

200,250 SF industrial warehouse facility
available immediately

For sublease

11111 Washington Highway, Ashland, VA 23059

Jake Servinsky

T +1 804 200 6428

jake.servinsky@jll.com

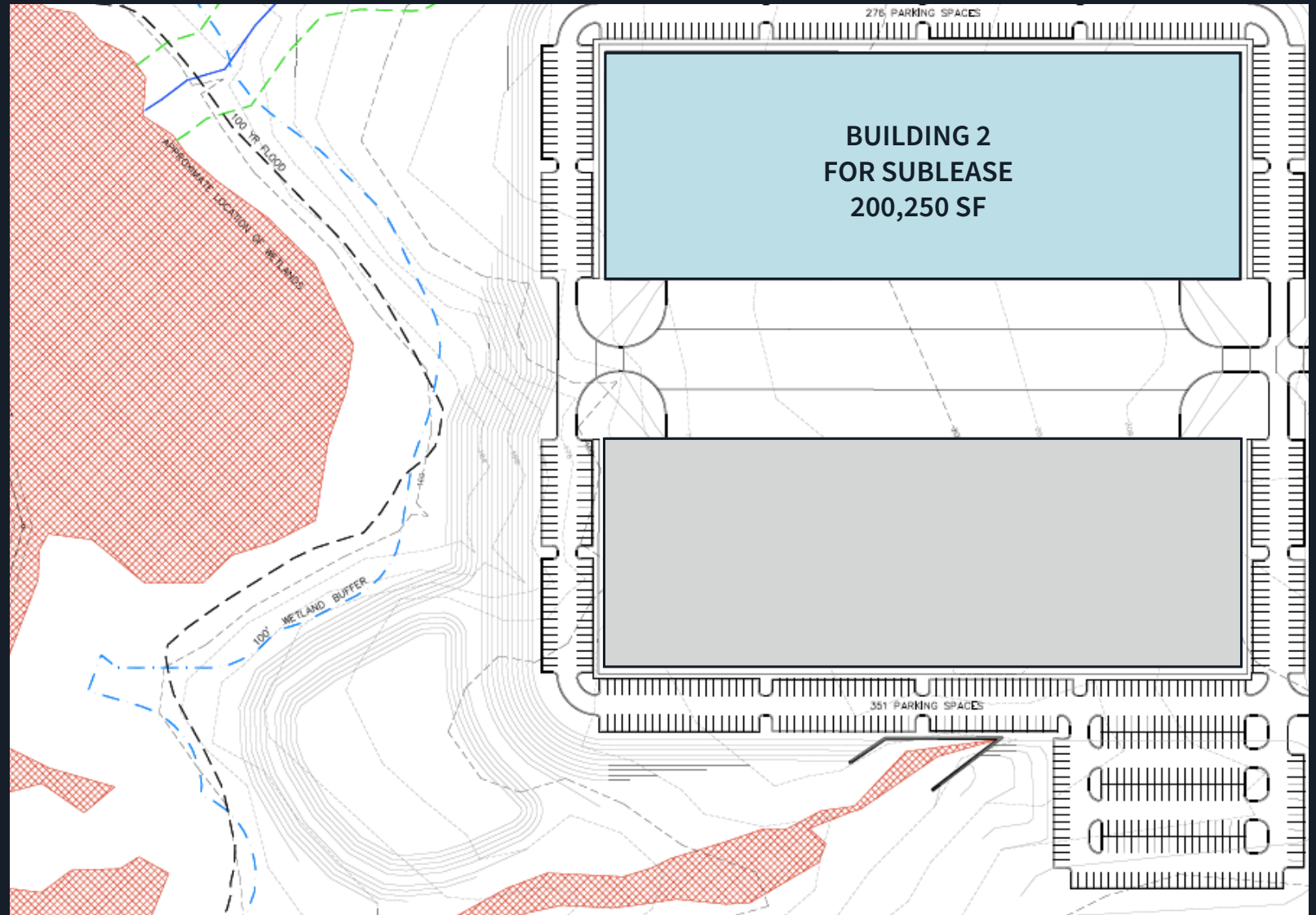
Jimmy Appich

T +1 804 928 5599

jimmy.appich@jll.com

 **JLL** SEE A BRIGHTER WAY

Site plan



Property summary

Address:	11111 Washington Hwy (US Route 1) Glen Allen, VA 23059
Zoning:	M-2 (Light Industrial)
Site Acreage:	+/- 51.74 acres
Year Built:	2023
Owner:	KKR
Building Size:	200,250 SF
Structure:	Tilt-up Concrete Wall Panels
Dimensions:	267' D x 750' W
Configuration:	Rear loading
Clear Height:	36'
Column Spacing:	50' x 54' w/ 60' loading bay
Floor Slab:	7" 4,000 psi concrete on 4" aggregate base w/ 6mil vapor barrier under slab

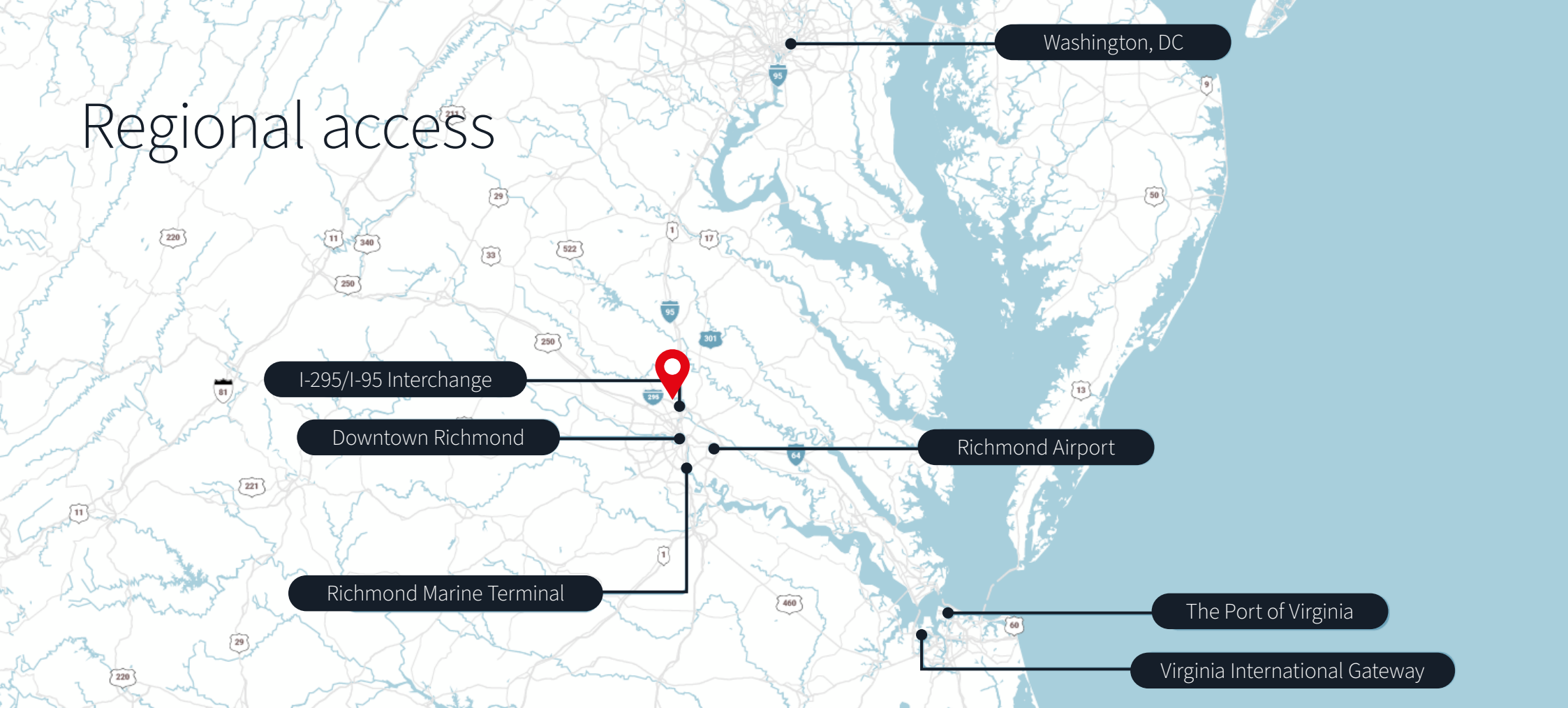
Dock Doors:	Thirty-five (35) with Two (2), 12'x14' motorized roll-up doors
Truck Court:	190'-deep shared truck court with 60' concrete apron and heavy-duty drive isle
Roof:	Mechanically attached .60 mil TPO with R-30 insulation
Roof Age:	2023
Lighting:	LED high-bay fluorescents at density of one fixture per bay
Electrical:	3PH; 1,200 amp service
Fire Protection:	ESFR
HVAC:	Heat for freeze protection, 1 Air Change Per Hour
Auto Parking:	276 spaces

Market overview

- Within 500 miles of 60% of the nation's consumers
- Access to extensive network of highways including I-64, I-95, I-85, and I-295
- Access to the more than 100 motor freight companies serving the area
- Access to rail freight service through CSX and Norfolk Southern
- Access to Richmond International Airport (RIC) which move 85 million pounds of cargo annually
- Located in foreign trade zone (FTZ) # 207
- Port of Virginia is under 100 miles away



Regional access



Access

Route 301	0.7 miles	12 min	Richmond Marine Terminal	17.7 miles	20 min
I-295/I-95 Interchange	1.6 miles	4 min	Fredericksburg	46 miles	49 min
I-64	9.1 miles	13 min	Port of Virginia	82.7 miles	1 hr 18 min
Downtown Richmond	11.5 miles	17 min	Virginia International Gateway	95.2 miles	1 hr 30 min
Richmond Airport	16.4 miles	23 min	Washington, DC	101 miles	1 hr 56 min

Jake Servinsky

T +1 804 200 6428

jake.servinsky@jll.com

Jimmy Appich

T +1 804 928 5599

Jimmy.Appich@jll.com

About JLL

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.