

TWO-WAREHOUSE DEVELOPMENT | 30,000-465,800 SF FOR LEASE

Q1 2027 DELIVERY



# RUFFIN MILL COMMERCE PARK



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## BUILDING 1 - 182,400 SF

Spec Office	Two (2) 2,000 SF spec office pods
Dimensions	190'x960'
Auto Parking	172 Spaces
Trailer Parking	17 Spaces
Clear Height	36'
Dock Doors	49 dock doors & bumpers w/ 24x 45k-lb mechanical levelers & seals
Drive-Ins	2 (14'x16') drive-in doors
Outdoor Storage/ Additional Trailer Stalls	0.7 Acres
Power	3,000 amp, 480V, 3-phase
Lighting	30 FC LED

## BUILDING 2 - 283,400 SF

Spec Office	Two (2) 2,000 SF spec office pods
Dimensions	260'x1,090'
Auto Parking	271 Spaces
Trailer Parking	116 Spaces
Clear Height	36'
Dock Doors	60 dock doors & bumpers w/ 30x 45k-lb mechanical levelers & seals
Drive-Ins	2 (14'x16') drive-in doors
Power	3,000 amp, 480V, 3-phase
Lighting	30 FC LED



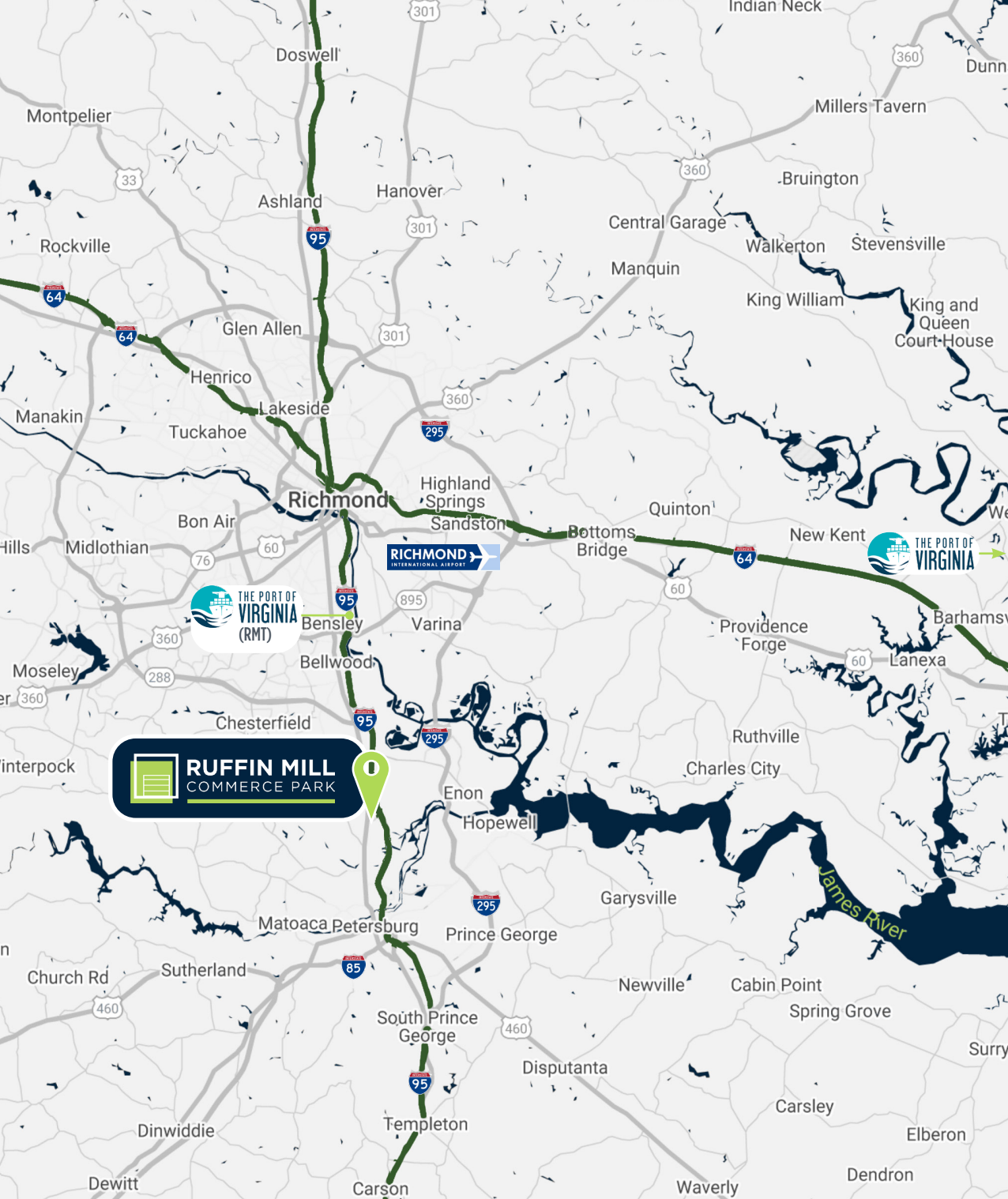
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# KEY INDUSTRIAL DEVELOPMENT REGION

## IMMEDIATE ACCESS TO I-95





# CENTRAL LOGISTICS LOCATION

## Major Highways & Interchanges

I-95	2 min	1 miles
I-295	12 min	6 miles
I-85	10 min	8 miles
I-64	21 min	18 miles

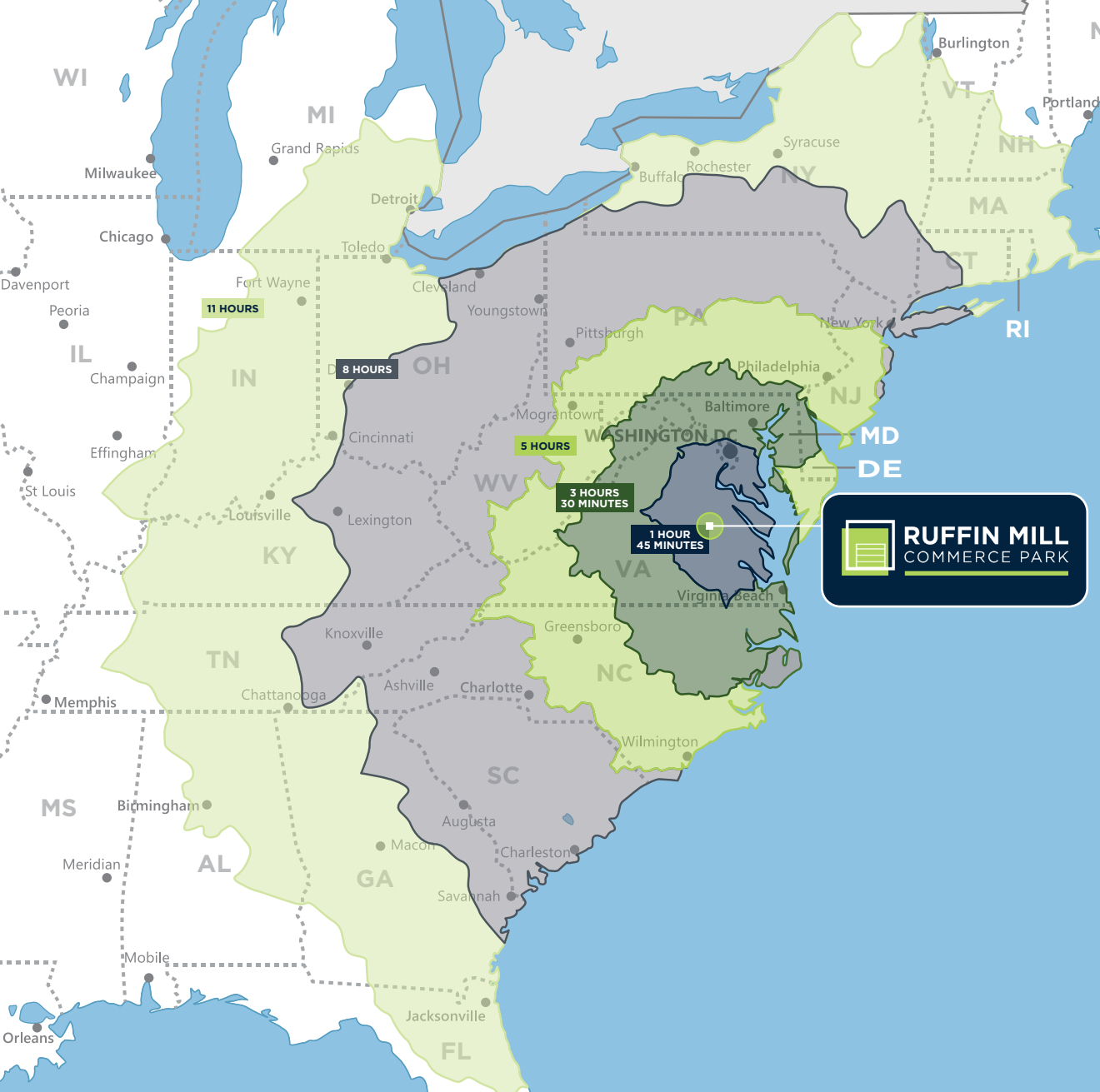
## Major Transportation Hubs

Richmond Int. Airport	25 min	20 mi
Richmond Marine Terminal (RMT)	19 min	13 mi
Port of Virginia	2 hours	88 mi

- > Access to rail freight service through CSX and Norfolk Southern
- > Access to Richmond International Airport (RIC) which transports more than 85 million lbs of cargo annually
- > Access to an extensive network of highways, including I-295, I-64, I-95, I-85

## Technology Zone Opportunity

- > Tax Exemptions - A full or partial exemption of BPOL fees is available for a five-year period.
- > Tax Rebates - A full or partial rebate of Machinery & Tools (M&T) Tax is available for businesses locating or expanding in a Technology Zone for a five-year period.



# WITHIN 500 MILES OF 60% OF THE NATION'S CONSUMERS

## Major Cities

Richmond CBD	22 min	18 miles
Fredericksburg	1.5 hours	77 miles
Virginia Beach	2 hours	101 miles
Washington, DC	2.25 hours	126 miles
Raleigh	2.25 hours	154 miles
Baltimore	3.5 hours	171 miles
Philadelphia	5 hours	265 miles
Charlotte	4.5 hours	275 miles
New York, NY	6 hours	352 miles
Atlanta	8.25 hours	515 miles

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