

# WhiteOAK

## Distribution Center



# For Lease

1100 & 1101 Tech Park Pl.  
Sandston, VA 23150



Two (2) building, 373,360 SF industrial park  
Delivering Q4 2026  
Customization Options Available

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# SITE PLAN



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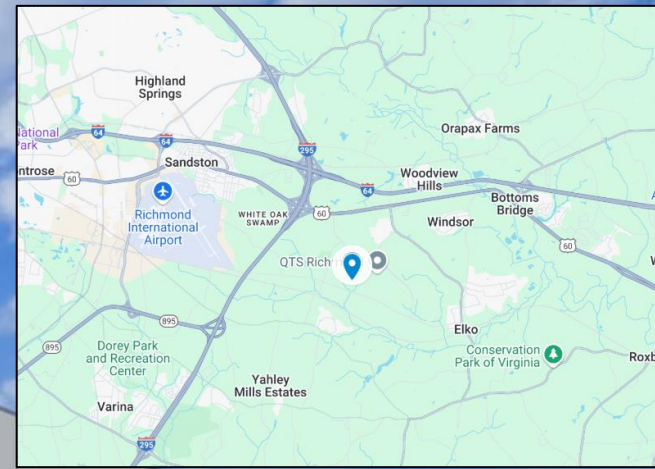
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# RENDERING



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# PROPERTY SUMMARY – BUILDING 1

<b>Address:</b>	1100 Tech Park Place Sandston, VA 23150
<b>Zoning:</b>	M-2C(General Industrial)
<b>Site Acreage:</b>	+/- 40.5 acres
<b>Delivery:</b>	Q4 2026
<b>Developer:</b>	Lingerfelt Development, LLC
<b>Building Size:</b>	196,560 SF
<b>Structure:</b>	Tilt-up Concrete Wall Panels
<b>Dimensions:</b>	260' D x 756' W
<b>Configuration:</b>	Front-load
<b>Clear Height:</b>	36'
<b>Column Spacing:</b>	54' W x 50' D w/ 60' loading 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>	Thirty-two (32) 9' x 10' manual overhead doors Sixteen (16) 45,000 lb. mechanical levelers + seals Two (2) 14' x 16' motorized roll-up doors at drive-ins
<b>Truck Court:</b>	200'-deep shared truck court with 60' concrete apron and heavy-duty drive aisle
<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 Five (5) HVLS fans in dock bay
<b>Parking:</b>	182 Parking Spaces 15 Trailer Drops



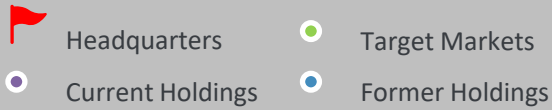
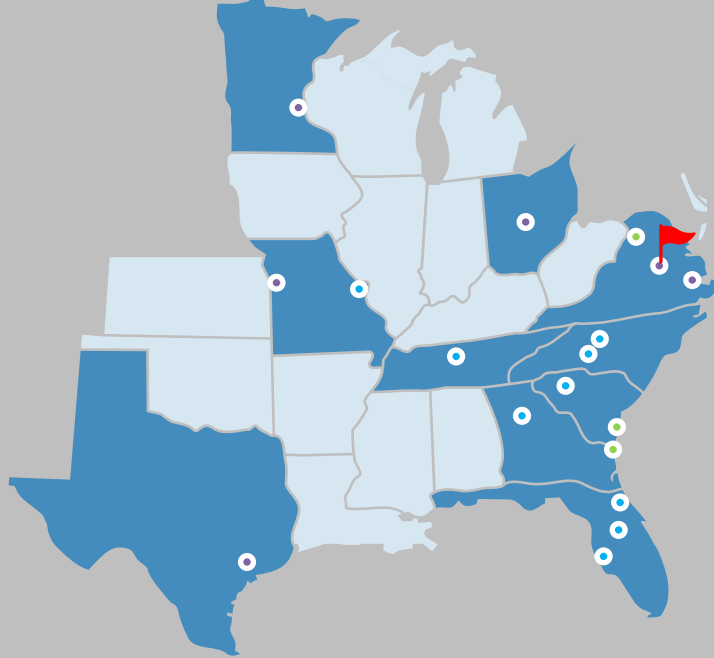
# PROPERTY SUMMARY – BUILDING 2

<b>Address:</b>	1101 Tech Park Place Sandston, VA 23150
<b>Zoning:</b>	M-2C(General Industrial)
<b>Site Acreage:</b>	+/- 40.5 acres
<b>Delivery:</b>	Q4 2026
<b>Developer:</b>	Lingerfelt Development, LLC
<b>Building Size:</b>	176,800 SF
<b>Structure:</b>	Tilt-up Concrete Wall Panels
<b>Dimensions:</b>	260' D x 680' W
<b>Configuration:</b>	Front-load
<b>Clear Height:</b>	36'
<b>Column Spacing:</b>	52' W x 50' D w/ 60' loading 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>	Thirty-one (31) 9' x 10' manual overhead doors Fifteen (15) 45,000 lb. mechanical levelers + seals Two (2) 14' x 16' motorized roll-up doors at drive-ins
<b>Truck Court:</b>	200'-deep shared truck court with 60' concrete apron and heavy-duty drive aisle
<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 Four (4) HVLS fans in dock bay
<b>Parking:</b>	281 Parking Spaces 14 Trailer Drops



# 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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