



# TRADEPORT 81



**BUILDING 1: 391,390 SF  
UNDER CONSTRUCTION**

# Class-A Industrial Center

782,780 Total SF • 40' Clear Height • Zoned M-1

**Bob Gibbs**  
Vice Chairman  
+1 703 905 0301  
bob.gibbs@cbre.com

**Daniela Patino**  
Senior Vice President  
+1 703 905 0303  
daniela.patino@cbre.com

**Christie Lee**  
First Vice President  
+1 281 698 0922  
christie.lee@cbre.com

# Tradeport 81

345 Redbud Rd | Winchester, VA 22603



# Tradeport 81

## Two (2) Class-A Industrial Buildings

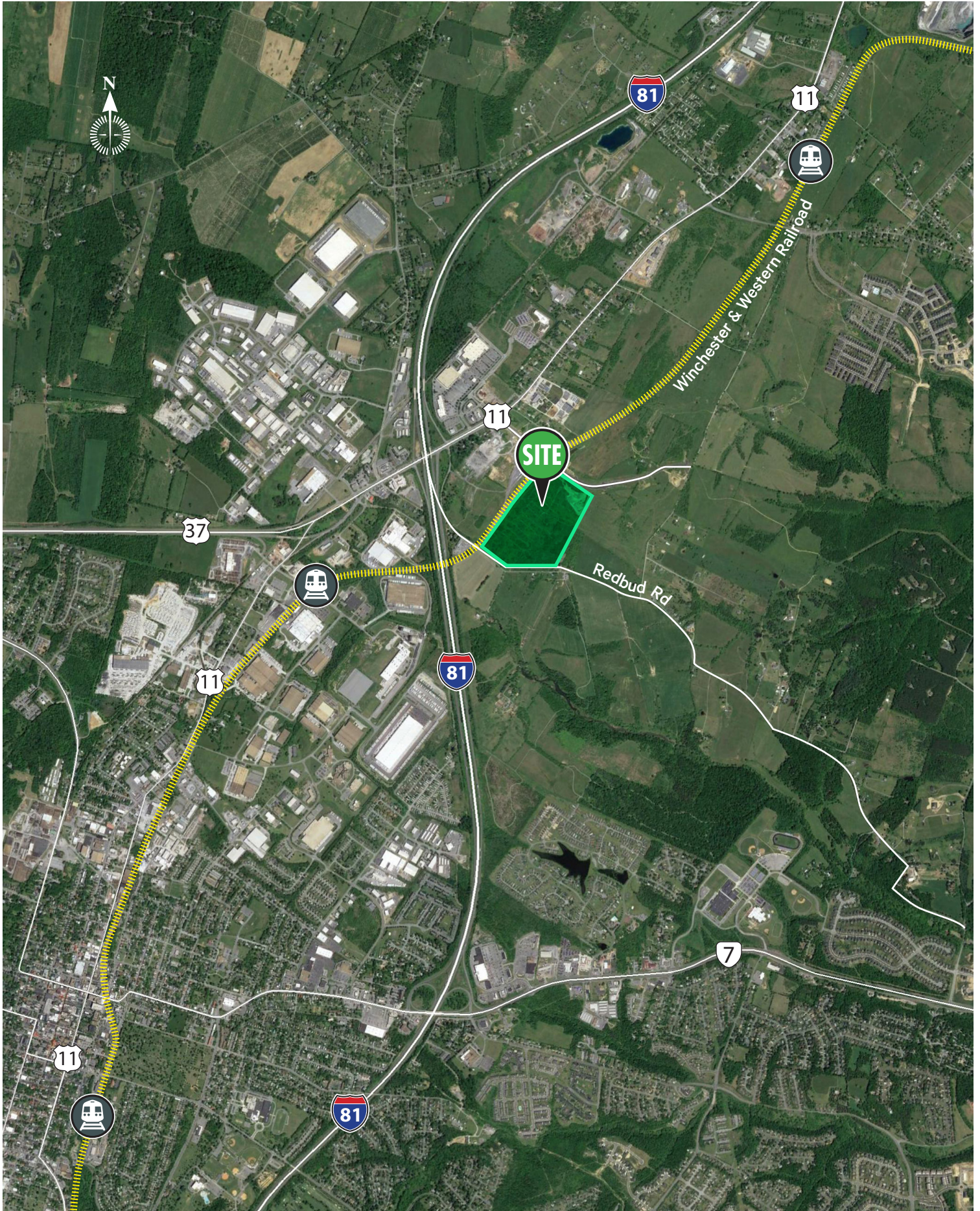
**Tradeport 81** is comprised of (2) industrial buildings totaling **782,780 SF**. The site is located in the heart of Winchester with convenient access to Interstate 81 and adjacent to the Winchester & Western Railroad. Tradeport 81 is a Class A project featuring high ceilings, multiple loading capabilities, and optimal column spacing – making it ideal for a last mile distribution center.

- Two (2) Industrial Buildings: **782,780 SF**
- Building 1: **391,390 SF** (Under Construction)
- Building 2: **391,390 SF** (Proposed)
- **40' Clear Height**
- **Zoned M-1** (*Frederick County*)
- **Fully sprinklered** per NFPA 13



# Tradeport 81

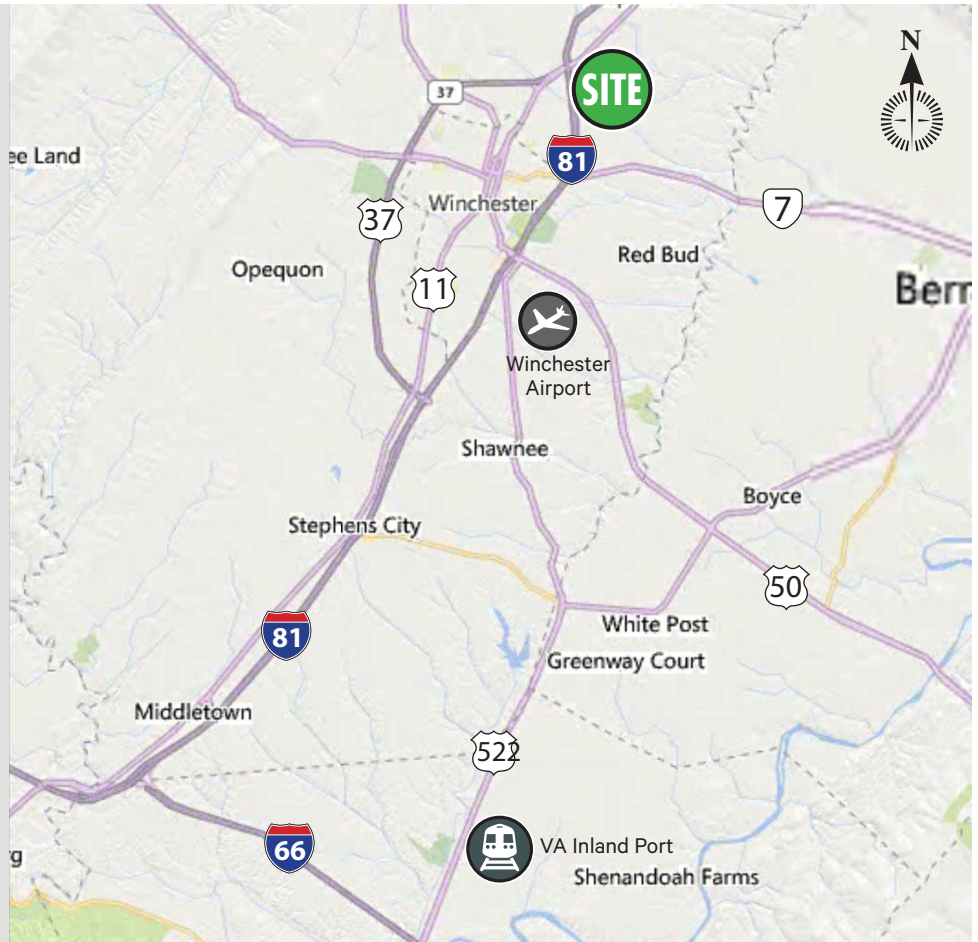
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## The Location

- Convenient access to **I-81**, **Route 11**, and **Route 37**
- Adjacent to **Winchester & Western Railroad**
- Within 5 miles from **Winchester Regional Airport**
- **Near Winchester City Center**, with abundant shops & amenities close by
- Within 20 minutes drive to **Virginia Inland Port** and **I-66**



Distance To Locations:	
W&W Railroad ..... 0 Miles	Winchester Regional Airport .. 5 Miles
Interstate 81 ..... 0.25 Miles	Virginia Inland Port ..... 16 Miles
Route 11 / 37 ..... 0.5 Miles	Interstate 66 ..... 17 Miles

Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	2,234	18,474	48,141
Avg. Household Income	\$74,875	\$103,125	\$113,478
Population	307	36,868	65,241

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