

5160 CHUDOBA PARKWAY, PRINCE GEORGE, VA 23875

TRIPPOINT

DISTRIBUTION CENTER

IMMEDIATELY
AVAILABLE

CONSTRUCTION
COMPLETED
ON AUGUST 2025

CBRE



DEVELOPMENT PLAN

BUILDING SPECIFICATIONS

BUILDING SIZE	347,760 SF
BUILDING TYPE	Cross Docked
BUILDING DEPTH	460'
CLEAR HEIGHT	36'
DOCK POSITIONS	62
DRIVE-IN DOORS	Four (4) motor operated 12' x 14' doors
TRAILER DROPS	124 off-dock drops
PARKING SPACES	216
DOCK PACKAGES	45,000 lb. mechanical levelers, seals, lights, outlets, and bumpers at 32 dock positions
DOORS AT DOCKS	Doors and seals will be installed at all 62 dock positions
ELECTRICAL SERVICE	3000 amp, 277/480 volt, 3-phase, 4-wire service
SPRINKLER	ESFR
LIGHTING	LED motion-sensor lighting at 30 Foot Candles throughout
SLAB ON GRADE	7", unreinforced concrete
HVAC	Warehouse will be gas heated via make-up air to 50 degrees. Will include eight (8) HVLS fans, four in each speed bay
COLUMN SPACING	54' wide x 48' deep with 60' speed bays
ROOF	60 Mil TPO
CLERESTORY	One (1) Clerestory Window per column bay along each dock wall
ZONING	M-1, to accommodate screened outdoor storage
OFFICE SF	Build-to-Suit



POINTS OF IMPORTANCE

Tripoint Distribution Center is in the heart of the **Virginia Gateway Region** and offers ideal proximity to the **Port of Virginia** system. Committed to becoming America's most modern gateway, the Port of Virginia is investing over \$1.4B towards supply chain improvements and solutions.



Norfolk Harbor is home to the deepest, widest shipping channels along the U.S. East Coast



The Port of Virginia positions companies to reach over 75% of the U.S. population in two days or less

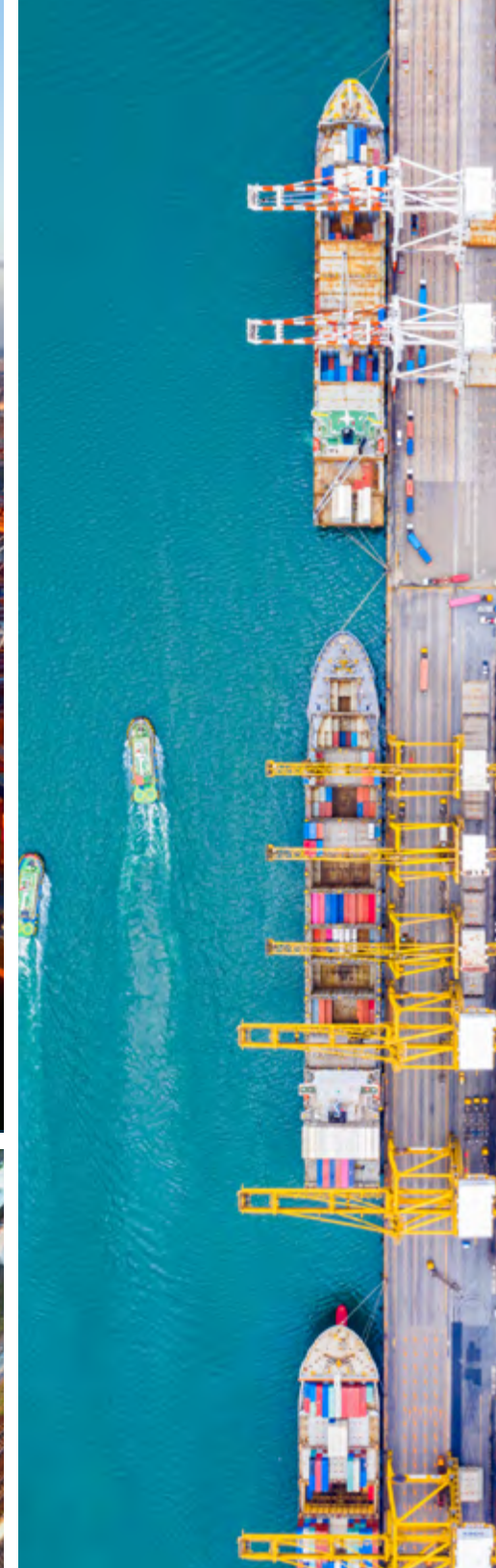


Norfolk International Terminal accommodates a total annual rail capacity of 1.8M TEUs



Access two Class I rail partners (Norfolk Southern and CSX) to support seamless freight delivery

Source: Port of Virginia, and Virginia Economic Development Partnership (2024)



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

THE PORT OF VIRGINIA
 27 miles to Richmond Marine Terminal

DAILY TRUCK TRAFFIC
 2,463

DAILY TRUCK TRAFFIC
 283

DAILY TRUCK TRAFFIC
 1,155

I295/US460 Interchange Exit 3

I95/Wagner Rd Interchange Exit 48

TRIPPOINT
 DISTRIBUTION CENTER

DAILY TRUCK TRAFFIC
 474

DAILY TRUCK TRAFFIC
 2,271

THE PORT OF VIRGINIA
 71 miles to VA International Gateway Terminal

FOOD LION
 Distribution Center

STRAIGHT TO THE POINT

-  **DISTANCE TO 460**
1.6 MILES - 3 MIN
-  **DISTANCE TO I-295**
2.3 MILES - 4 MIN
-  **DISTANCE TO I-95**
3.6 MILES - 6 MIN
-  **DISTANCE TO PORT OF VIRGINIA**
77 MILES - 93 MIN

NEARBY TENANTS

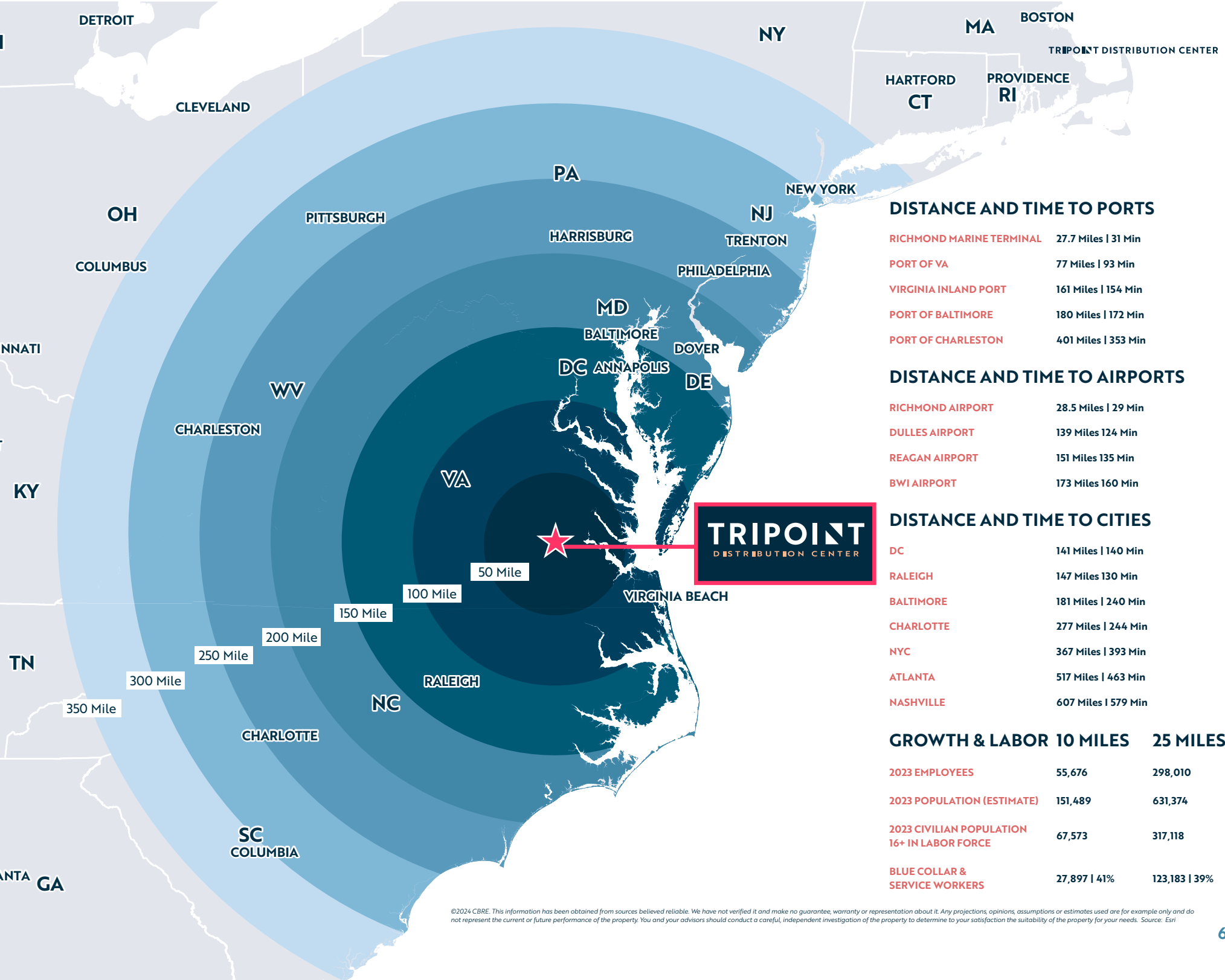
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ON POINT LOCATION

The labor market serving **Tripoint Distribution Center** includes a workforce of over 720,000. Home to Fort Gregg-Adams and the Defense Logistics Agency (less than 15 minutes from the facility), Virginia's Gateway Region has access to elite logistics expertise not found anywhere else in the country—or world.

Supply chain innovators such as Amazon (two 1 million SF and an 800,000 SF facility), ALDI (500,000 SF regional headquarters and distribution), Walmart, and Medline all selected Virginia's Gateway Region for major facilities, complementing the over 600 acres and 4.9 million square feet of logistics investments announced in Virginia's Gateway Region since 2011.





DISTANCE AND TIME TO PORTS

RICHMOND MARINE TERMINAL	27.7 Miles 31 Min
PORT OF VA	77 Miles 93 Min
VIRGINIA INLAND PORT	161 Miles 154 Min
PORT OF BALTIMORE	180 Miles 172 Min
PORT OF CHARLESTON	401 Miles 353 Min

DISTANCE AND TIME TO AIRPORTS

RICHMOND AIRPORT	28.5 Miles 29 Min
DULLES AIRPORT	139 Miles 124 Min
REAGAN AIRPORT	151 Miles 135 Min
BWI AIRPORT	173 Miles 160 Min

DISTANCE AND TIME TO CITIES

DC	141 Miles 140 Min
RALEIGH	147 Miles 130 Min
BALTIMORE	181 Miles 240 Min
CHARLOTTE	277 Miles 244 Min
NYC	367 Miles 393 Min
ATLANTA	517 Miles 463 Min
NASHVILLE	607 Miles 579 Min

GROWTH & LABOR 10 MILES 25 MILES

2023 EMPLOYEES	55,676	298,010
2023 POPULATION (ESTIMATE)	151,489	631,374
2023 CIVILIAN POPULATION 16+ IN LABOR FORCE	67,573	317,118
BLUE COLLAR & SERVICE WORKERS	27,897 41%	123,183 39%

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