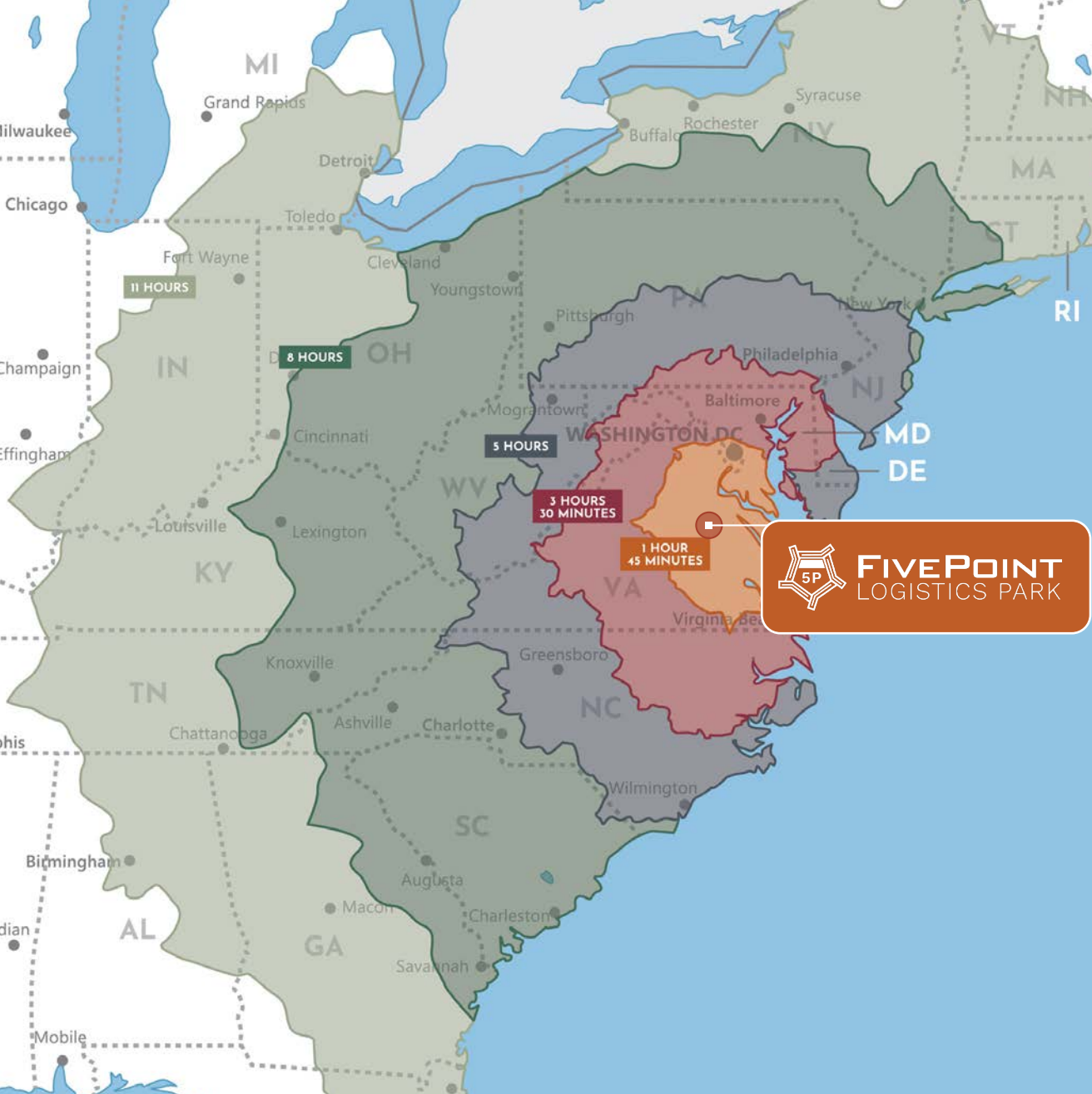
I-95	1 min	.5 miles
I-295	4 min	2.25 miles
I-85	30 min	30 miles

Major Transportation Hubs

Richmond Int. Airport	30 min	28 mi
Richmond Marine Terminal	25 min	23 mi
Port of Virginia	1.5 hours	73 mi

- Access to rail freight service through CSX and Norfolk Southern
- Access to Richmond International Airport (RIC) which transports more than 85 million lbs of cargo annually
- Access to an extensive network of highways, including I-295, I-64, I-95, I-85





FIVEPOINT
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WITHIN 500 MILES OF 60% OF THE NATION'S CONSUMERS

Major Cities

Petersburg	7 min	5 miles
Richmond CBD	30 min	28 miles
Fredericksburg	1.5 hour	86 miles
Virginia Beach	1.75 hours	90 miles
Raleigh	2 hours	141 miles
Washington, DC	2.5 hours	136 miles
Baltimore	3.5 hours	174 miles
Charlotte	4 hours	273 miles
Philadelphia	5.5 hours	274 miles
New York, NY	7 hours	360 miles
Atlanta	8 hours	553 miles

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