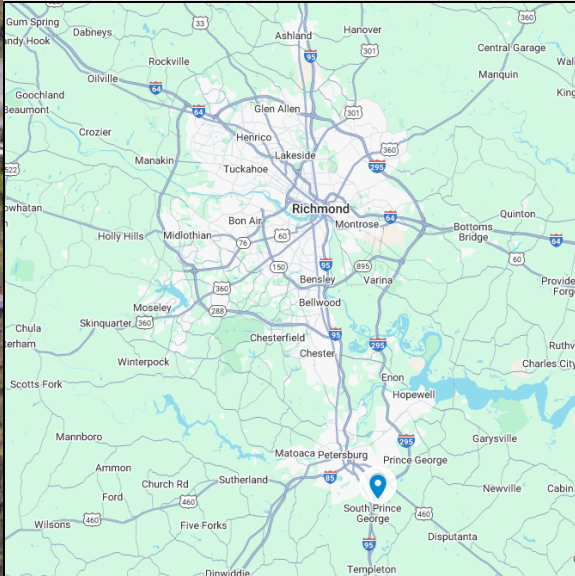


# FivePOINT

## Logistics Park



# For Lease

3000 - 3009 Rives Rd.  
Petersburg & Prince George, VA  
23805



## LINGERFELT

Four (4) building, 1.7 million SF industrial park  
Building 1 delivering Q2 2027  
Build-to-Suit & Pad Purchase Options Available

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# PROJECT TEAM

Developer:



**LINGERFELT**

Civil Engineer:



Design & Construction:



Construction  
Administration:



Legal:



Government & Economic Development Partners:



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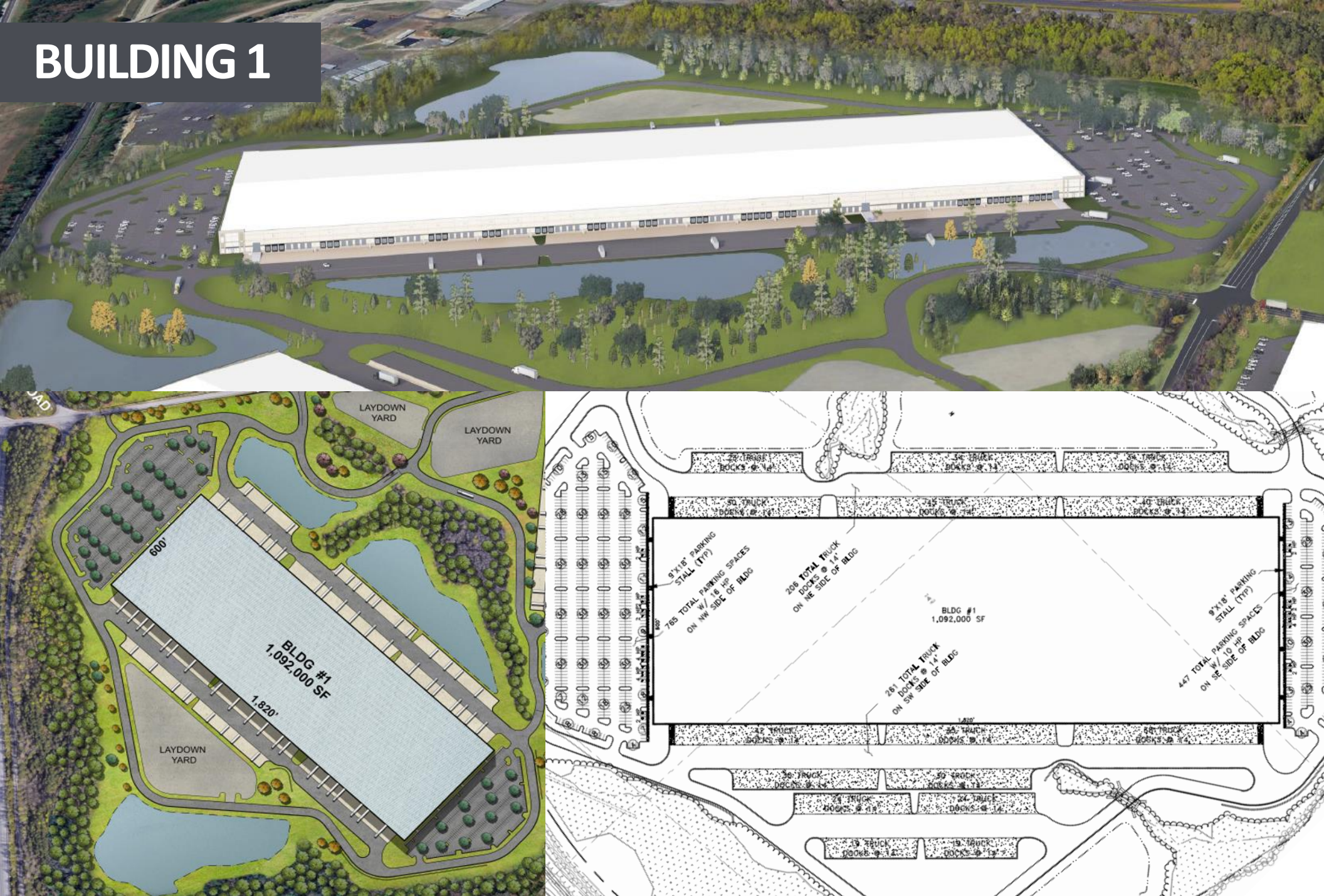
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**LINGERFELT**



# BUILDING 1



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# PROPERTY SUMMARY – BUILDING 1

<b>Address:</b>	3001 Rives Rd Prince George, VA 23805
<b>Zoning:</b>	M-2 (General Industrial) <i>Prince George County, VA</i>
<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>	54' W x 52' 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>Dock Doors:</b>	Two-hundred thirty (230) 9' x 10' manual overhead doors One-hundred fifteen (115) 45k lb. mech levelers + seals Four (4) 14' x 16' motorized roll-up doors at drive-ins
<b>Truck Court:</b>	190'-deep truck courts with 60' concrete apron and heavy-duty drive isle
<b>Roof:</b>	Mechanically attached .60 mil TPO with R-30 insulation
<b>Roof Age:</b>	New
<b>Lighting:</b>	LED high-bay at 30 FC throughout
<b>Electrical:</b>	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
<b>Fire Protection:</b>	ESFR
<b>HVAC:</b>	Heat for freeze protection, 1 Air Change Per Hour 18 HVLS fans in speed bays
<b>Parking:</b>	1,212 Parking Spaces 151 Trailer Drops
<b>Outdoor/Trailer Storage:</b>	~4.5 Acres of IOS/laydown yard OR ~86 Additional Trailer Drops

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Ground-breaking scheduled for Q1 2026 with a 14-month construction period, delivering on spec in Q2 of 2027



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# BUILDING 2



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**LINGERFELT**



# PROPERTY SUMMARY – BUILDING 2

<b>Address:</b>	3009 Rives Rd Prince George, VA 23805
<b>Zoning:</b>	M-2 (General Industrial) <i>Prince George County, VA</i>
<b>Site Acreage:</b>	+/- 38.1 acres
<b>Delivery:</b>	10 Months (Built-to-Suit)
<b>Developer:</b>	Lingerfelt Development, LLC
<b>Building Size:</b>	384,400 SF (demisable)
<b>Structure:</b>	Tilt-up Concrete Wall Panels
<b>Dimensions:</b>	310' D x 1240' W
<b>Configuration:</b>	Front-load
<b>Clear Height:</b>	40'
<b>Column Spacing:</b>	54' W x 50' D w/ 60' speed-bay
<b>Floor Slab:</b>	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

<b>Dock Doors:</b>	Seventy-five (75) 9' x 10' manual overhead doors Thirty-eight (38) 45,000 lb. mechanical levelers + seals Two (2) 14' x 16' motorized roll-up doors at drive-ins
<b>Truck Court:</b>	190'-deep truck court with 60' concrete apron and heavy-duty drive isle
<b>Roof:</b>	Mechanically attached .60 mil TPO with R-30 insulation
<b>Roof Age:</b>	New
<b>Lighting:</b>	LED high-bay at 30 FC throughout
<b>Electrical:</b>	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
<b>Fire Protection:</b>	ESFR
<b>HVAC:</b>	Heat for freeze protection, 1 Air Change Per Hour HVLS Fans in speed-bay
<b>Parking:</b>	275 Parking Spaces 69 Trailer Drops
<b>Outdoor/Trailer Storage:</b>	~10 Acres of IOS/laydown yard OR Additional Trailer Drops

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Build-to-Suit + Full-Building User Customization +  
Purchase Options Available



LINGERFELT

# BUILDING 3



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# PROPERTY SUMMARY – BUILDING 3

<b>Address:</b>	3000 Rives Rd Petersburg, VA 23805
<b>Zoning:</b>	M-1 (Light Industrial) <i>Petersburg City, VA</i>
<b>Site Acreage:</b>	+/- 21 acres
<b>Delivery:</b>	10 Months (Built-to-Suit)
<b>Developer:</b>	Lingerfelt Development, LLC
<b>Building Size:</b>	198,000 SF (demisable)
<b>Structure:</b>	Tilt-up Concrete Wall Panels
<b>Dimensions:</b>	180' D x 1100' W
<b>Configuration:</b>	Rear-load
<b>Clear Height:</b>	32' - 40'
<b>Column Spacing:</b>	54' W x 50' D w/ 60' speed-bay
<b>Floor Slab:</b>	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

<b>Dock Doors:</b>	Seventy (70) 9' x 10' manual overhead doors Thirty-five (35) 45,000 lb. mechanical levelers + seals Two (2) 14' x 16' motorized roll-up doors at drive-ins
<b>Truck Court:</b>	190'-deep truck court with 60' concrete apron and heavy-duty drive isle
<b>Roof:</b>	Mechanically attached .60 mil TPO with R-30 insulation
<b>Roof Age:</b>	New
<b>Lighting:</b>	LED high-bay at 30 FC at speed-bay and one fixture per bay otherwise
<b>Electrical:</b>	One (1), 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
<b>Fire Protection:</b>	ESFR
<b>HVAC:</b>	Heat for freeze protection, 1 Air Change Per Hour
<b>Parking:</b>	179 Parking Spaces 48 Trailer Drops

Build-to-Suit + Full-Building User Customization +  
Purchase Options Available

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# BUILDING 4



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**LINGERFELT**



# PROPERTY SUMMARY – BUILDING 4

<b>Address:</b>	3002 Rives Rd Petersburg, VA 23805
<b>Zoning:</b>	M-1 (Light Industrial) <i>Petersburg City, VA</i>
<b>Site Acreage:</b>	+/- 10 acres
<b>Delivery:</b>	10 Months (Built-to-Suit)
<b>Developer:</b>	Lingerfelt Development, LLC
<b>Building Size:</b>	70,800 SF (demisable)
<b>Structure:</b>	Tilt-up Concrete Wall Panels
<b>Dimensions:</b>	120' D x 590' W
<b>Configuration:</b>	Rear-load
<b>Clear Height:</b>	32' - 40'
<b>Column Spacing:</b>	54' W x 50' D w/ 60' speed-bay
<b>Floor Slab:</b>	7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

<b>Dock Doors:</b>	Docks Built-to-Suit Dock Packages TBD Drive-Ins Built-to-Suit
<b>Truck Court:</b>	TBD
<b>Roof:</b>	Mechanically attached .60 mil TPO with R-30 insulation
<b>Roof Age:</b>	New
<b>Lighting:</b>	LED high-bay at 30 FC throughout
<b>Electrical:</b>	One (1), 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
<b>Fire Protection:</b>	ESFR
<b>HVAC:</b>	Heat for freeze protection, 1 Air Change Per Hour
<b>Parking:</b>	TBD Parking Spaces TBD Trailer Drops

Build-to-Suit + Full-Building User Customization +  
Purchase Options Available

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# BUILD-TO-SUIT & CUSTOMIZATION OPPORTUNITIES

## ➤ Build-to-Suit Structures

Given the phased nature of the FivePoint project, all of Buildings 1-4 can offer a range of build-to-suit structures for users with specific requirements in exchange for a long-term net lease executed prior to construction. The BTS option enables prospective tenants to purpose-build a new facility, custom-built to its unique specifications, with no upfront capital expense or equity required, allowing them to preserve capital to be reinvested into its core business operations and growth objectives.

## ➤ User Purchase Options

The FivePoint project also offers flexibility as it relates to user purchase options if the path to facility ownership is important in the near-term. In certain special cases, we will also consider pad-ready site sales in the event that a BTS will not work.

## ➤ Tenant-Specific Customization Options

If engaged early enough in the design process, the FivePoint project also offers a range of flexibility as it relates to user customization of individual buildings, and customization of individual subdivided units within each building. Degree of customizability depends on desired tenant occupancy timeline, lease execution timing, and how early in the design and construction process the custom specifications are considered.



	Building 1	Building 2	Building 3	Building 4
BTS Available?	Yes	Yes	Yes	Yes
Customizable?	Yes	Yes	Yes	Yes
Site Acreage	~110	~38	~21	~10
Zoning	M-2 (Prince George County)		M-1 (Petersburg)	
By-Right Uses	Manufacturing, Laboratory, R&D, Warehousing (Distribution + Storage), Cold Storage, Recycling, etc.			
Spec Size (SF)*	1,092,000+	Up to 384,400	Up to 198,000	Up to 70,800
Spec Clear Height*	40'	Customizable		
Spec Docks*	230 @ 9'x10' man.			
Spec Dock Packages*	115 @ 45,000 lbs. mech.			
Spec Drive-Ins*	4 @ 14'x16' motor.			
Spec Office*	1 @ ~5,000 SF			
Spec Parks / Drops*	1,212+ / 151 + 86 exp.			
IOS/Yard	4.5 Acres or 86+ Drops			
Options*	Customization/Upgrades: Lighting, Fire Protection, HVAC, Electricity Capacity, etc.			



# BUILD-TO-SUIT & CUSTOMIZATION OPPORTUNITIES

## Site Plan Modification Optionality

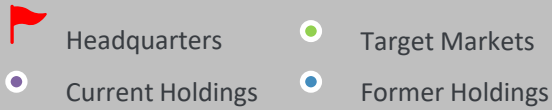
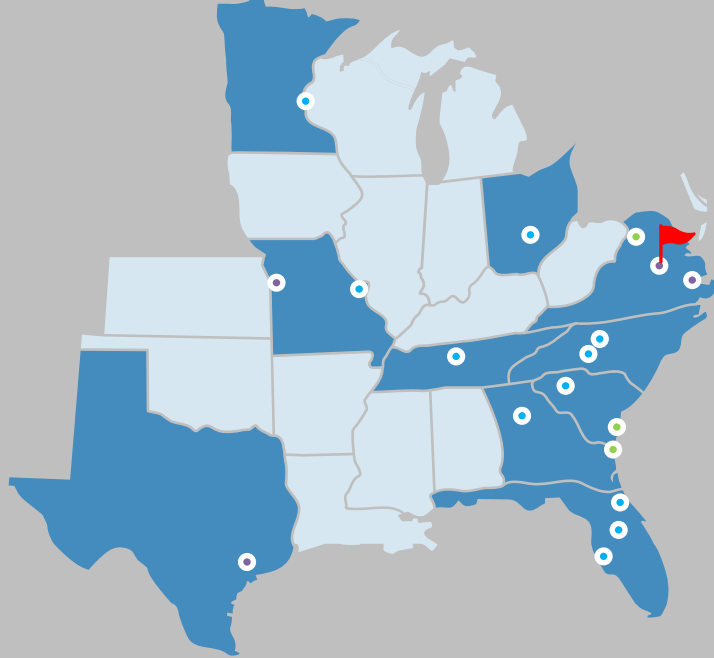
Under certain Build-to-Suit scenarios, FivePoint has the flexibility to offer overall site plan modifications to meet specific facility type, square-footage, outdoor storage, parking, trailer drop, clear height, and other requirements. Site plan modifications would be made specific to an individual user's requirements under a Build-to-Suit pre-lease arrangement; pad sales to individual owner-users will be considered under certain circumstances.

## Architectural Design Optionality

Under certain Build-to-Suit scenarios, FivePoint has the flexibility to offer architectural and design modifications to meet user-driven branding, customer service, ESG, and other requirements. Possible modifications: store-front entry design, clerestory windows, accent colors, light features, tilt-panel depth & texture features, etc.



# Why LINGERFELT?



## » Reputation of Quality and Excellence Spanning Three Generations

Lingerfelt is a results-driven, vertically integrated real estate investment management firm. Since the 1950's, Lingerfelt has been a dependable name in real estate and continues to build upon a stellar reputation by sourcing and investing in unique real estate opportunities that provide outsized returns for investors and partners. Lingerfelt, along with its partners, have successfully constructed, acquired, and managed a portfolio of over 25 million square feet of commercial real estate valued at over \$3B and growing each day.

## » Cycle-Tested Strategy and Experienced Management

We've honed our skills through up-markets and down-markets, resulting in a team of seasoned professionals. Our institutional-quality management, accounting, and reporting is supported by a robust corporate infrastructure that is designed to efficiently manage capital.

## » Strong Investment Track Record

Our performance speaks for itself. With our portfolio of successful case studies, it's easy to see how we're applying our reach and expertise to serve our clients.

## » Fully Integrated Owner-Operator Business Model

We measure our success by making sure our investors' goals are at the forefront of everything we do. We are a diligent and engaged owner/operator with in-house capabilities in sourcing, underwriting, financing, development, project and asset management, accounting, reporting, and fund management.

## » Right Timing, Right Geography

In the real estate industry, timing and location are everything. We harness our insights to invest in the acquisitions and development opportunities that yield the best results.

## » In-Depth Knowledge & Expertise

Lingerfelt's management team draws on decades of experience, including successfully navigating multiple recessions and uncertain market cycles. Lingerfelt's extensive network of relationships with debt and equity capital providers, property owners, brokers, and other key service providers should position the firm to secure the most favorable terms and opportunities available in today's market.



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# LINGERFELT Vertical Integration

The Lingerfelt owner-operator model optimizes risk management practices and adds value across all facets of the real estate investment cycle



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## LINGERFELT Owner-Operator Model



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# CONTACT



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