

FOR SUBLEASE | CLASS A DISTRIBUTION & MANUFACTURING FACILITY

CROSSPOINTE LOGISTICS CENTER

8800 WELLS STATION ROAD, PRINCE GEORGE, VA 23875



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PROPERTY LOCATION



FORT GREGG-ADAMS
Head of Army Logistics
(Formerly Fort Lee)



THE PORT OF VIRGINIA
Richmond Marine Terminal
↗ 27 Miles
International Gateway Terminal
↘ 71 Miles

	30 Min	45 min	60 min
Total Population	365,472	1,202,094	1,582,072
Total Workforce	156,509	615,023	772,883
Manufacturing Workers	7,788	26,604	33,988
Logistics Workers	15,750	50,762	62,493

8800 Wells
Station Road

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PROPERTY OVERVIEW

BUILDING SPECIFICATIONS

ADDRESS	8800 Wells Station Road
CITY, STATE, ZIP	Prince George, VA 23842
TOTAL PROPERTY SIZE	291,689 SF
WAREHOUSE & MANUFACTURING AREA	+/- 268,325 SF
OFFICE AREA	+/- 23,364 SF
CONSTRUCTION AGE (YEAR)	Phase 1 - 2011 Phase 2 - 2013
CLEAR HEIGHT	28' - 36'
AUTO PARKING	364
DOCK DOORS	8
GRADE LEVEL LOADING	4
CRANES	2 - 10 Ton
ZONING	M-2

CONSTRUCTION OVERVIEW

BUILDING CONSTRUCTION TYPE	Metal Clad Panels and Tilt-Up Concrete
OFFICE ROOF SYSTEM	TPO
WAREHOUSE ROOF SYSTEM	Galvalume Standing System
MANUFACTURER'S ESTIMATED USEFUL LIFE FOR ROOF	40 Years
FIRE PROTECTION SYSTEM	ESFR Sprinkler System
INTERIOR WAREHOUSE LIGHTING	LED Lighting
GENERAC BACKUP GENERATOR (2010)	1 Generator 350 KW
ELECTRICAL	7 Switchgears (27,000 AMPs Total) (6) 4,000 AMP Panels (1) 3,000 AMP Panel 480-Volt, 3-Phase
WATER	Prince George County 12"
SEWER	Prince George County 8" Gravity Sewer
NATURAL GAS	Columbia Gas of VA 4"
POWER	Prince George Electric Cooperative 8 MVA (Dual)
TELECOM	Mid-Atlantic Broadband Cooperative

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