

5601 CHUDOBA PARKWAY, PRINCE GEORGE, VA 23875

# TRIPPOINT

DISTRIBUTION CENTER

IMMEDIATELY  
AVAILABLE

CONSTRUCTION  
COMPLETED  
ON AUGUST 2025

CBRE

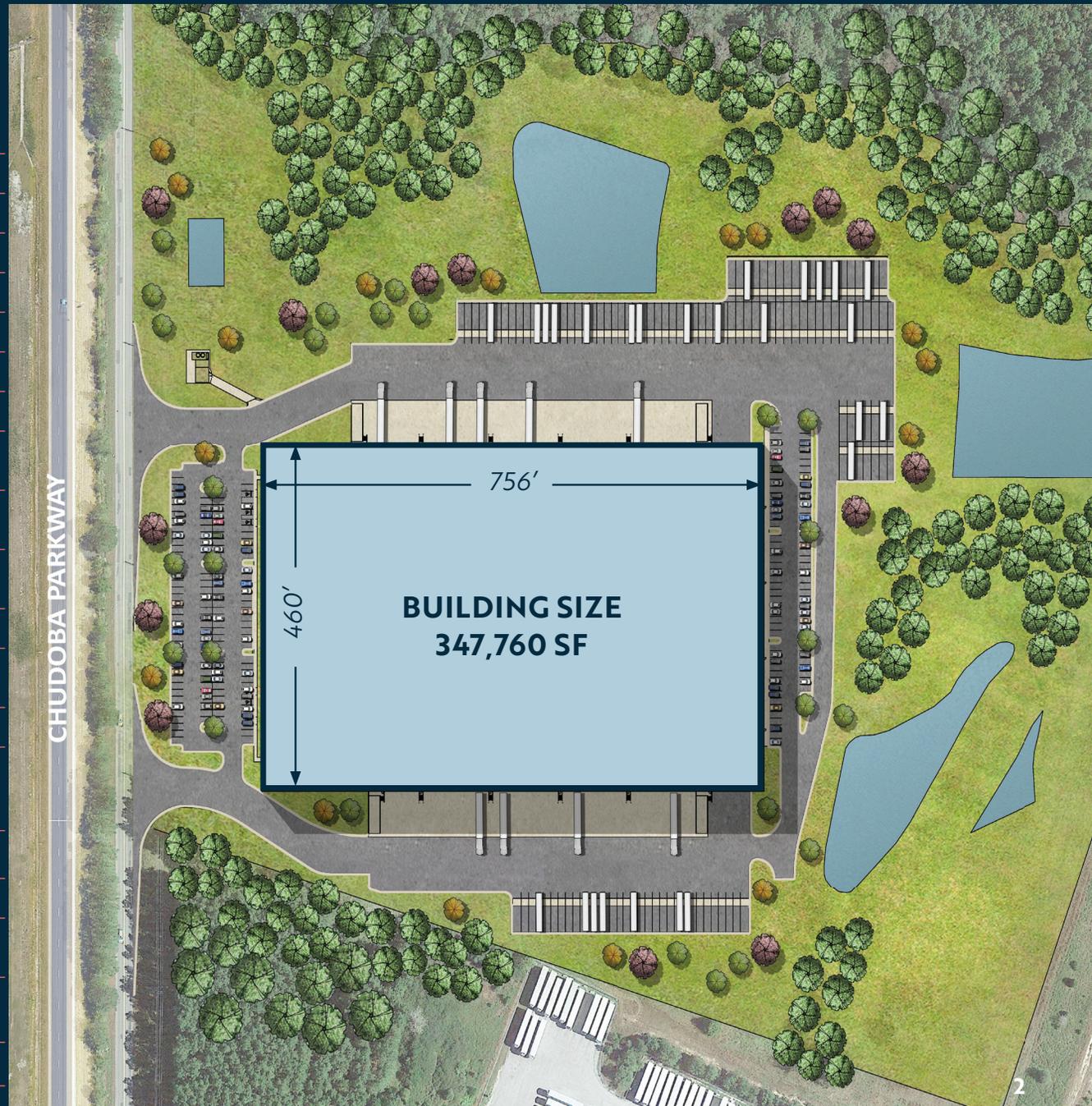


# DEVELOPMENT PLAN

TRIPPOINT DISTRIBUTION CENTER

## BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	347,760 SF
<b>BUILDING TYPE</b>	Cross Docked
<b>BUILDING DEPTH</b>	460'
<b>CLEAR HEIGHT</b>	36'
<b>DOCK POSITIONS</b>	62
<b>DRIVE-IN DOORS</b>	Four (4) motor operated 12' x 14' doors
<b>TRAILER DROPS</b>	124 off-dock drops
<b>PARKING SPACES</b>	216
<b>DOCK PACKAGES</b>	45,000 lb. mechanical levelers, seals, lights, outlets, and bumpers at 32 dock positions
<b>DOORS AT DOCKS</b>	Doors and seals will be installed at all 62 dock positions
<b>ELECTRICAL SERVICE</b>	3000 amp, 277/480 volt, 3-phase, 4- wire service
<b>SPRINKLER</b>	ESFR
<b>LIGHTING</b>	LED motion-sensor lighting at 30 Foot Candles throughout
<b>SLAB ON GRADE</b>	7", unreinforced concrete
<b>HVAC</b>	Warehouse will be gas heated via make-up air to 50 degrees. Will include eight (8) HVLS fans, four in each speed bay
<b>COLUMN SPACING</b>	54' wide x 48' deep with 60' speed bays
<b>ROOF</b>	60 Mil TPO
<b>CLERESTORY</b>	One (1) Clerestory Window per column bay along each dock wall
<b>ZONING</b>	M-1, to accomodate screened outdoor storage
<b>OFFICE SF</b>	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  
1,155

DAILY TRUCK TRAFFIC  
283

DAILY TRUCK TRAFFIC  
2,463

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

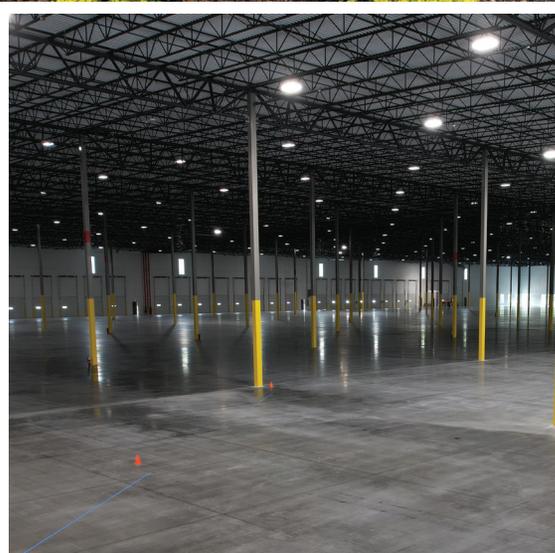
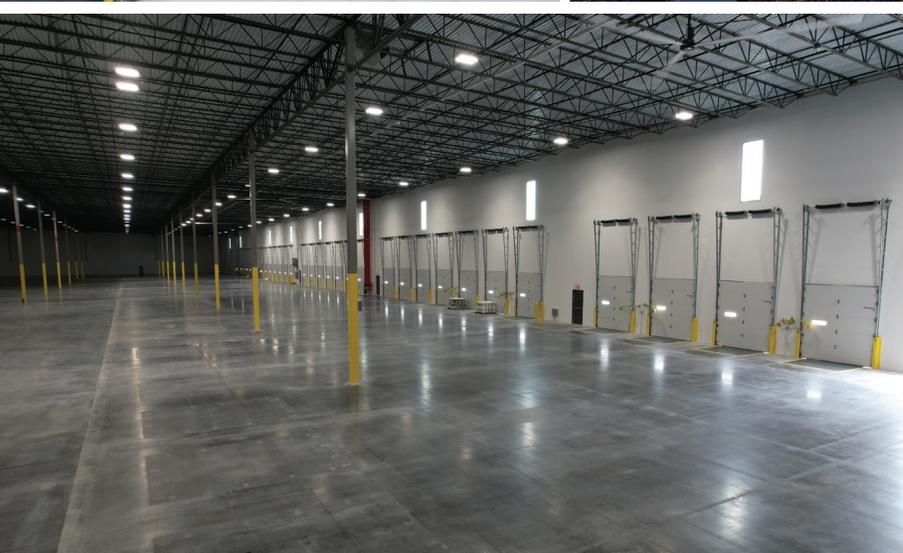
**NEARBY TENANTS**

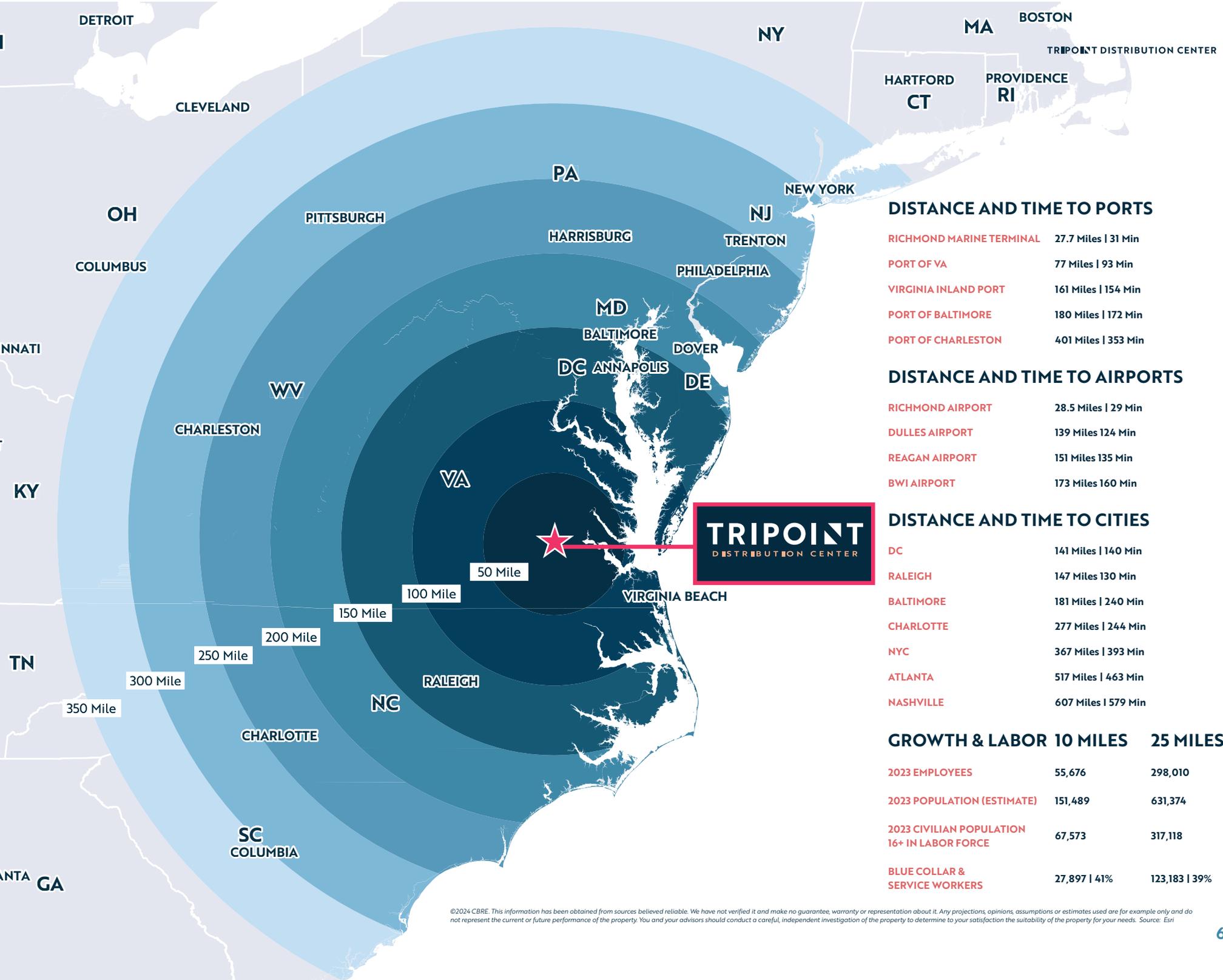
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 

# 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%

©2024 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri

# TRIPPOINT

DISTRIBUTION CENTER

## CONTACT US

**Jason Hetherington, SIOR**  
Senior Vice President  
+1 804.401.4002  
[jason.hetherington@cbre.com](mailto:jason.hetherington@cbre.com)

**Brad Lowry**  
Senior Associate  
+1 804.401.4007  
[brad.lowry@cbre.com](mailto:brad.lowry@cbre.com)

**Douglas O. Tice, IV**  
Senior Associate  
+1 804.201.2036  
[doug.tice@cbre.com](mailto:doug.tice@cbre.com)

