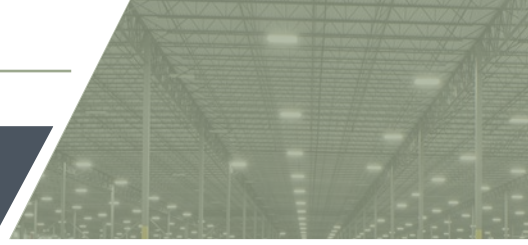




**FIVEPOINT**  
LOGISTICS PARK

**FOR LEASE**  
4 BUILDING, 1.7M SF INDUSTRIAL PARK



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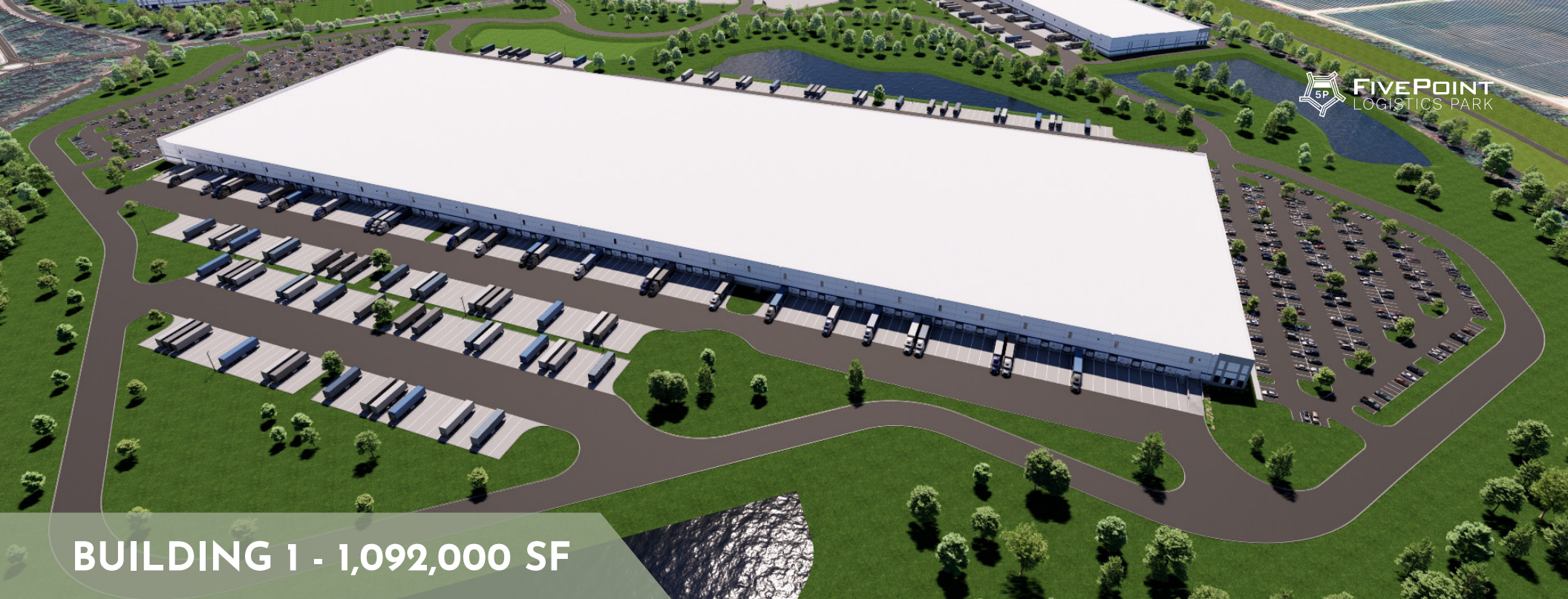
**RANGE  
COMMERCIAL PARTNERS**  
7200 Glen Forest Drive, Suite 100  
Richmond, VA 23226



# SITE PLAN

3000-3009 RIVES RD, PETERSBURG & PRINCE GEORGE, VA





# BUILDING 1 - 1,092,000 SF

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

<b>PARKING</b>	1,212 Parking Spaces 151 Trailer drops
<b>DOCK DOORS</b>	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
<b>TRUCK COURT</b>	190'-deep truck courts with 60' concrete apron and heavy-duty drive aisle
<b>ROOF</b>	Mechanically attached .60mil TPO with R-30 insulation
<b>ROOF AGE</b>	New
<b>LIGHTING</b>	LED high-bay at 30 FC throughout
<b>ELECTRICAL</b>	TBD
<b>FIRE PROTECTION</b>	ESFR
<b>HVAC</b>	Heat for freeze protection, 1 Air Change Per Hour Eighteen (18) HVLS fans in dock bay
<b>OUTDOOR/TRAILER STORAGE</b>	Approx. 4.5 acres of IOS/laydown yard OR Approx. 86 additional trailer drops



## BUILDING 2 - 384,400 SF

ADDRESS	3009 Rives Rd, Prince George, VA 23805
ZONING	M-2 (General Industrial)
SITE ACREAGE	+/- 38.1 acres
DELIVERY	10 Months (Built-to-Suit)
DEVELOPER	Lingerfelt Development, LLC
BUILDING SIZE	384,400 SF (demisable)
STRUCTURE	Tilt-up Concrete Wall Panels
DIMENSIONS	310' D x 1240' W
CONFIGURATION	Front-load
CLEAR HEIGHT	40'
COLUMN SPACING	54' W x 50' D w/ 60' speed-bay
FLOOR SLAB	8" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab
PARKING	275 Parking Spaces 69 Trailer drops

DOCK DOORS	Seventy-five (75) 9'x10' manual overhead doors Thirty-eight (38) 45,000 lb. mechanical levelers + seals Two (2) 14'x16' motorized roll-up doors at drive-ins
TRUCK COURT	190'-deep truck court 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	One (1) 3,000 amp 277/480 volt, 3-phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants Additional capacity available
FIRE PROTECTION	ESFR
HVAC	Heat for freeze protection, 1 Air Change Per Hour HVLS fans in dock bay
OUTDOOR/TRAILER STORAGE	Approx. 10 acres of IOS/laydown yard OR Additional trailer drops



# BUILDING 3 - 198,000 SF\*

\*All spec plans below are still in development and subject to change.

ADDRESS	3000 Rives Rd, Petersburg, VA 23805
ZONING	M-1 (Light Industrial)
SITE ACREAGE	+/- 21 acres
DELIVERY	10 Months (Built-to-Suit)
DEVELOPER	Lingerfelt Development, LLC
BUILDING SIZE	198,000 SF (demisable)
STRUCTURE	Tilt-up Concrete Wall Panels
DIMENSIONS	180' D x 1100' W
CONFIGURATION	Rear-load
CLEAR HEIGHT	32' - 40'
COLUMN SPACING	54' W x 50' D w/ 60' speed-bay
FLOOR SLAB	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

DOCK DOORS	Seventy (70) 9'x10' manual overhead doors Thirty-five (35) 45,000 lb. mechanical levelers + seals Two (2) 14'x16' motorized roll-up doors at drive-ins
TRUCK COURT	190'-deep truck court 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	One (1) 3,000 amp 277/480 volt, 3-phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
FIRE PROTECTION	ESFR
HVAC	Heat for freeze protection, 1 Air Change Per Hour
PARKING	179 Parking Spaces 48 Trailer drops



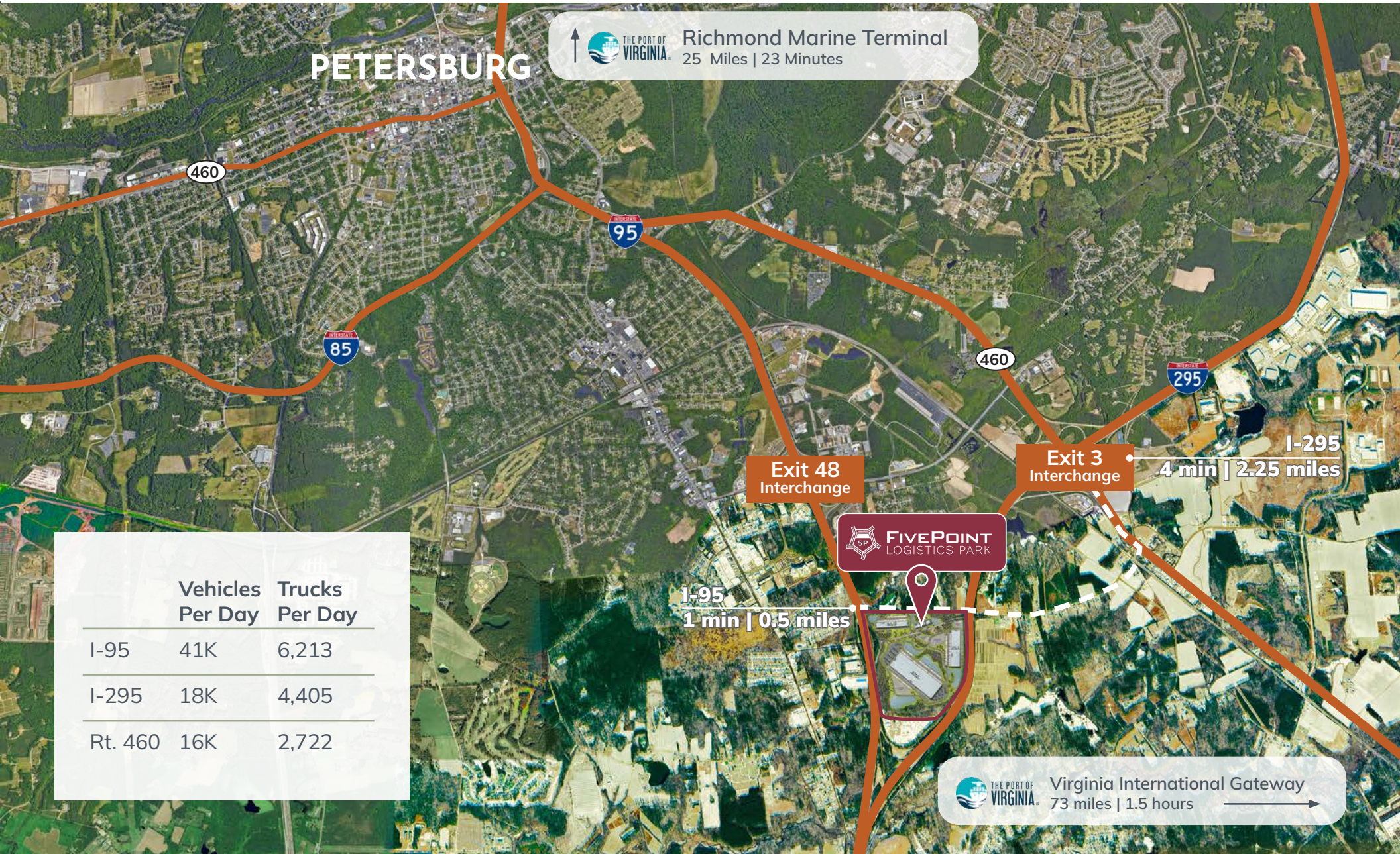
# BUILDING 4 - 70,800 SF\*

\*All spec plans below are still in development and subject to change.

ADDRESS	3002 Rives Rd, Petersburg, VA 23805
ZONING	M-1 (Light Industrial)
SITE ACREAGE	+/- 10 acres
DELIVERY	10 Months (Built-to-Suit)
DEVELOPER	Lingerfelt Development, LLC
BUILDING SIZE	70,800 SF (demisable)
STRUCTURE	Tilt-up Concrete Wall Panels
DIMENSIONS	120' D x 590' W
CONFIGURATION	Rear-load
CLEAR HEIGHT	32' - 40'
COLUMN SPACING	54' W x 50' D w/ 60' speed-bay
FLOOR SLAB	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

DOCK DOORS	Docks Built-to-Suit Dock Packages TBD Drive-Ins Built-to-Suit
TRUCK COURT	TBD
ROOF	Mechanically attached .60mil TPO with R-30 insulation
ROOF AGE	New
LIGHTING	LED high-bay at 30 FC throughout
ELECTRICAL	One (1) 3,000 amp 277/480 volt, 3-phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
FIRE PROTECTION	ESFR
HVAC	Heat for freeze protection, 1 Air Change Per Hour
PARKING	TBD Parking Spaces TBD Trailer drops

# IMMEDIATE ACCESS



# CENTRAL LOGISTICS LOCATION

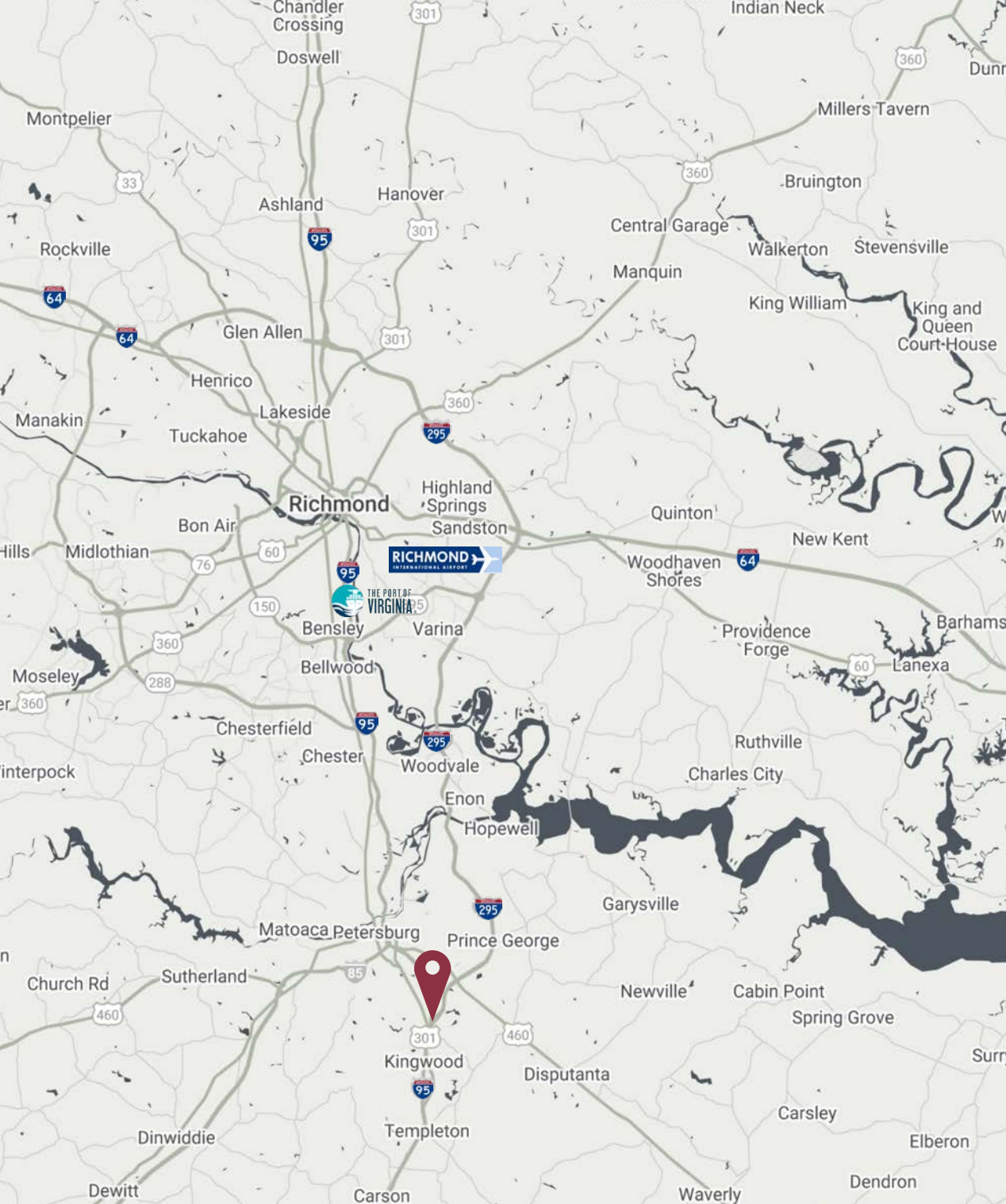
## Major Highways & Interchanges

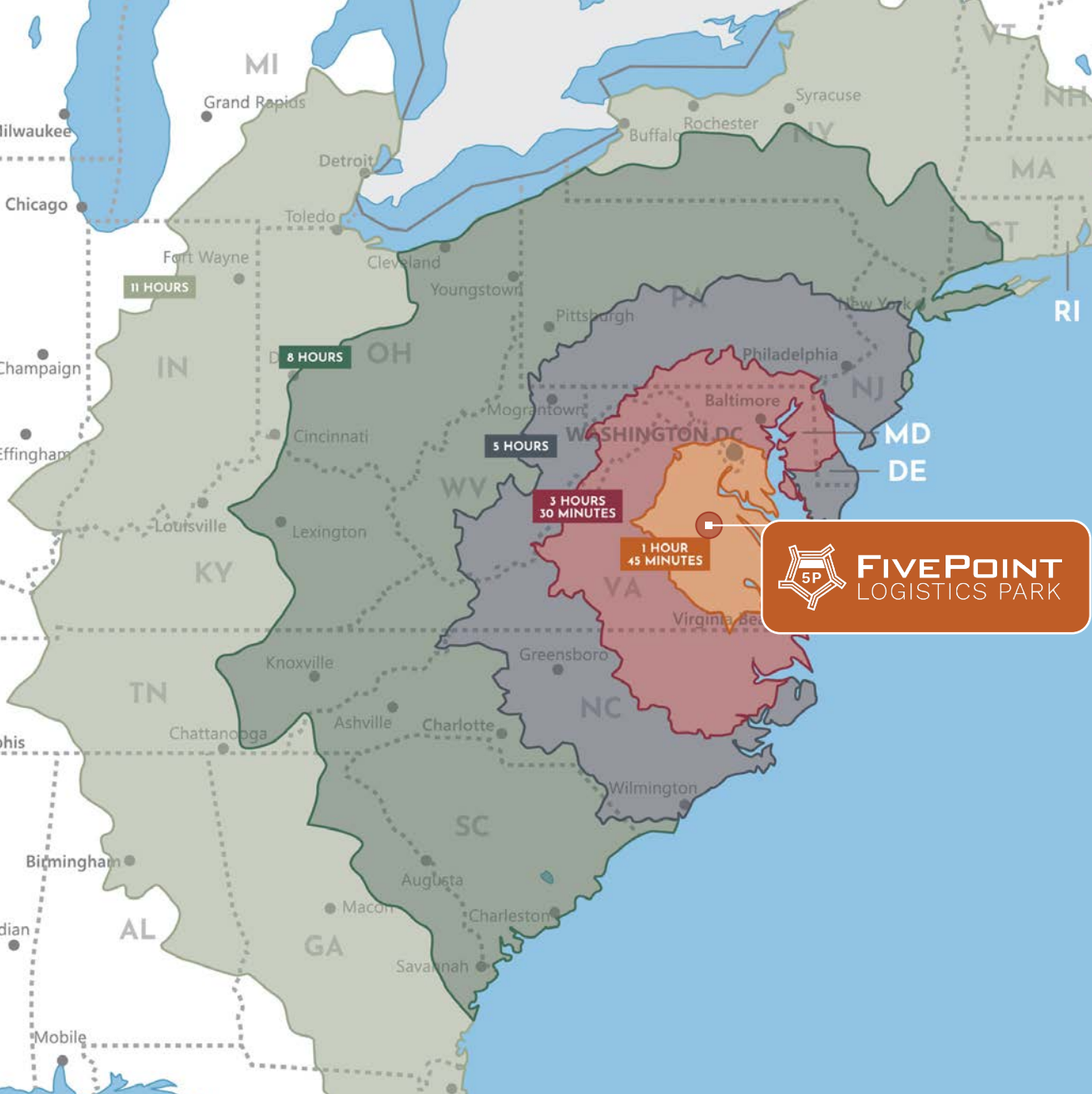
I-95	1 min	.5 miles
I-295	4 min	2.25 miles
I-85	30 min	30 miles

## 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





# 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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