



AUSTIN RIDGE

LOGISTICS CENTER



**UNDER
CONSTRUCTION**

±2,078,015 SF

**MASTERPLANNED INDUSTRIAL PARK
AUSTIN RIDGE DRIVE, STAFFORD, VA, 22406**

Building 1: ±498,337 SF Building 2: ±193,817 SF

CONTACT



Ben Luke, SIOR
703.394.4810 • ben.luke@colliers.com

Clay Ellis
703.394.4833 • clay.ellis@colliers.com

Lee Cherwek
540.373.3434 • lee.cherwek@colliers.com

Wood Thornton
804.267.7221 • wood.thornton@colliers.com

A Development By:

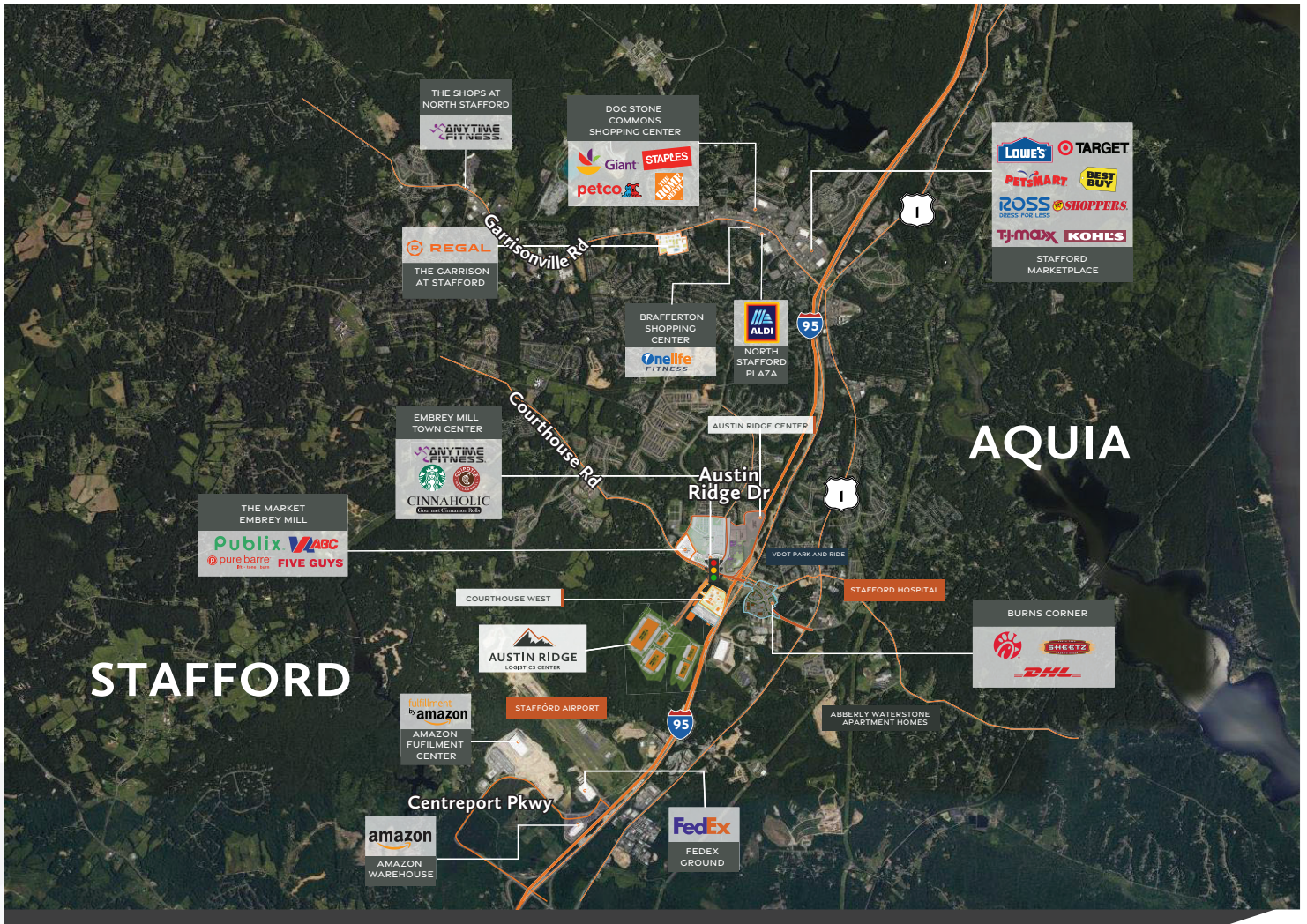


WWW.AUSTINRIDGELOGISTICSCENTER.COM

LOCATION



AUSTIN RIDGE LOGISTICS CENTER



SITE ADVANTAGES



PREMIUM TROPHY CLASS INDUSTRIAL CAMPUS in Stafford County only 45 minutes south of Washington, D.C. with immediate access to I-95 from EXIT 140



Uniquely positioned as the only **CLASS A MULTI-FACILITY** industrial park in the region that spans between Richmond and Washington, D.C.



TOP-TIER TRANSPORTATION CONNECTIVITY with access to rail and ports facilitating efficient distribution to a wide array of markets



Spectrum of possibilities, ranging from last-mile logistics facilities to **REGIONAL DISTRIBUTION WAREHOUSES SPANNING FROM 50,000 TO 1 MILLION SF**



WWW.AUSTINRIDGELOGISTICSCENTER.COM

MASTER SITE PLAN



AUSTIN RIDGE
LOGISTICS CENTER

Primary 5 building
CONCEPT PLAN



DEVELOPMENT OPPORTUNITIES



0.5 miles from I-95 offering **UNRIVALED ACCESS** and strong corporate visibility



Access to an **EXCEPTIONAL LABOR POOL** of 5.9 million people within a 60-minute drive time



STATE-OF-THE-ART DEVELOPMENT, encompassing over 2 million SF of space



Alternative 7 building
CONCEPT PLAN

ABOUT THE DEVELOPERS

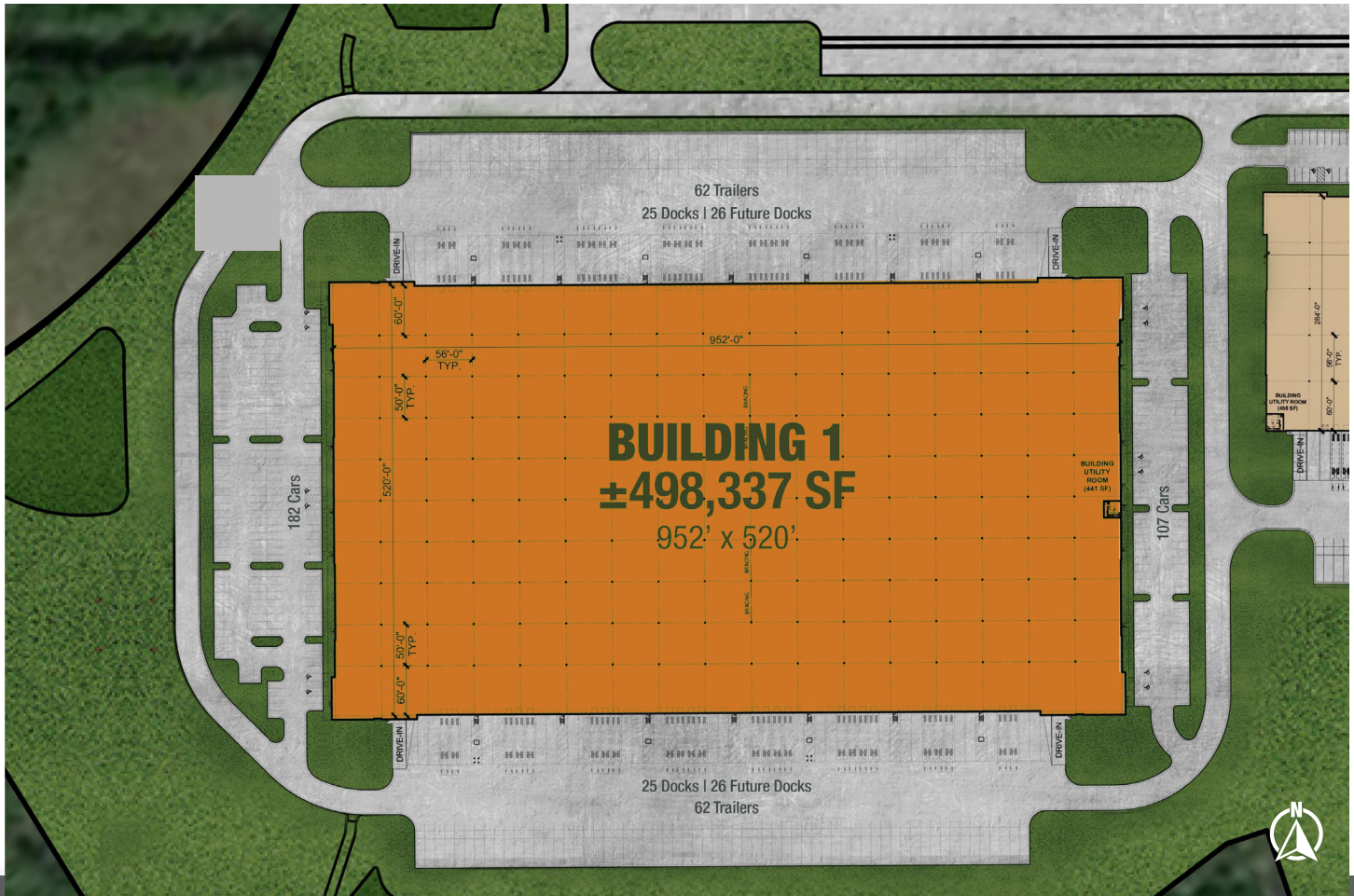
NORTHPOINT DEVELOPMENT

Highly experienced landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed over 149.6 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors

BUILDING 1 SITE PLAN & SPECS



AUSTIN RIDGE
LOGISTICS CENTER



±498,337

SQUARE
FEET

±50

DOCK
DOORS

±52

FUTURE
DOCK

±4

DRIVE
INS

±289

CAR
PARKING

±124

TRAILER
PARKING

BUILDING AREA	498,337 SF
BUILDING DIMENSIONS	952' x 520'
CLEAR HEIGHT	40'
COLUMN SPACING	56' x 50'+ 60' speed bays
DOCK DOORS	50 (expandable to 102)
TRUCK COURT	130' (185' with trailer parking)
TRAILER PARKING	124
SPRINKLER SYSTEM	ESFR

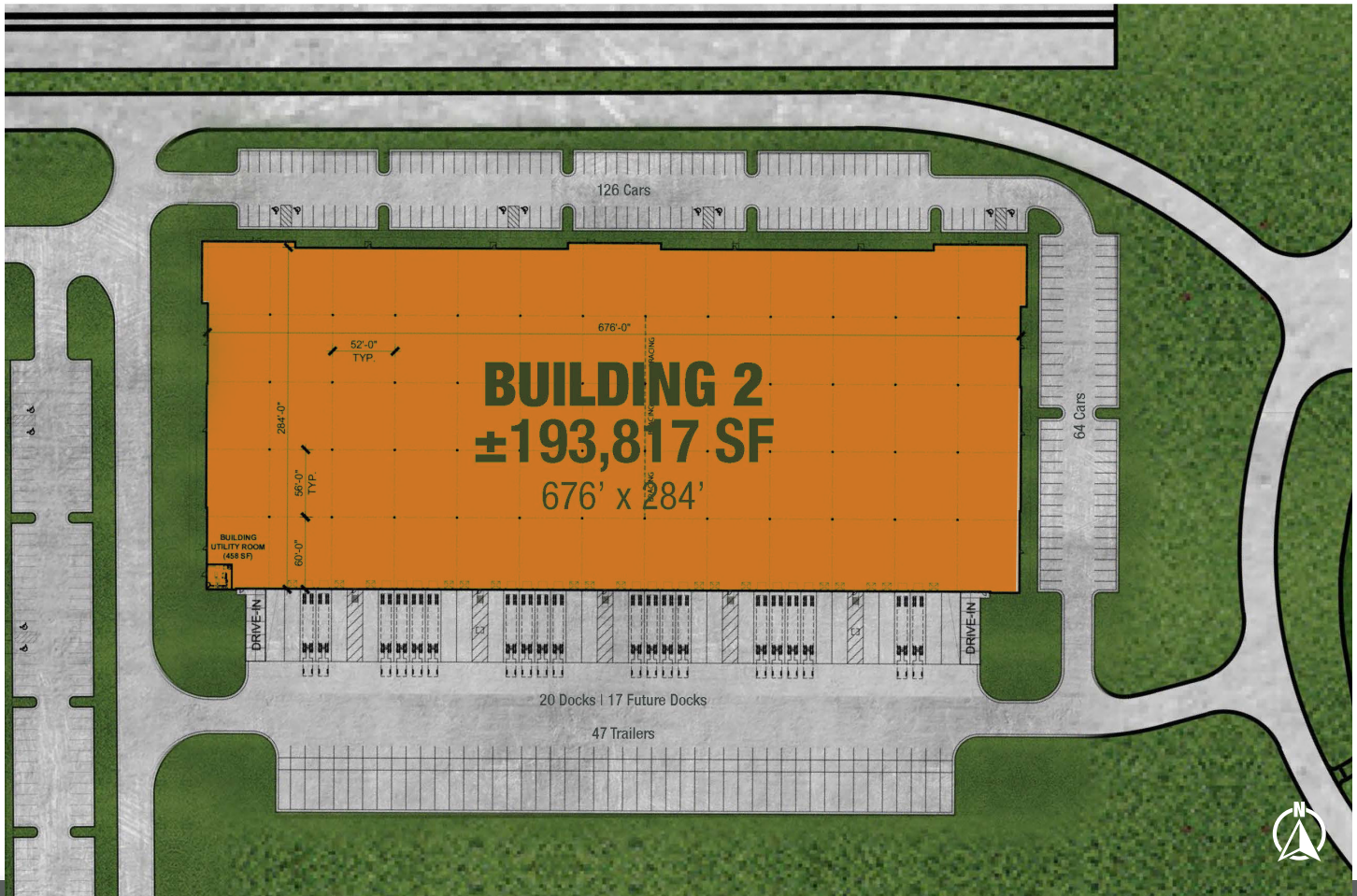
CAR PARKING	289
CONSTRUCTION	100% TILT UP CONCRETE
DRIVE-IN DOORS	4
FLOOR SLAB	7" NON-REINFORCED CONCRETE, 4,000 PSI
ELECTRICAL	6,000 AMP 480V 3-PHASE
LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE; MEASURED AT 30" AFF
HVAC	50°F AT -0°F, 0.25 ACH
PURSUING LEED CERTIFICATION	

WWW.AUSTINRIDGELOGISTICSCENTER.COM

BUILDING 2 SITE PLAN & SPECS



AUSTIN RIDGE
LOGISTICS CENTER



±193,817

SQUARE FEET

±20

DOCK DOORS

±17

FUTURE DOCK

±2

DRIVE INS

±190

CAR PARKING

±47

TRAILER PARKING

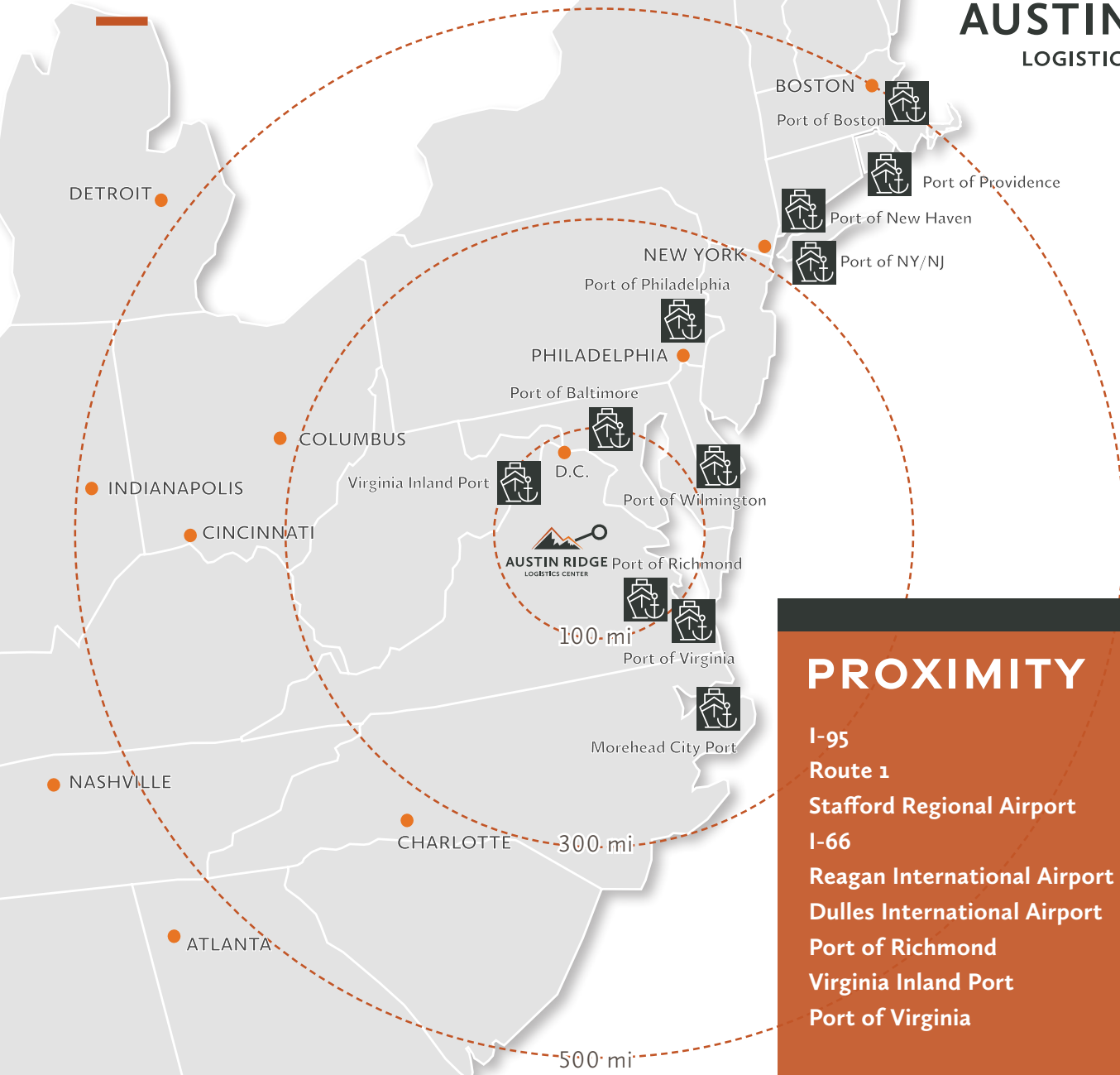
BUILDING AREA	193,817 SF
BUILDING DIMENSIONS	676' x 284'
CLEAR HEIGHT	36'
COLUMN SPACING	52' x 56' + 60' speed bays
DOCK DOORS	20 (expandable 37)
TRUCK COURT	130' (185' with trailer parking)
TRAILER PARKING	47
SPRINKLER SYSTEM	ESFR

CAR PARKING	190
CONSTRUCTION	100% TILT UP CONCRETE
DRIVE-IN DOORS	2
FLOOR SLABS	7" NON-REINFORCED CONCRETE, 4,000 PSI
ELECTRICAL	4,000 AMP 480V 3-PHASE
LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE; MEASURED AT 30" AFF
HVAC	50°F AT -0°F, 0.25 ACH
PURSUING LEED CERTIFICATION	

UNMATCHED ACCESS



AUSTIN RIDGE LOGISTICS CENTER



PROXIMITY

I-95	0.5 miles
Route 1	5.2 miles
Stafford Regional Airport	7.8 miles
I-66	43 miles
Reagan International Airport	44 miles
Dulles International Airport	53 miles
Port of Richmond	74 miles
Virginia Inland Port	74 miles
Port of Virginia	149 miles



DEMOGRAPHICS



36,626,382
POPULATION
WITHIN 300 MILES



2,226,019
HOUSEHOLDS
WITHIN 60 MINS



39
MEDIAN AGE
FOR THE AREA

CONTACT



Ben Luke, SIOR,
703.394.4810 • ben.luke@colliers.com

Clay Ellis
703.394.4833 • clay.ellis@colliers.com

Lee Cherwek
540.373.3434 • lee.cherwek@colliers.com

Wood Thornton
804.267.7221 • wood.thornton@colliers.com

A Development By:

