

CAPITOL 95 LOGISTICS



**930,000 SF LOGISTICS WAREHOUSE
DELIVERING Q1 2025**



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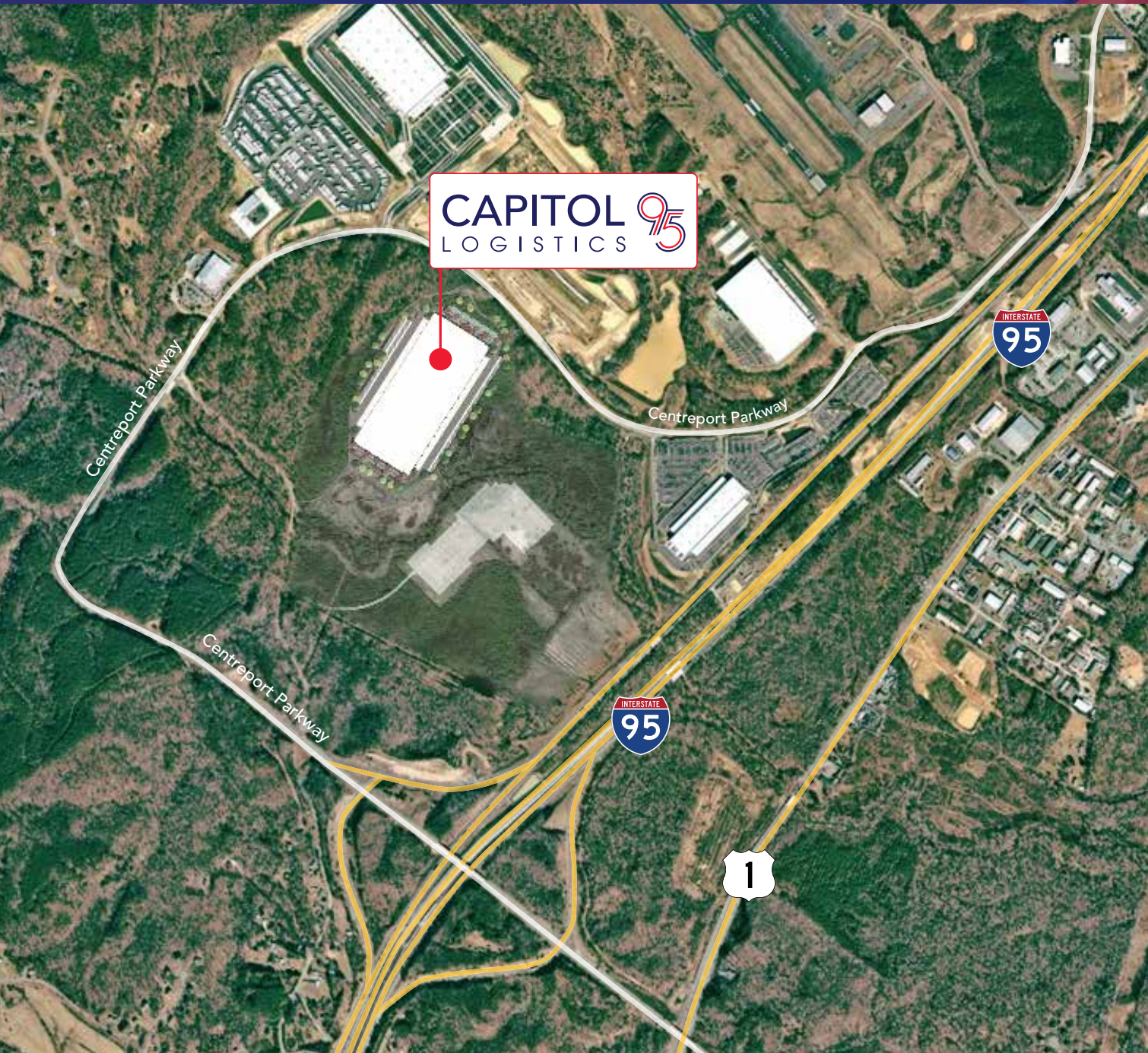
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PROPERTY HIGHLIGHTS



55 miles
to Dulles
International Airport

70 miles
to Richmond
International Airport



88 miles
to The Port
of Baltimore

149 miles
to The Port
of Virginia



Immediate access
to Route 1 & I-95

SITE PLAN PHASES

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Building 1
934,523 sq. ft.
640' x 1,456'
Lot Area: 120.49 ac.

Phase I

Building 3
338,580 sq. ft.
420' x 810'
Lot Area: 55.55 ac.

Building 2
340,200 sq. ft.
420' x 810'
Lot Area: 55.54 ac.

Phase II

Centreport Parkway

Centreport Parkway

Interstate 95

Centreport Parkway

SITE PLAN - OPTION 2

CAPITOL 95
LOGISTICS

Building 1
943,523 sq. ft.
640' x 1,458'
Lot Area: 120.49 ac

Trailer Parking/Outdoor Storage



PROPERTY DESCRIPTION

Building Square Footage	934,523 SF
Normal Building Dimensions	640' X 1,458'
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 70'-0" speed bay
Auto Parking	126 N + 104 S spaces 112 exp. spaces to north 342 Total
Trailer Parking	213 spaces 633 future spaces 846 Total
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12 x 12 Columns / Steel Bar Joists / White Roof Deck

Slab Construction	7" Unreinforced 4,000 PSI
Vapor Barrier	2 Bays of 15 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors	92 Built 66 Future 158 Total
Drive-in Doors	4
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit



DESIGN SPECS

Exterior LED lighting with 1 foot candle min. average light intensity

Louvers or clerestories as needed

Prefinished gutters and downspouts with downspout guards

Load bearing, non-insulated tilt-up concrete panels with decorative reveals and textured paint.

Prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

Metal grate stairs and railings

Concrete truck apron

52'-0" x 50'-0" typical structural bay spacing

40'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-20 insulation

ESFR fire sprinkler system

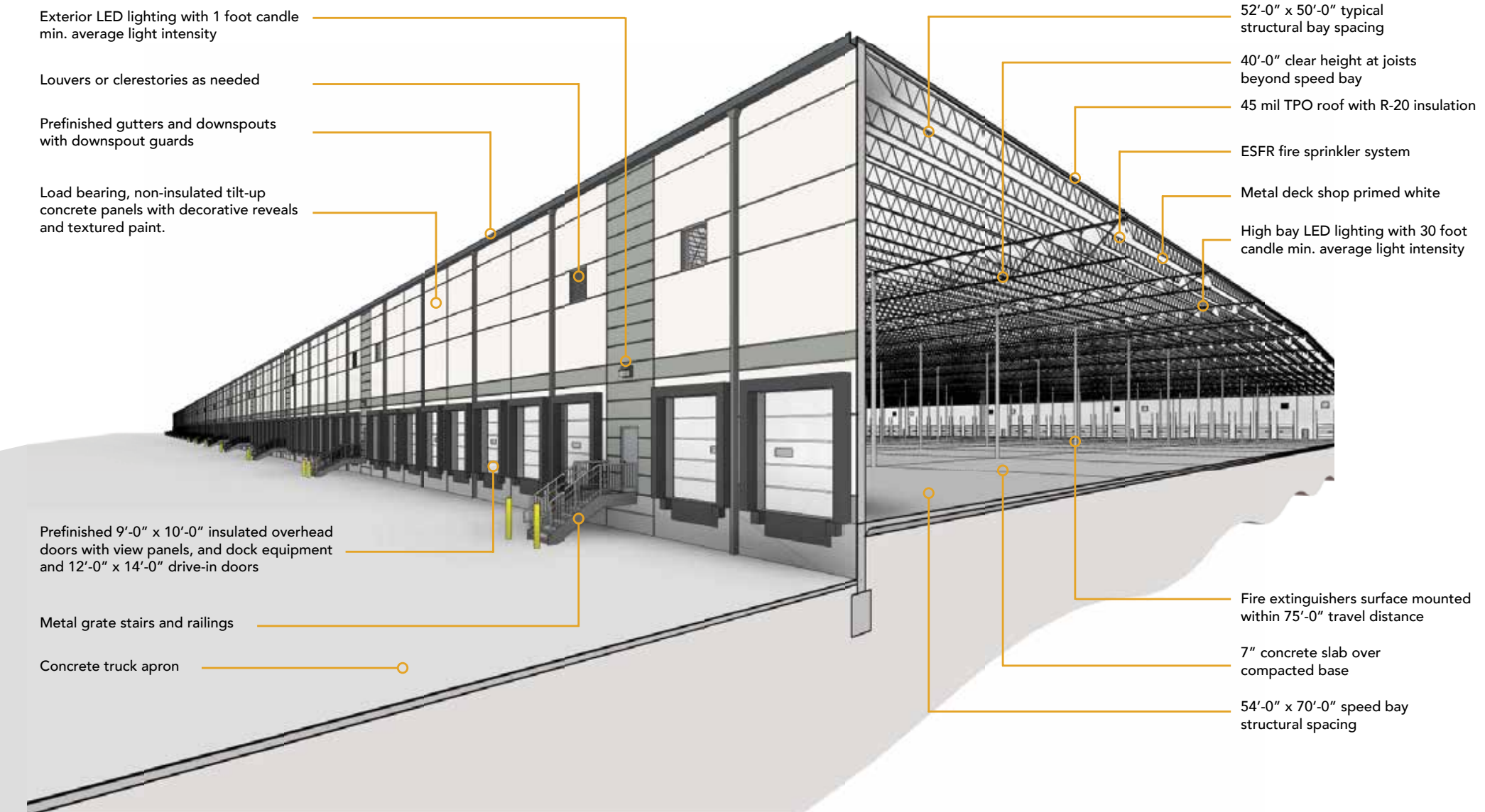
Metal deck shop primed white

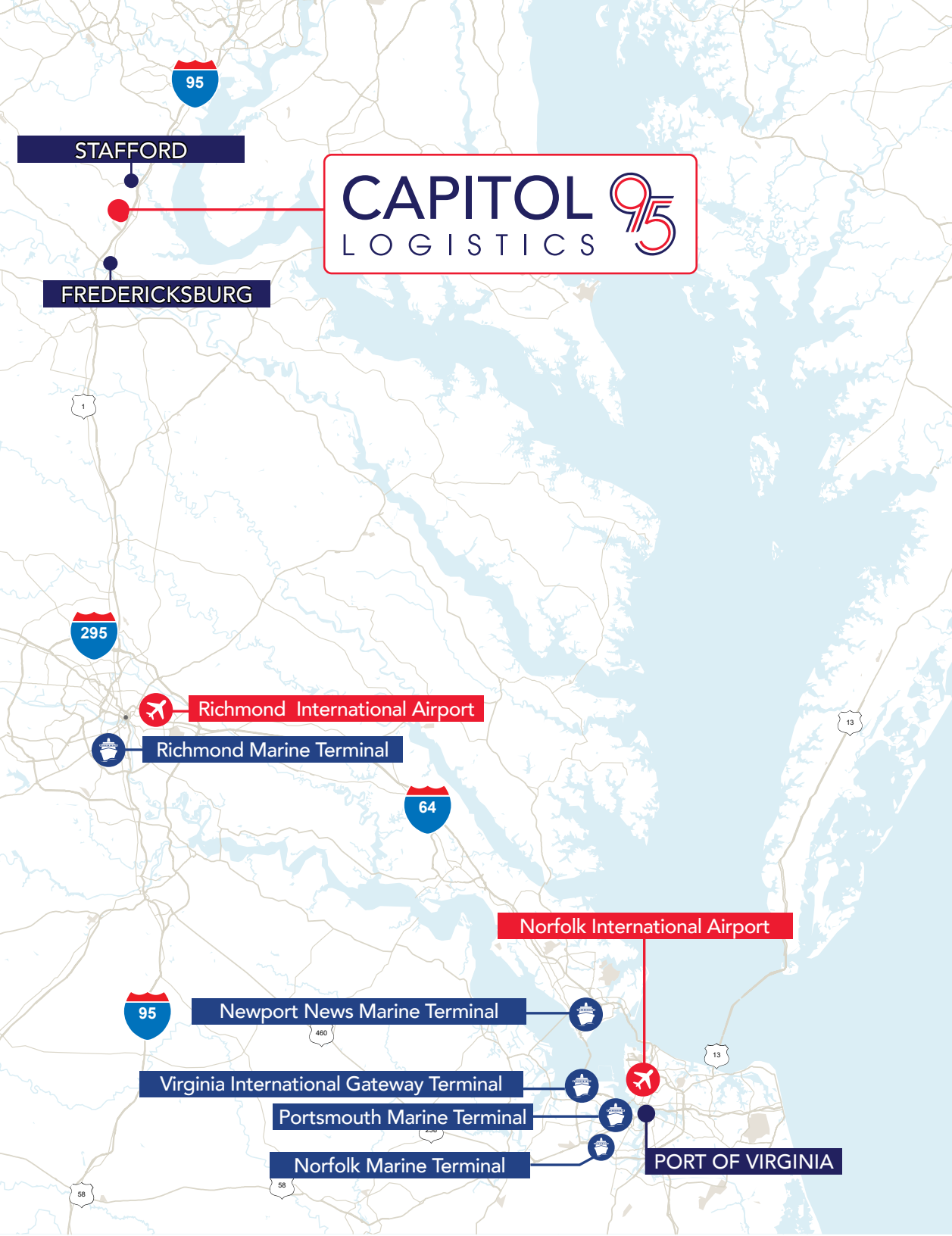
High bay LED lighting with 30 foot candle min. average light intensity

Fire extinguishers surface mounted within 75'-0" travel distance

7" concrete slab over compacted base

54'-0" x 70'-0" speed bay structural spacing





PROXIMITY TO THE PORT OF VIRGINIA

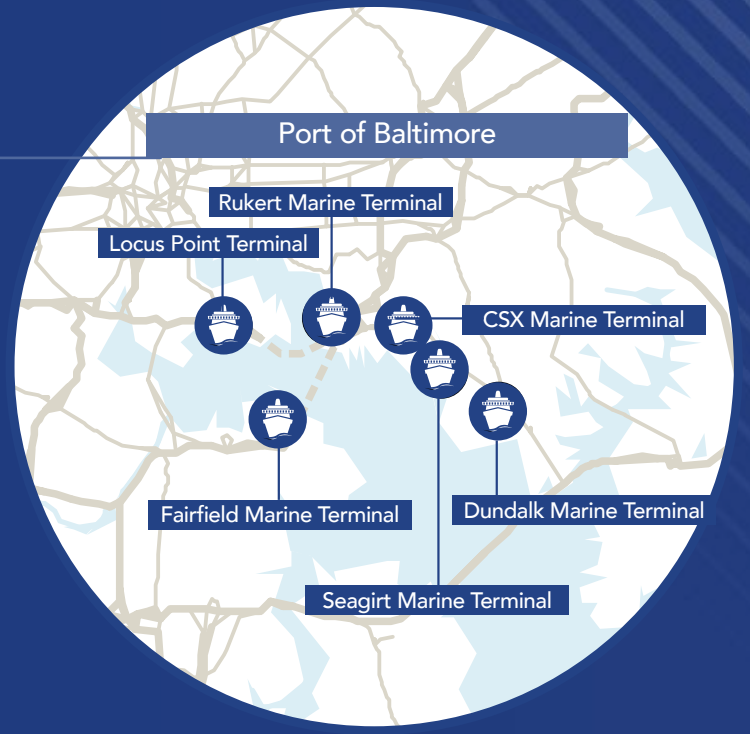
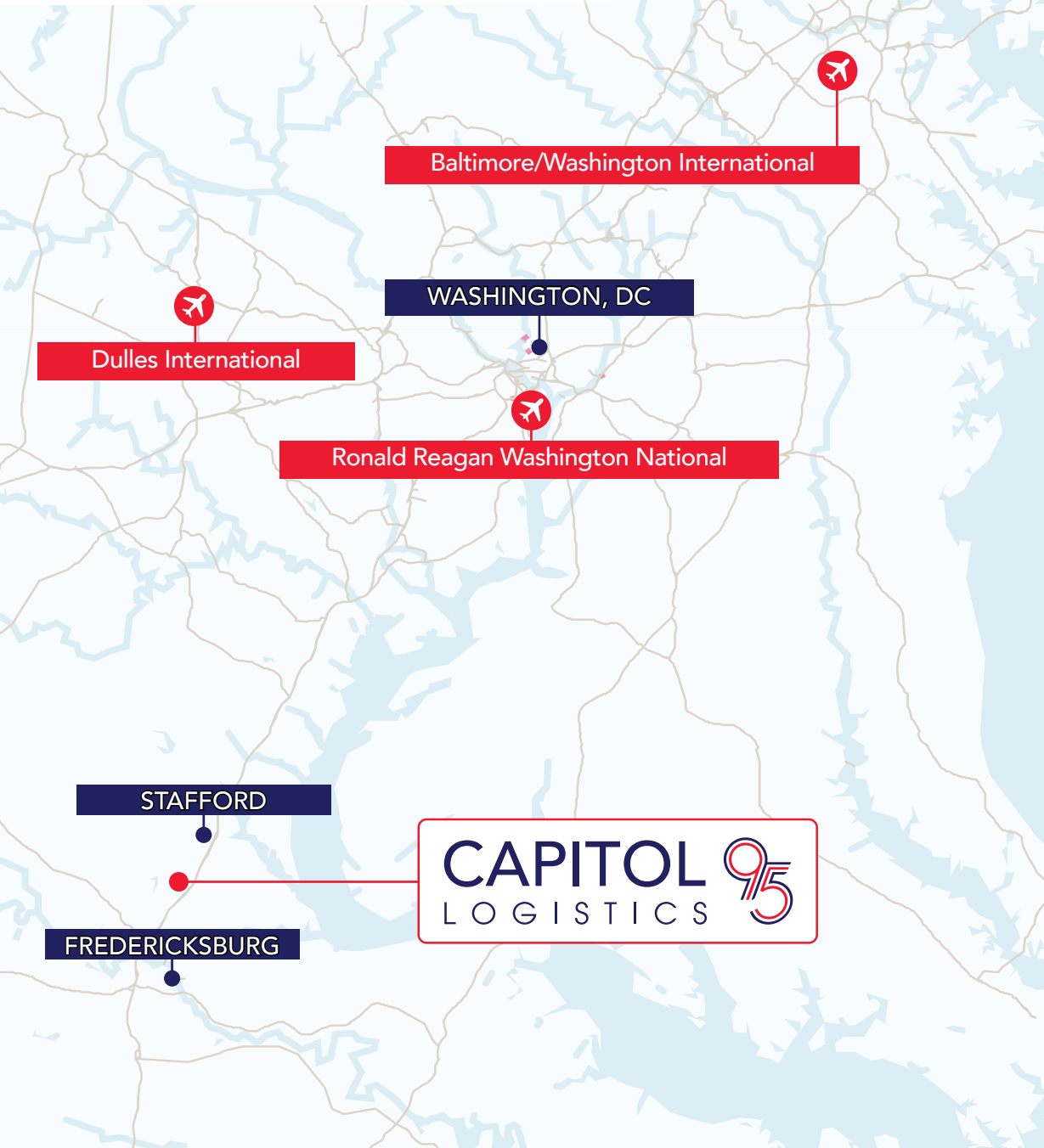


70 Miles to Richmond Marine Terminal
149 Miles to Virginia Intl. Gateway

- Port of Virginia will be the deepest and widest port in the East Coast by 2024
- The future Craney Island Marine Terminal is the largest fully-permitted port expansion project on the east coast
- 75% of the U.S. population lives within a two-day drive from the Port of Virginia
- Richmond Marine Terminal is westernmost port in the Mid-Atlantic and Northeast
- 2.5 hours to open sea with no air draft restrictions
- \$6.95 million available in Virginia Port incentives each year
- Port of Virginia had the highest increase in 2021 TEU volume (25.1%) out of all the U.S. ports and still achieved #1 most efficient port ranking in the world by SP Global
- A comprehensive ESG strategy with a commitment to reach net zero across our business by 2040



PROXIMITY TO THE PORT OF BALTIMORE

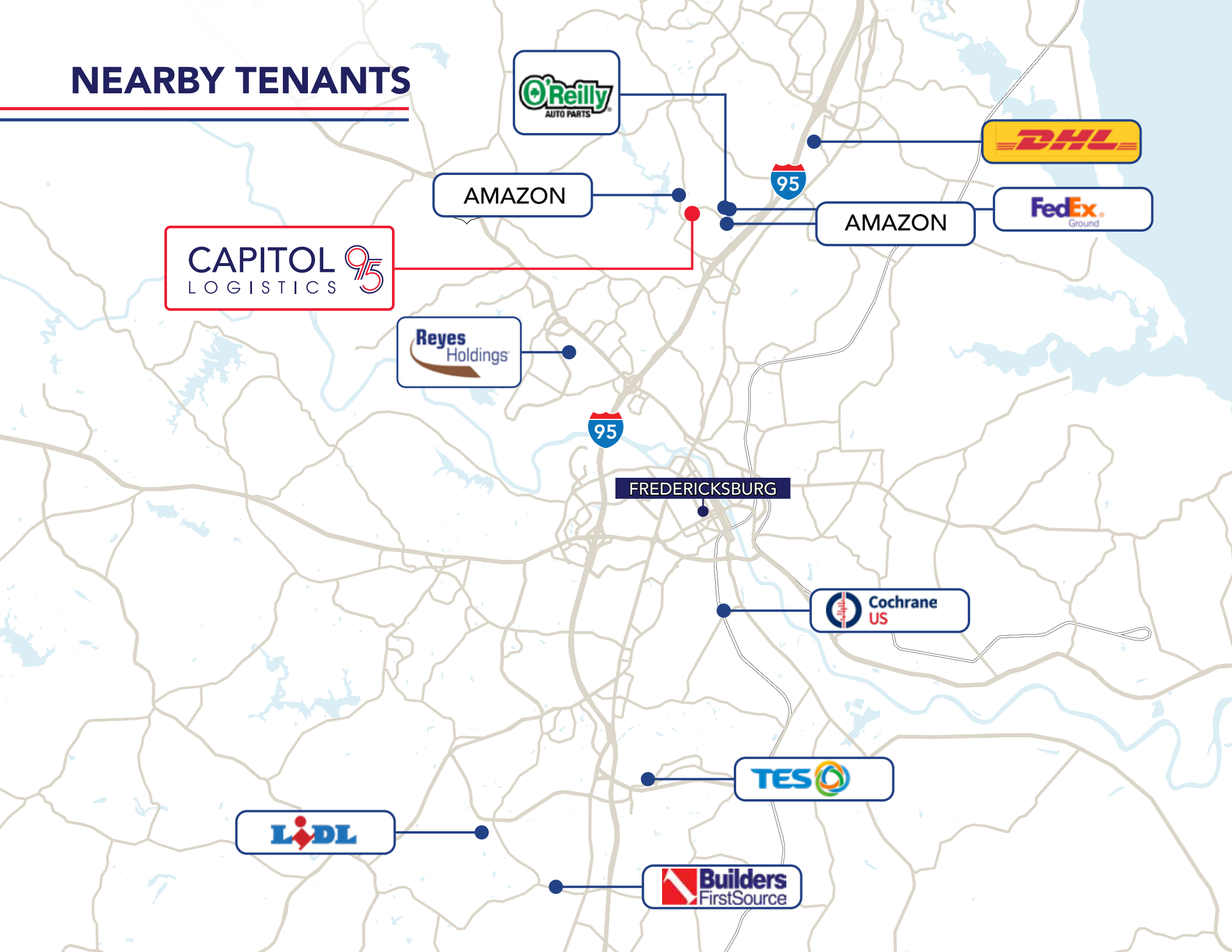


70 Miles to Richmond Marine Terminal
149 Miles to Virginia Intl. Gateway

- Closest East Coast Port to Midwest manufacturing hub
- Howard Street Tunnel Expansion (2025 completion) will allow uninterrupted double-stack rail service from Maine to Florida
- #1 Auto and Roll-on/Roll-off cargo in the US



NEARBY TENANTS



CAPITOL
LOGISTICS 95

AMAZON

AMAZON

DHL

FedEx
Ground

Reyes
Holdings

95

FREDERICKSBURG

Cochrane
US

TESCO

LIDL

Builders
FirstSource



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DEVELOPMENT

 **JLL**

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