



**OFFERING
MEMORANDUM**

CONFIDENTIAL



**RiversEdge Logistic
Center**

@ Ivy Creek Innovation Center

NEWMARK

**314 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501**



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RiversEdge

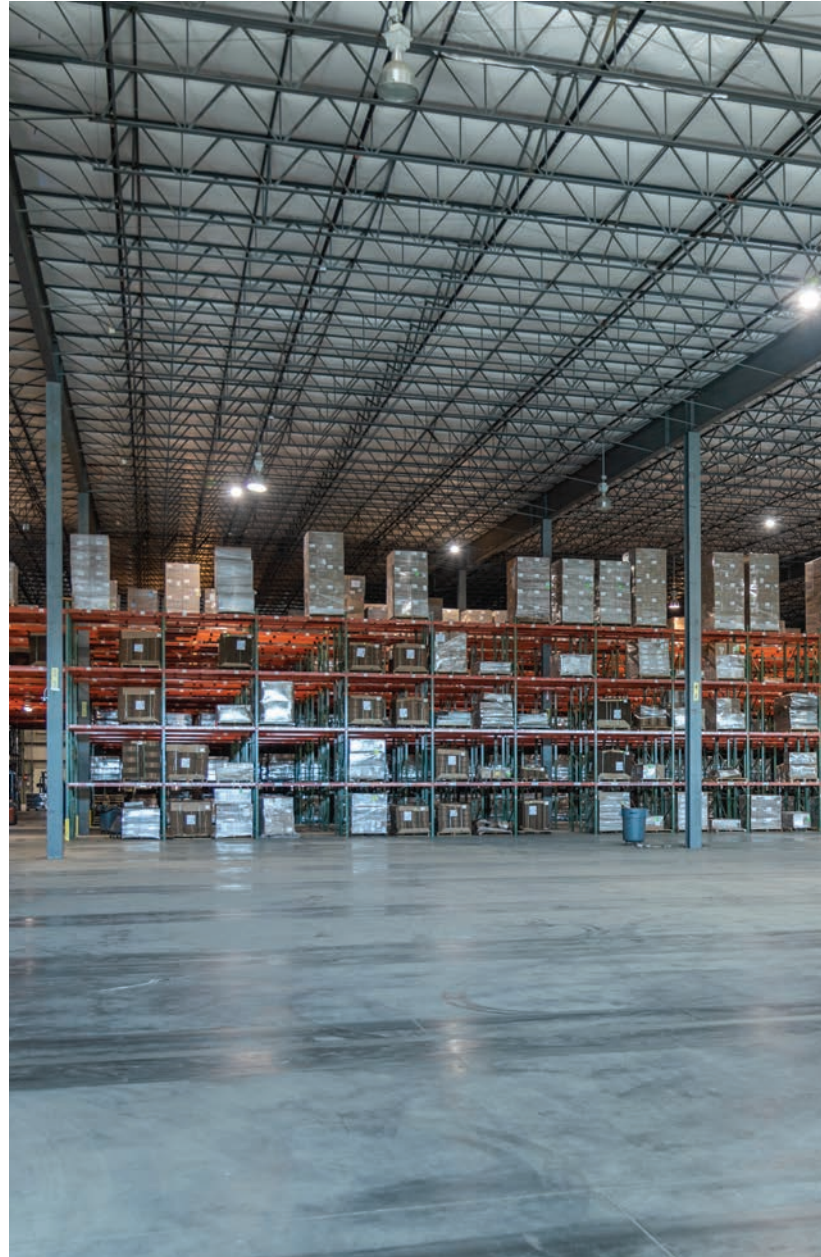


01

**EXECUTIVE
SUMMARY**

EXECUTIVE SUMMARY

Newmark is pleased to present the opportunity to lease RiversEdge Logistic Center, a 231,708 square foot, distribution center located in Lynchburg, VA. Located in the city's premier industrial park, Ivy Creek Innovation Park, the facility offers easy access off Rt 501. Although currently being used for distribution, the facility was designed with advanced manufacturing in mind. The original plant is temperature controlled to hold a temperature of 72 degrees year-round and has 9 inch reinforced concrete floors. The city has pulled heavy utilities into the park. The versatile design is a rare find in the region and offers a unique opportunity for a user to keep all operations under one roof.



PROPERTY HIGHLIGHTS



231,708 SF
- 216,164 warehouse
- 15,544 office



40 ft ceiling
(37' clear height)



34 dock doors
& 2 drive-ins



CESFR
Sprinkler System



Column Spacing
- Original plant: Primarily 43' x 48'
- Warehouse addition: Primarily 46' x 48'



RIVERSEDGE LOGISTIC CENTER

Located in the city's premier industrial park, Ivy Creek Innovation Park, the facility offers easy access off Rt 501





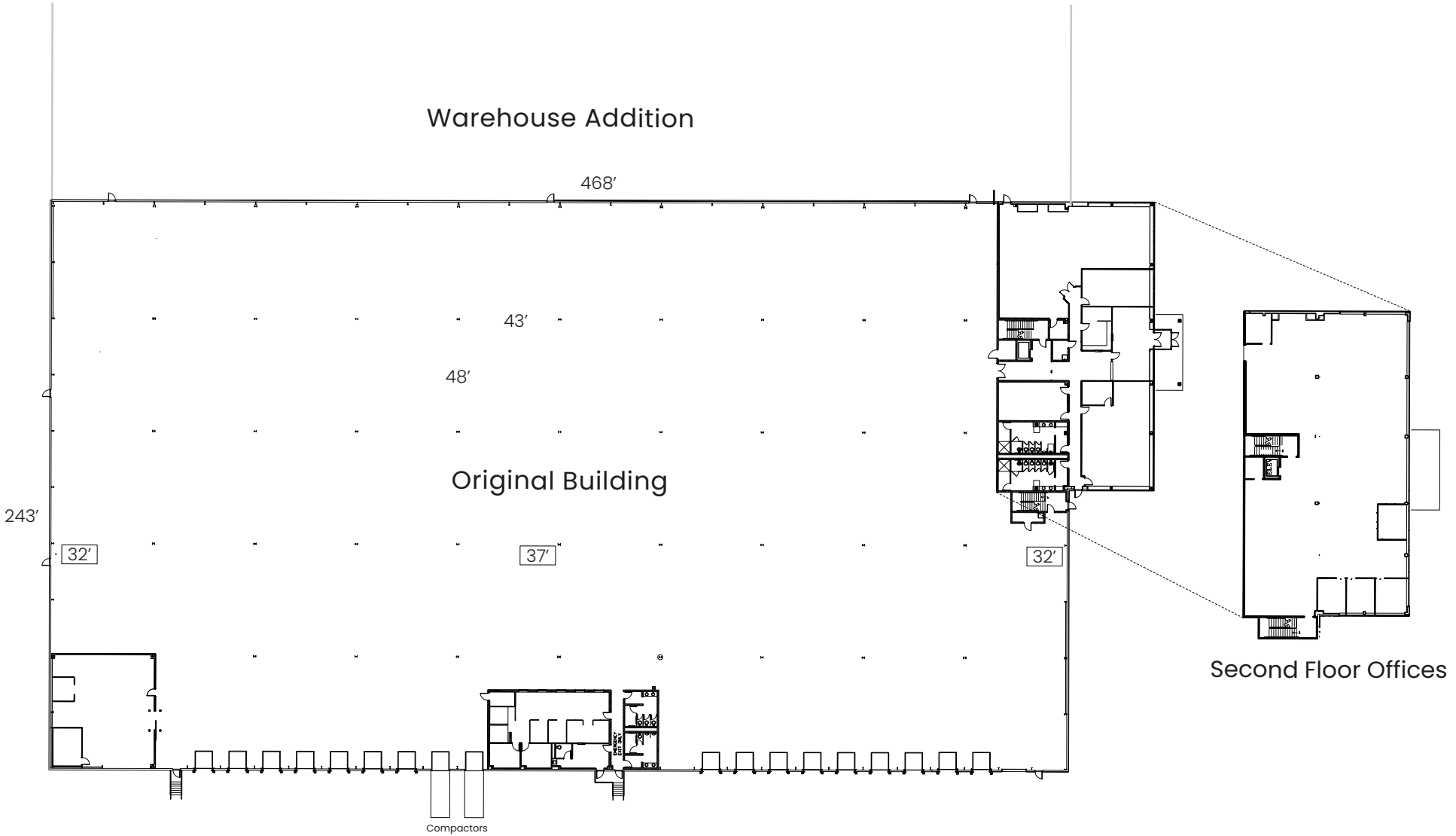


RiversEdge

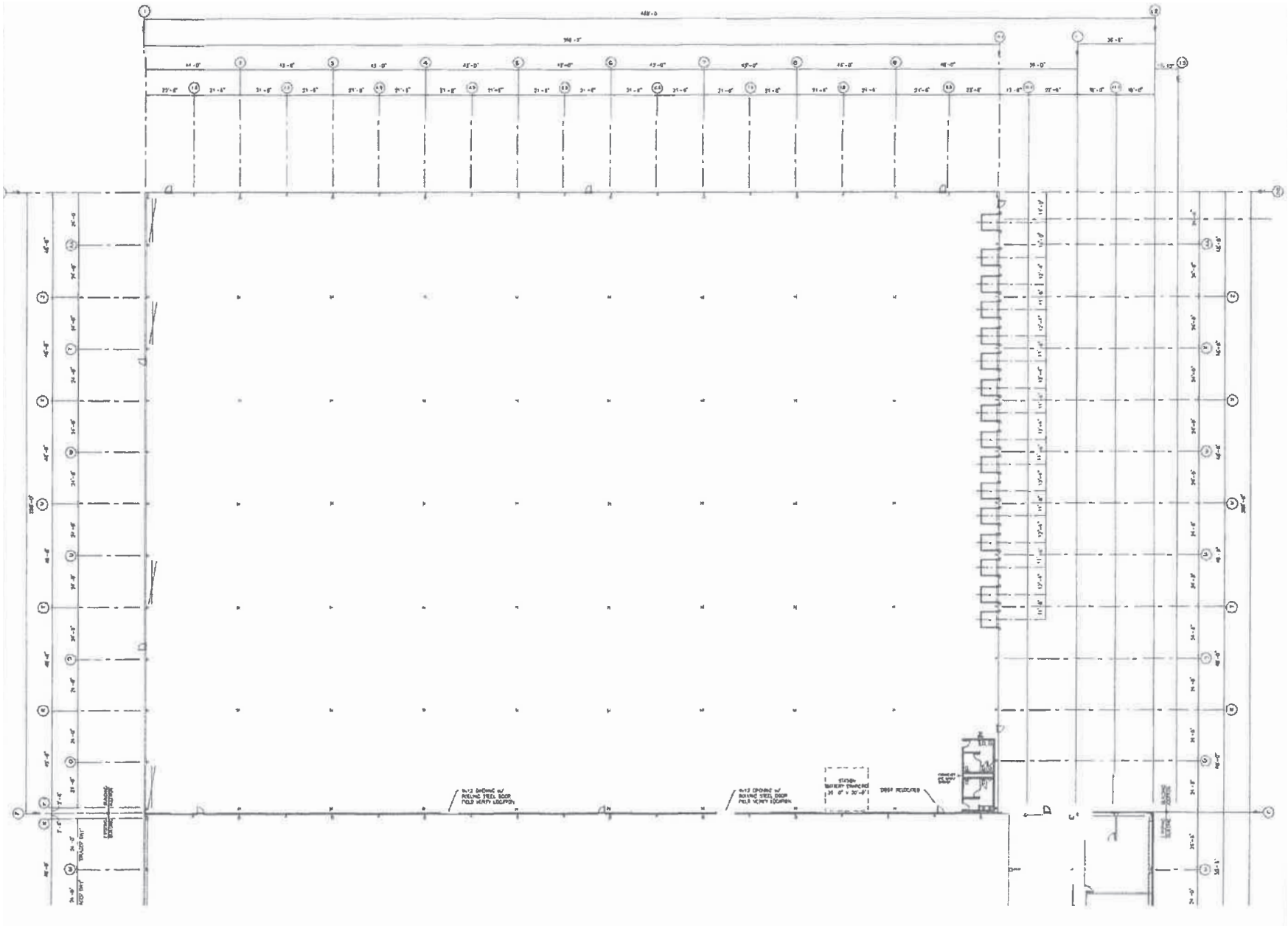


02 PROPERTY FLOOR PLANS

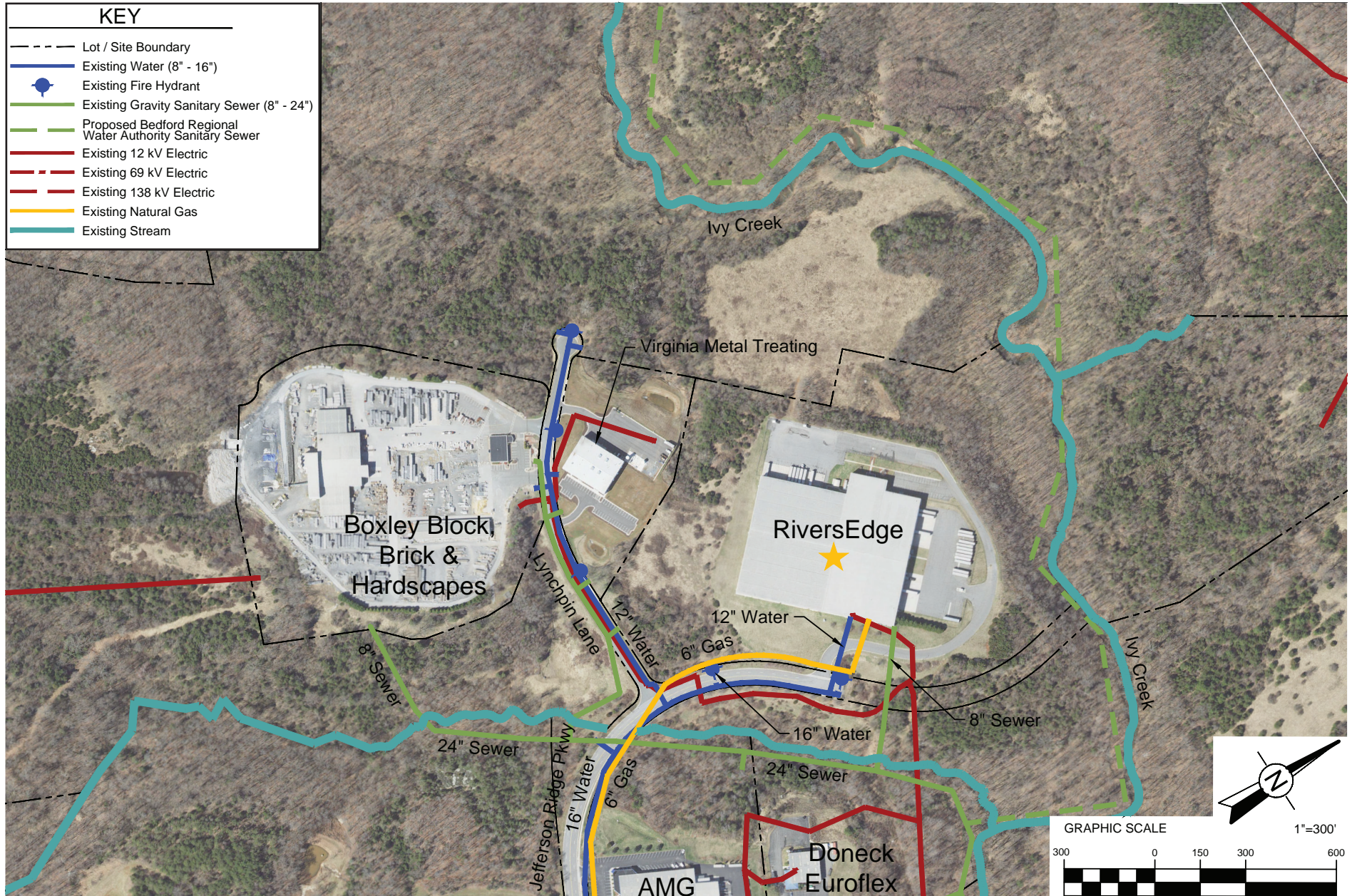
ORIGINAL BUILDING - FLOOR PLAN



WAREHOUSE ADDITION - FLOOR PLAN



UTILITY INFRASTRUCTURE







RiversEdge



03 LOCATION OVERVIEW

THE LYNCHBURG REGION

Lynchburg is a city located in the foothills of the Blue Ridge Mountains, along the banks of the James River. Lynchburg is known as the “City of Seven Hills” or the “Hill City”. Lynchburg is the fifth-largest MSA in Virginia, with population of 82,000 people. Lynchburg’s centralized location within Virginia allows easy access to major markets. The city is attractive to businesses of all shapes and sizes from traditional mom and pop shops as well as the headquarters of global corporations. Lynchburg is a city rich in history and tradition, with cobble stoned streets and historic façade. The city as well as its residents strive to move into the future with forward thinking and technological innovation.

Lynchburg’s economy is thriving and has all the tools to continue this positive trend going forward. Growing population paired with rising income levels helps Lynchburg foster a \$8.74 billion economy. Lynchburg’s economy is centered around manufacturing and machining products reaching consumers all over the globe by exporting goods, ideas, and innovation. Lynchburg’s retailers earned \$1.6 billion in annual sales reaching 250,000 local consumers and thousands of visitors each year.

Within the Lynchburg market there are various institutions of higher education including University of Lynchburg (300 students), Central Virginia Community College (6,400 students), Sweet Briar College (319 students), University of Lynchburg (2800 students), Randolph College (666 students), and Liberty University (15,000 students on campus, 95,000 students online).

Lynchburg’s public schools are recognized as one of the top-tier systems in Virginia. Both high schools are among the top schools recognized by the Washington Post as being among the most challenging public schools in the country. Lynchburg Beacon of Hope is a local non-profit organization, has launched the Stay Close Go Far Promise Scholarship Program. The program encourages Lynchburg City High School graduates to Central Virginia Community College, Liberty University, Centra College of Nursing, Randolph College, Sweet Briar College, or the University of Lynchburg by giving them \$8,000 to use towards their education.

Lynchburg’s Top 20 Employers

COMPANY	EMPLOYEES
Liberty University Schools	6,401
Centra Hospitals	3,096
BWX Technologies, Inc.	2,500
Framatome	1,875
Lynchburg City Schools	1,605
Shentel	1,500
City of Lynchburg	1,076
Barton Malow	1,000
Genworth Financial	960
Southern Air, Inc.	830
Horizon Behavioral Health	705
J. Crew	640
HARRIS Corporation, RF Communications Division	620
Kroger Office	543
Meriwether-Godsey, Inc.	500
University of Lynchburg	489
Mary Baldwin University, Roanoke Center	440
Delta Star, Inc.	412
LSC Communications	412
STARTEK	400



CENTRA



framato**me**

Southern Air



IVY CREEK INNOVATION PARK

Ivy Creek Innovation Park is operated by the Economic Development Authority of the City of Lynchburg. The park is zoned I-3 & RC for general industrial usage and is strategically located less than .5 miles from the 501 & 221 interchange. Existing utilities include city water and sewer, AEP power, Columbia Gas and multiple choices for telecommunications. Current businesses in the park include manufacturing, warehousing/distribution, and technology and professional services. Within the industrial park is Ivy Creek Park, a green oasis that includes the six-acre Clemmons Lake, multiuse trails, picnic and play areas. The park is currently home to 10 businesses, with room for expansion.

Source: <https://www.yeslynchburgregion.org/site-selection/industrial-parks/>



LOGISTICS INFRASTRUCTURE TRIFECTA

THE PORTS OF VIRGINIA AND BALTIMORE ARE MAJOR CATALYSTS FOR ECONOMIC AND INDUSTRIAL REAL ESTATE GROWTH IN THE MID-ATLANTIC.

The Port of Virginia

The Port of Virginia is the third-largest port on the East Coast and the sixth largest in the country. It is comprised of four coastal terminals in Norfolk, the Richmond Marine Terminal in Richmond, and the Virginia Inland Port in Front Royal (60 miles west of D.C.).

3RD

LARGEST PORT ON EAST COAST

3.2M

TEU'S YTD 2021

↑ 24%

INCREASE IN FREIGHT YOY

The Port of Baltimore

The Port of Baltimore is the 13th largest port in the United States and the closest to the Midwest Region. Comprised of five public and twelve private terminals, the Port of Baltimore is one of only four Eastern U.S. ports with a 50 foot shipping channel and two 50 foot container berths, allowing the Port to accommodate some of the largest cargo ships in the world.

13TH

LARGEST PORT IN THE U.S.

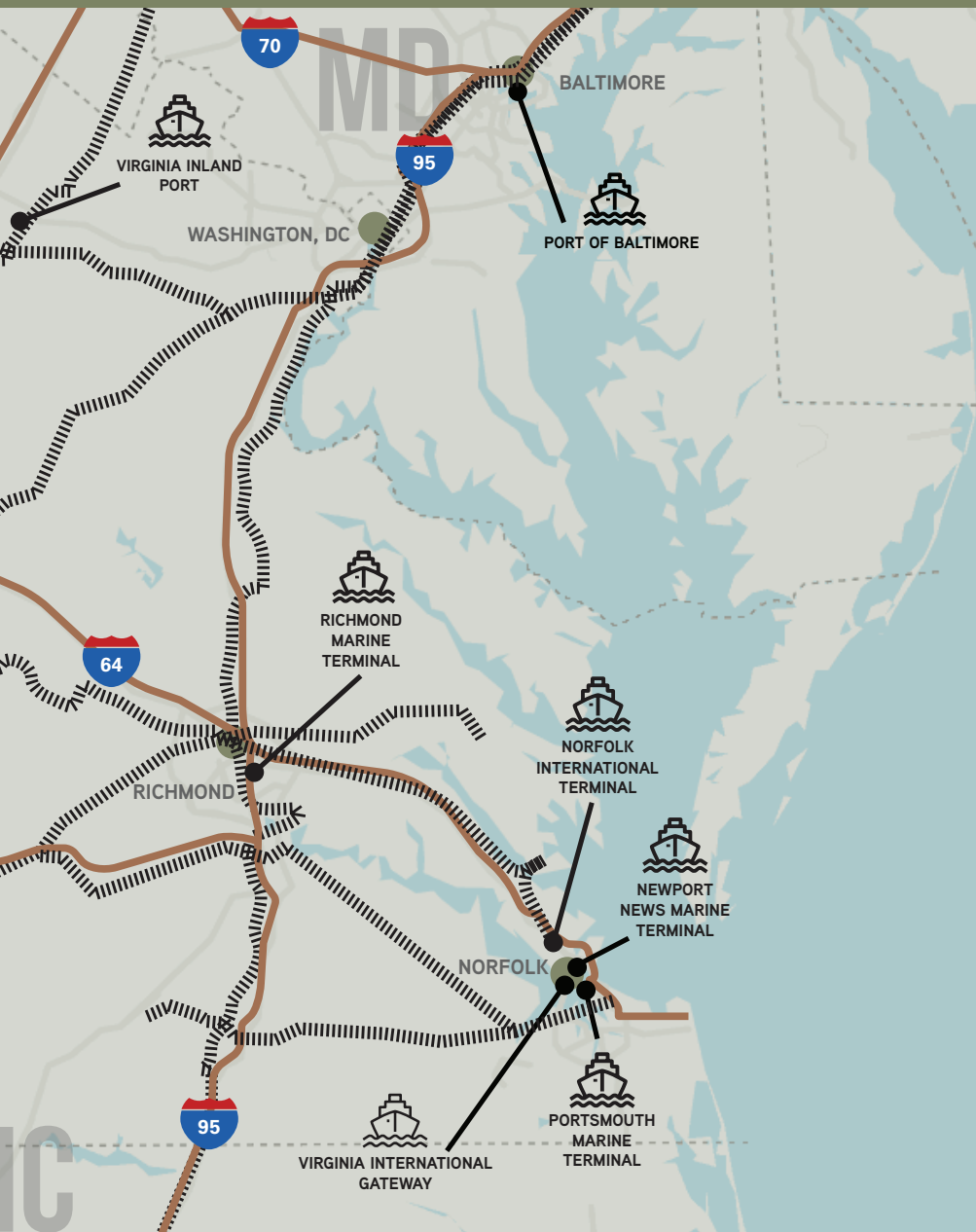
50+

CARGO LINES

15,000

PORT EMPLOYEES





SERVED BY TWO OF THE NATION'S LARGEST RAILROADS

The region is predominantly served by CSX and Norfolk Southern rail with 3,000+ miles of track. The extensive rail system supported by two Class I railroads synergistically supports the other facets of the region's excellent freight distribution infrastructure, including two major international ports, multiple intermodal transportation hubs and the broad interstate network.

2ND DENSEST INTERSTATE SYSTEM

The region is served by an extensive network of well maintained and efficient interstates including I-81, I-95, I-64, I-77 and I-85. The connectivity and density of these north/south and east/west freight highways make local to international distribution highly efficient. Several key highlights include:



2X TOP 25

VA HAS TWO OF THE TOP 25 DOMESTIC INTERSTATE FREIGHT CORRIDORS



42%

OF STATEWIDE TRUCK TRAFFIC IS HANDLED BY I-81



INTERMODAL CONNECTIVITY

WITH MAJOR PORT AND RAIL



\$497 B

IN GOODS ARE SHIPPED TO/FROM VA ANNUALLY





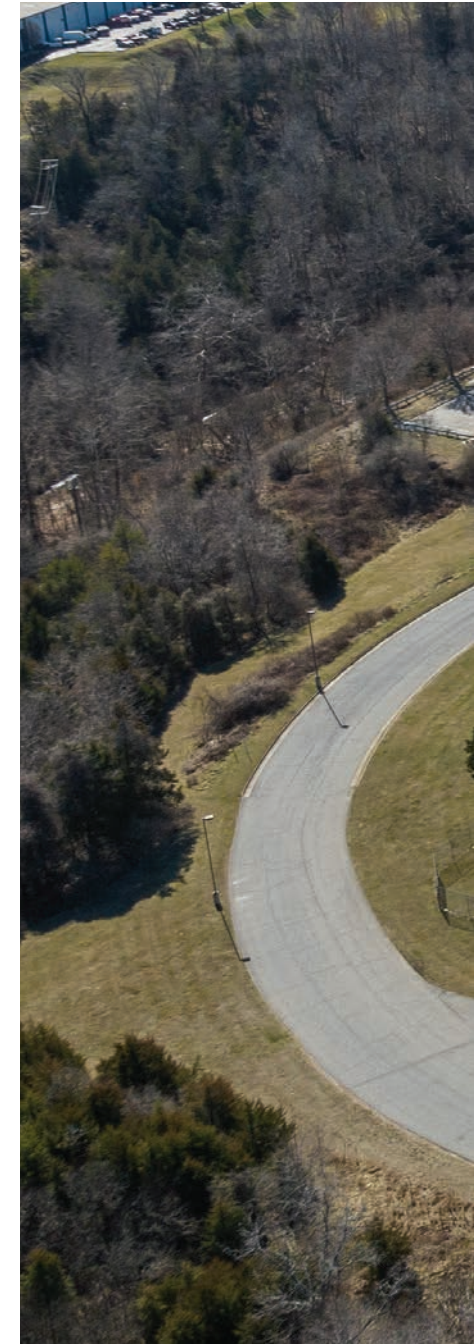
RiversEdge



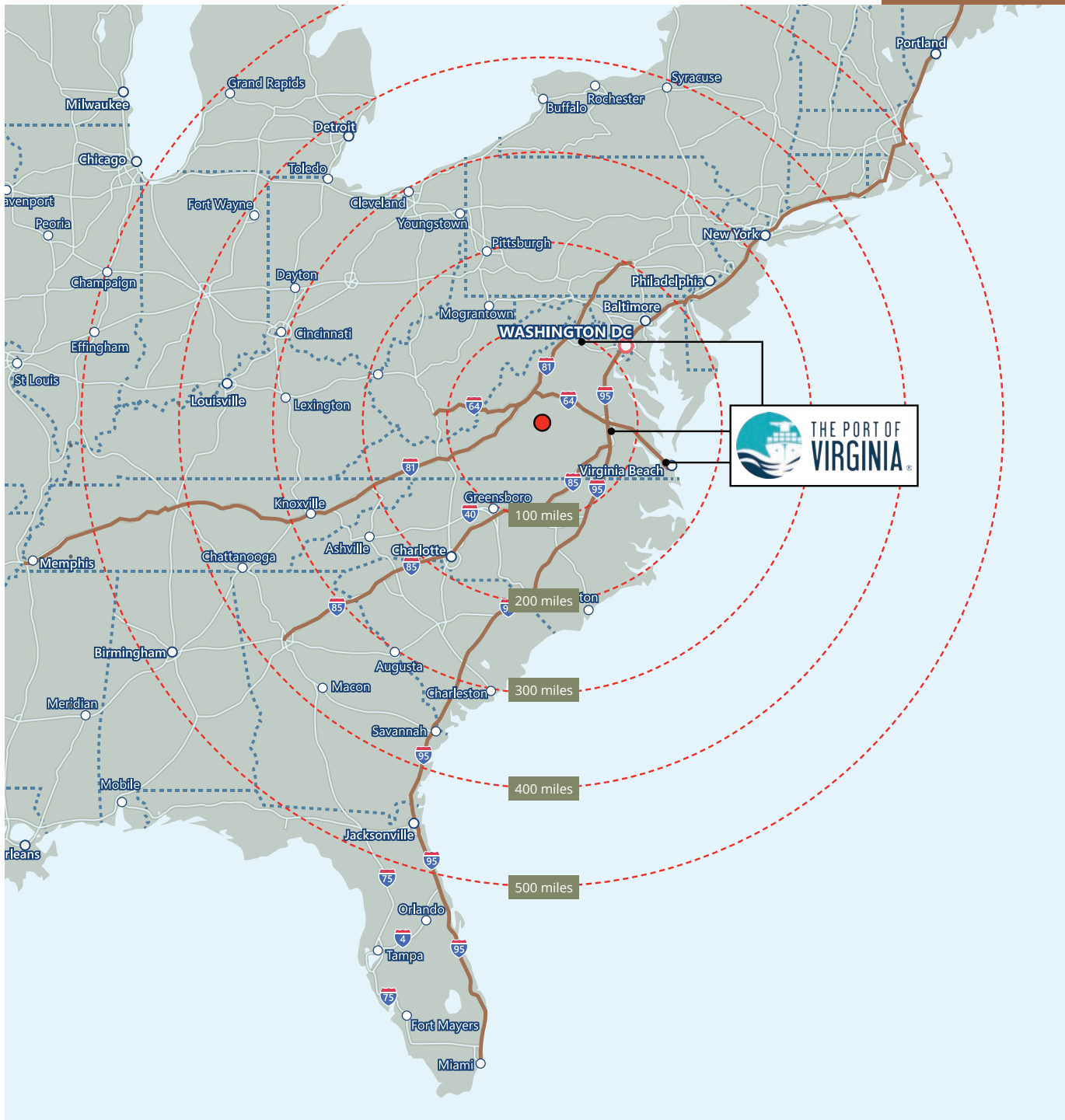
04 PROPERTY SPECIFICATIONS

PROPERTY SPECS

Address	314 Jefferson Ridge Parkway, Lynchburg, Va 24501
Jurisdiction	City of Lynchburg
Net Rentable Area	231,708 SF
Total Land Area	±31.08 acres
Stories	1 story
Year Built	1999 and 2006
Zoning	I3 (Heavy Industrial)
Parking	198 vehicles
Construction Type	Thermawall insulated wall panels with 18' pre-cast concrete bottom on the north wall
Roof	Original Plant: Butler MR – 24 insulated metal standing seam Warehouse Addition: insulated standing seam metal
Clear Height	40', approx. 37' clear center below bar joists
Column Spacing	Original Plant: Primarily 43' x 48' Warehouse Addition: Primarily 46' x 48'
Dock Doors	<p>Original Plant:</p> <ul style="list-style-type: none"> • Fifteen 9' x 10' insulated dock high loading doors with levelers, lights, seals and locks • Two 9' x 10' dock high compactor doors • One 9' x 12' insulated dock high loading door with leveler, light, seal and lock • One 10' wide x 14' high drive-in door • All trucking loading areas are 60' reinforced concrete • Truck court is fully fenced and has guard station with gate controls <p>Warehouse Addition:</p> <ul style="list-style-type: none"> • Sixteen 8' x 9' insulated dock high loading doors with levelers, lights, seals and locks • One 10' wide x 11' high drive • 50' concrete in loading area
Sprinkler	100% ESFR system
Power	American Electric Power
Gas	Commonwealth Gas Company
Water & Sewer	City of Lynchburg
HVAC	Original Plant: Three 80 Ton ATUs total 40,000 CFM each Warehouse Addition: supplied by gas-fired Cambridge wall mounted units. Office areas are cooled by individual package units 1-50 Ton, 1-20 Ton, 2-15 Ton Units.
Lighting	Metal halide







- Greensboro, NC (115 miles)
- Richmond Marine Terminal (124 miles)
- Raleigh, NC (150 miles)
- Washington, DC (189 miles)
- Port of Virginia (196 miles)
- Norfolk, VA (197 miles)
- Charlotte, NC (206 miles)
- Baltimore, MD (226 miles)
- Knoxville, TN (306 miles)
- Philadelphia, PA (328 miles)
- New York, NY (417 miles)
- Atlanta, GA (446 miles)
- Indianapolis, IN (534 miles)
- Detroit, MI (585 miles)
- Chicago, IL (715 miles)
- St. Louis, MO (790 miles)





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