

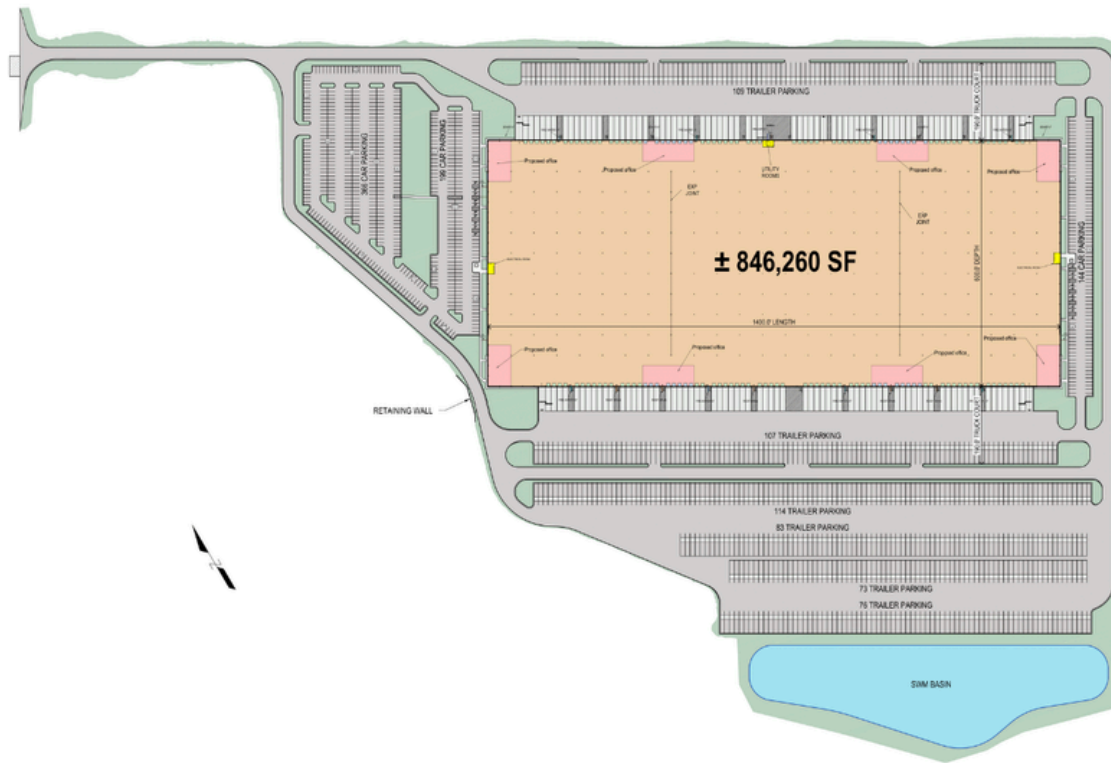


AVAILABLE  
**846,260 SF**

# PNK ASHTON

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**Ashton Park Dr, Colonial Heights, VA 23834**

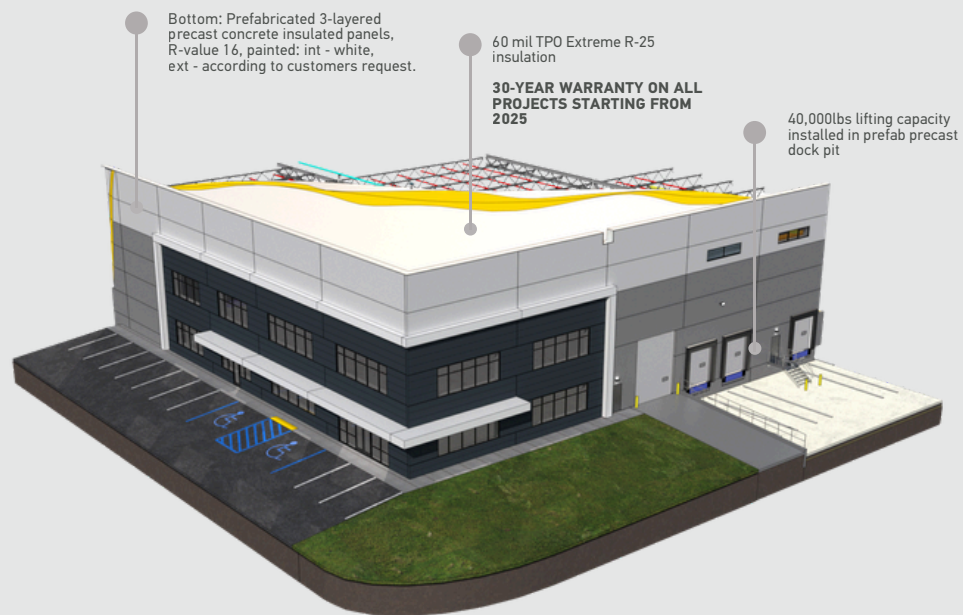
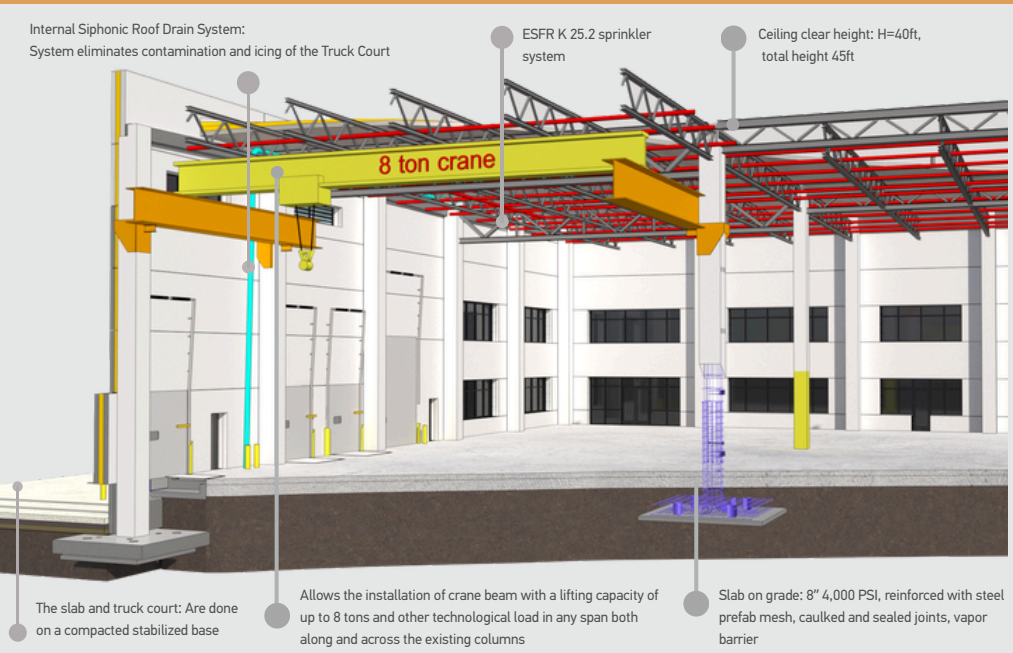


# Site Plan

## Ashton Park Dr, Colonial Heights, VA 23834

- 40 feet Clear Height
- 50'x 56' with 75' speed bay
- 603' deep × 1403' wide
- 190' truck court with concrete apron
- 5 Drive-in doors with concrete ramp
- 112 fully equipped docks with dock levelers
- 562 Trailer Parking
- 709 Car Parking

# PNK BUILDING STRUCTURE



\*Cranes and crane beams are not part of the standard configuration



**ROBUST REINFORCED  
CONCRETE STRUCTURAL  
FRAME**



**8" REINFORCED  
CONCRETE SLAB**



**COMPLETE SET OF  
DOCK EQUIPMENT**

## PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025

# CORPORATE NEIGHBORS



Ashton Park Dr, Colonial Heights, VA 23834



### REGIONAL PROXIMITY

City	Miles	Minutes
Richmond, VA	16	20
Washington, DC	124	135
Raleigh, NC	140	139
Port of Richmond	15	19
Port of Virginia	76	96

### LABOR DEMOGRAPHICS

45 Mile	
Population:	2,800,000
Workforce (18+):	1,750,000
45 Minute	
Population:	1,900,000
Workforce (18+):	1,187,500

Ashton is located within 1 day's drive of:

**45%**  
of the U.S. population

**30%**  
of U.S. manufacturers

**38%**  
of U.S. domestic trade & service industries

Ashton Park Dr  
Colonial Heights,  
VA 23834

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