

230,437 SF AVAILABLE

Breaking Ground Q1 2026

423 TORAY DR, FRONT ROYAL, VA 22630



Trammell Crow Company



JLL METRO DC INDUSTRIAL

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Delivering Q4 2026

CURRENT CONSTRUCTION



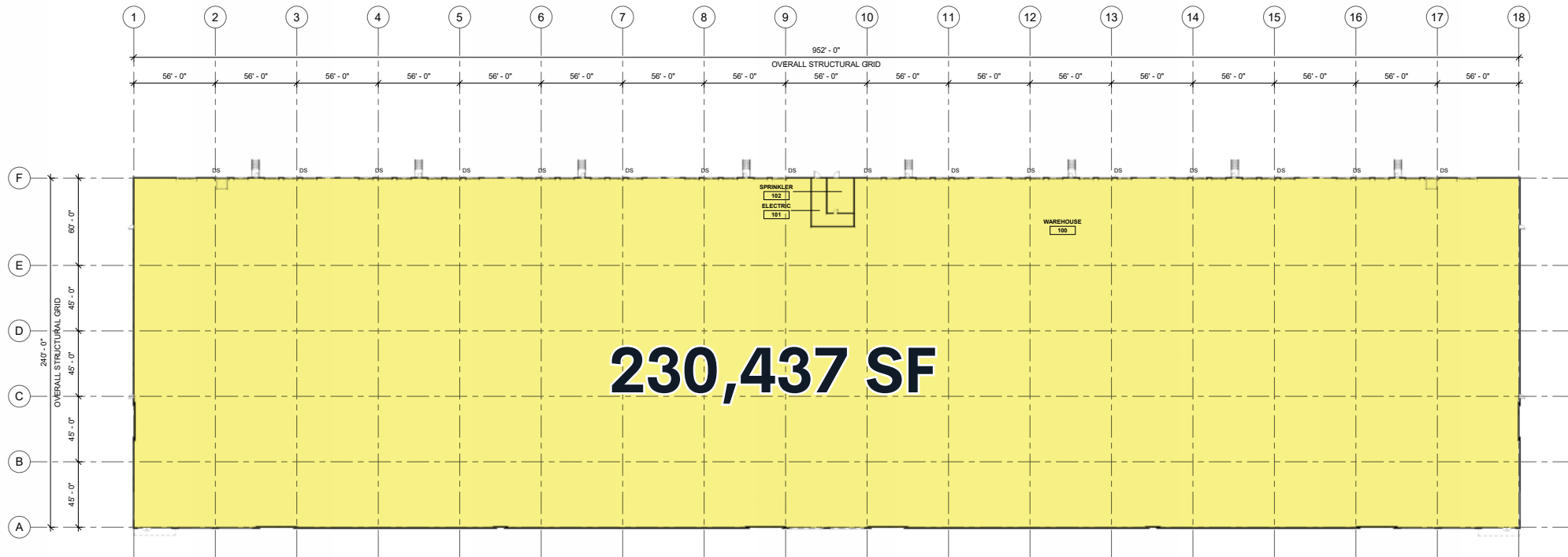
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CURRENT CONSTRUCTION



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BUILDING FLOOR PLAN



32'
CLEAR
HEIGHT

44
DOCK
DOORS

12
FUTURE
KNOCK-OUTS

2
DRIVE-IN
DOORS

200
PARKING
SPACES

86/1,000 SF
PARKING
RATIO

65
TRAILER
PARKING

CORPORATE NEIGHBORS

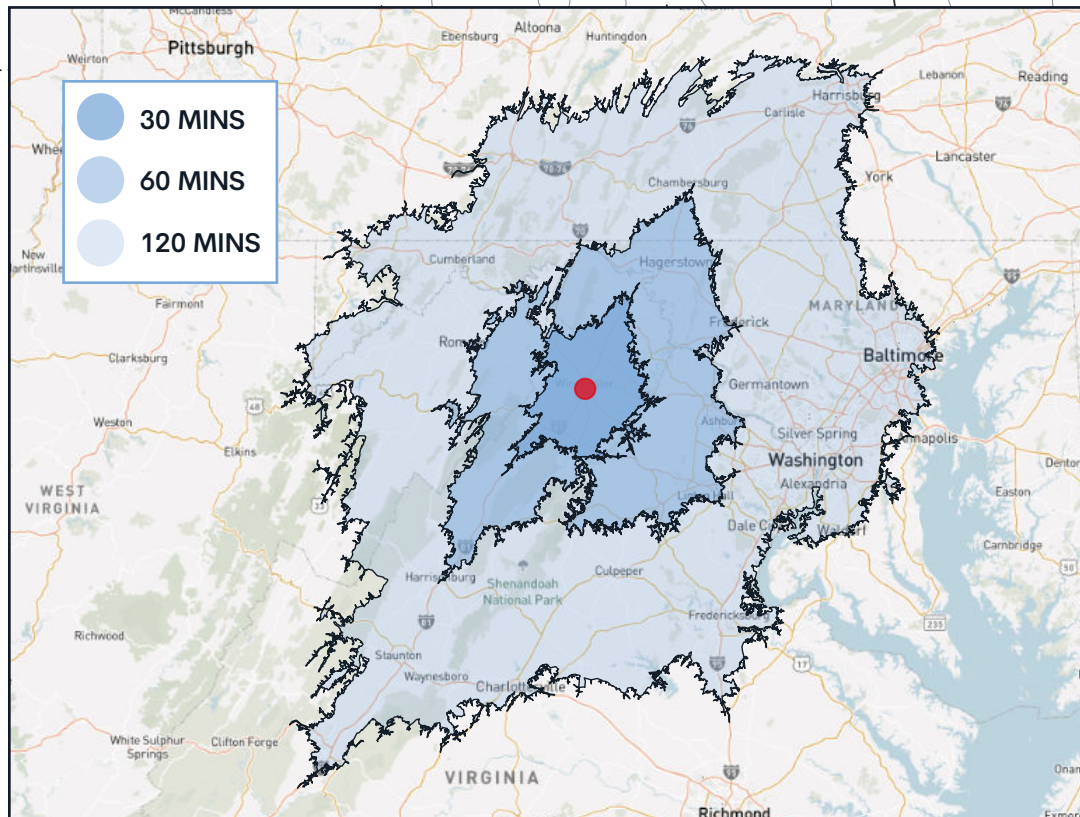


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DEMOGRAPHICS

Location	2024 Total Population	2024 Occupation: Production	2024 Occupation: Transportation/Moving
I-81 N (30 minutes)	260,496	8,240	13,493
I-81 N (60 minutes)	1,189,549	24,033	43,620
I-81 N (120 minutes)	10,544,682	151,764	331,495



Virginia Inland Port

<https://www.portofvirginia.com/>



Virginia Inland Port (VIP)

7685 Winchester Road
Front Royal, VA 22630

Terminal Hours
Mon-Fri 0700-1600
Drop lot available for weekend service

TERMINAL SPECS

- 161 acres
- 78,000 TEU capacity
- Rail service via NS
- 24/7 container availability
- 24 reefer plugs & servicing on terminal
- 17,820' rail track
- HRCF chassis supply on terminal
- Up to 13K forklift capacity
- On-site log-stuffing operation

CONTACTS



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TERMINAL OVERVIEW

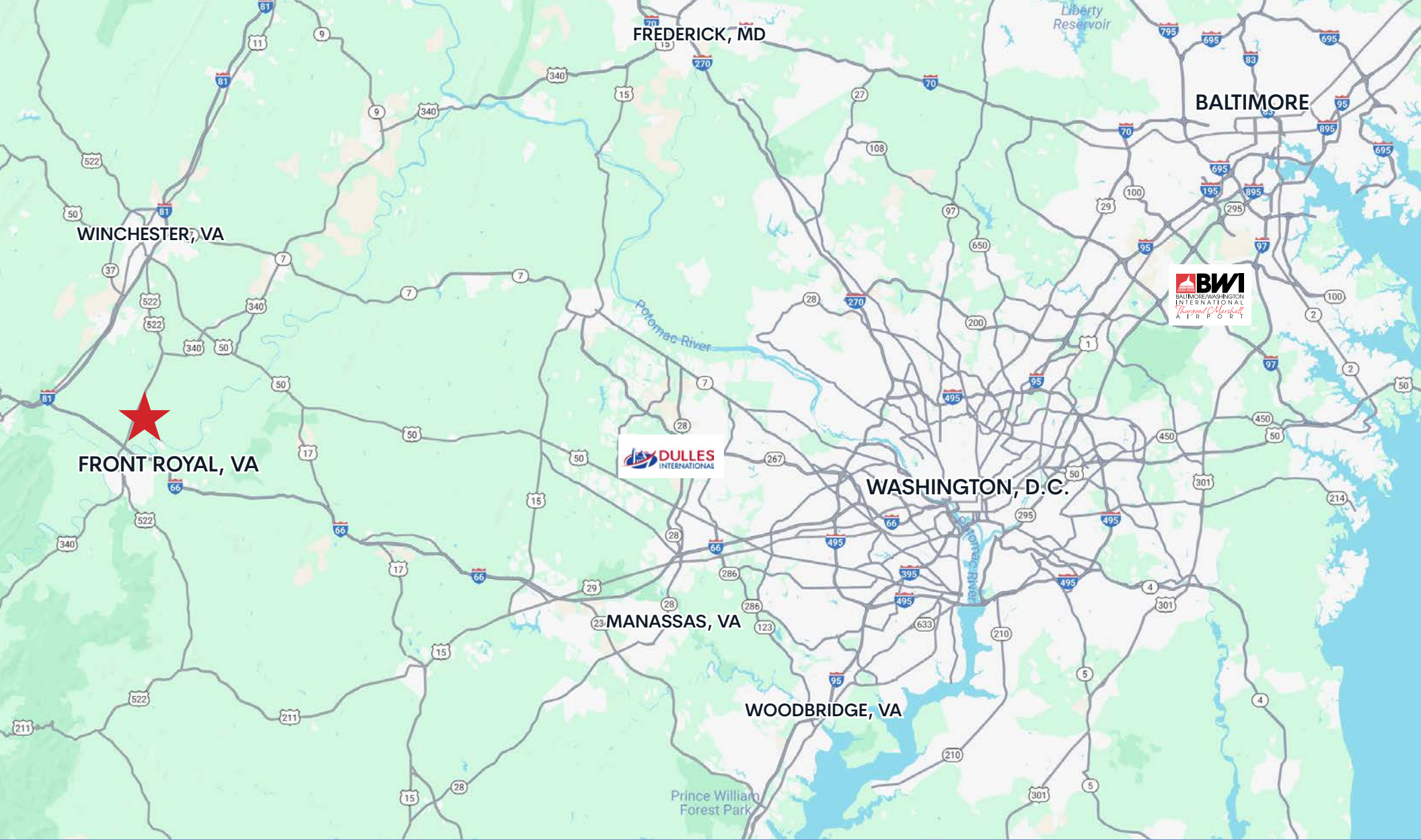
- **Strategic location** within reach of serving customers in Northern VA, PA, WV and MD
- **Frequent and streamlined service** between ocean and inland terminal connections
- **Efficient inland terminal turn times** helping to maximize truck driver daily service schedules
- **Ease of accessing and terminating empty containers** at the inland terminal vs ocean terminal
- **Ability to move higher-weighted containers** due to lower restriction on rail vs over-the-road
- **Available port-provided chassis supply** on terminal to serve containers utilizing the inland terminal
- **Substantial CO2 emissions savings** by utilizing rail vs over-the-road movement & inland terminal being operated on 100% clean energy
- **US Customs-designated port of entry** with full range of customer functions

\$15M INVESTMENT PROJECT

- **Expanding on-terminal track capacity by 40%** (Est. Completion - Q4 2024)
- **Addition of 4x rubber-tire gantry cranes** to increase efficiency of rail loading/unloading (Est. Completion - Q4 2024)
- **Reconfiguring and expanding the terminal's container yard capacity** (Est. Completion - 2025)



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