

25400 Old Mill Rd

WINDSOR, VA
ISLE OF WIGHT SUBMARKET

Investment Highlights

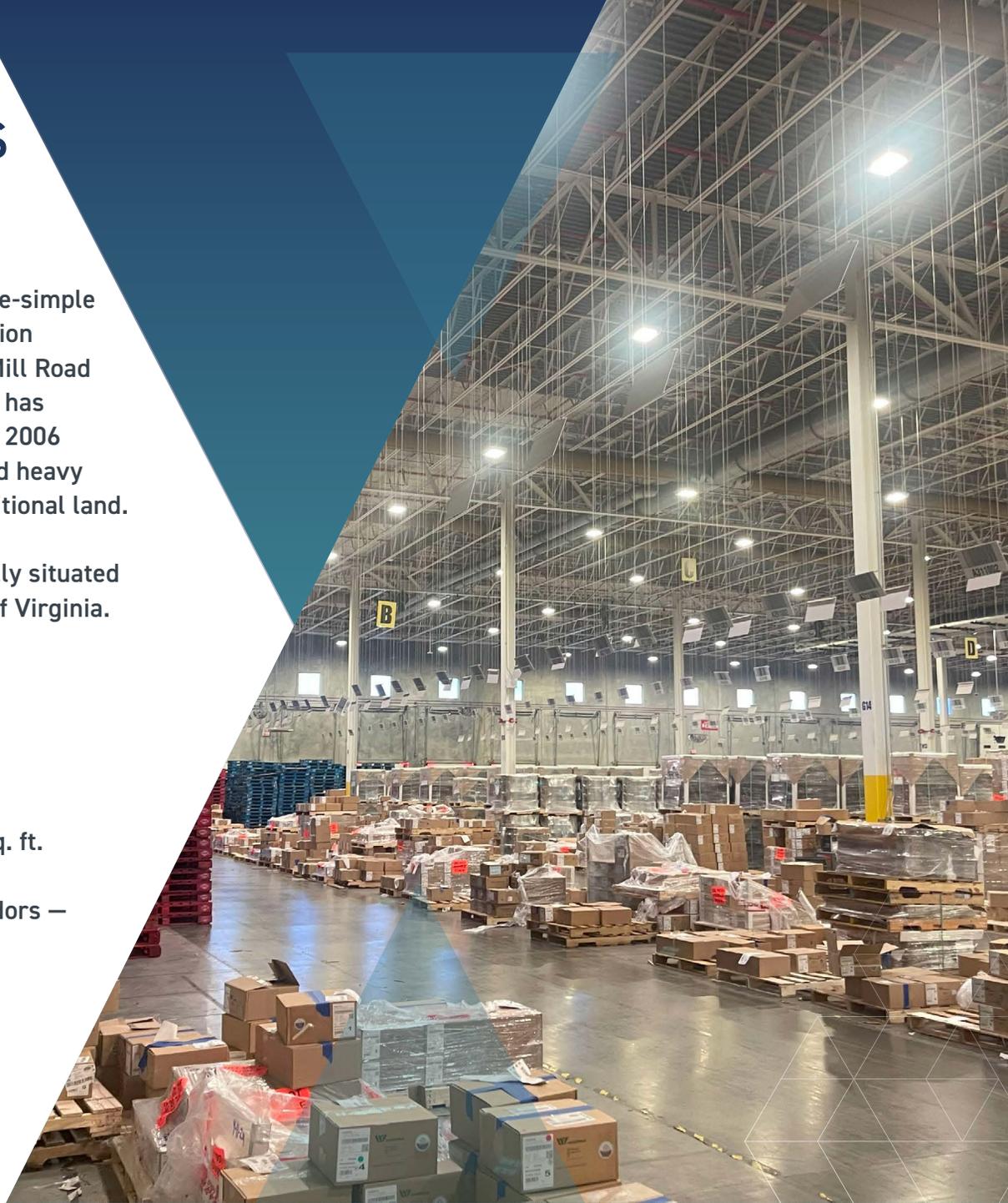
EXECUTIVE SUMMARY

CBRE is pleased to offer the opportunity to purchase the fee-simple rights to the +/-348,107-square-foot warehouse / distribution property located on approximately 64 acres at 25400 Old Mill Road in Windsor, Virginia ("Property"). The cross-docked facility has been corporately owned and very well maintained since its 2006 completion. The Property offers conditioned warehouse and heavy power, office space, ample car and trailer parking, and additional land.

Located along the Route 460 Corridor, the Property is ideally situated to points west, including I-95 and I-85 as well as the Port of Virginia.

PROPERTY FEATURES

- Cross-Dock Building Configuration
- Conditioned Warehouse
- Heavy Power
- Ideal Market Footprint between 200,000 and 350,000 sq. ft.
- +/-32 Acres of Additional Land
- Located along One of the Region's Primary Truck Corridors — Route 460
- 5.8% Market Vacancy Rate



Asset Profile

STATE-OF-THE-ART FACILITY

Address	25400 Old Mill Road Windsor, VA 23487
Building Size	+/- 348,107 SF (Total) +/- 313,981 SF (Warehouse) +/- 34,126 SF (Office)
Year Built	+/- 2006
Leased	0%
Climate-Controlled Space	Conditioned Warehouse
Heavy Power	2 Pad-Mounted 2,500-KVA Transformers That Feed 2 Switchboards Each with 4,000 Amp, 480Y/277-Volt 3-Phase, 4-Wire Service
Clear Height	+/- 28' in the Warehouse (Estimate, current fit-out)
Column Spacing	50' x 50'
Docks & Doors	40 Docks / 1 Ramp
Auto / Trailer Parking	+/- 416 (Expandable)
Site Size	+/- 64 Acres +/- 32 Acres Additional Land
Zoning	LI - Light Industrial

+/- 348,107 SF
BUILDING SIZE

+/- 64 Acres
SITE SIZE

2006
YEAR BUILT

40
DOCKS + 1 DRIVE-IN

Site Plan

+/- 64 TOTAL ACRES



1 **ADDITIONAL LAND**
+/- 32 Acres

2 **OFFICE SPACE**
+/- 34,126 SF (Two Levels)



+/- 32 Acres
Additional Land

25400
Old Mill
Road

Old Mill Rd

William A Gwaltney Way

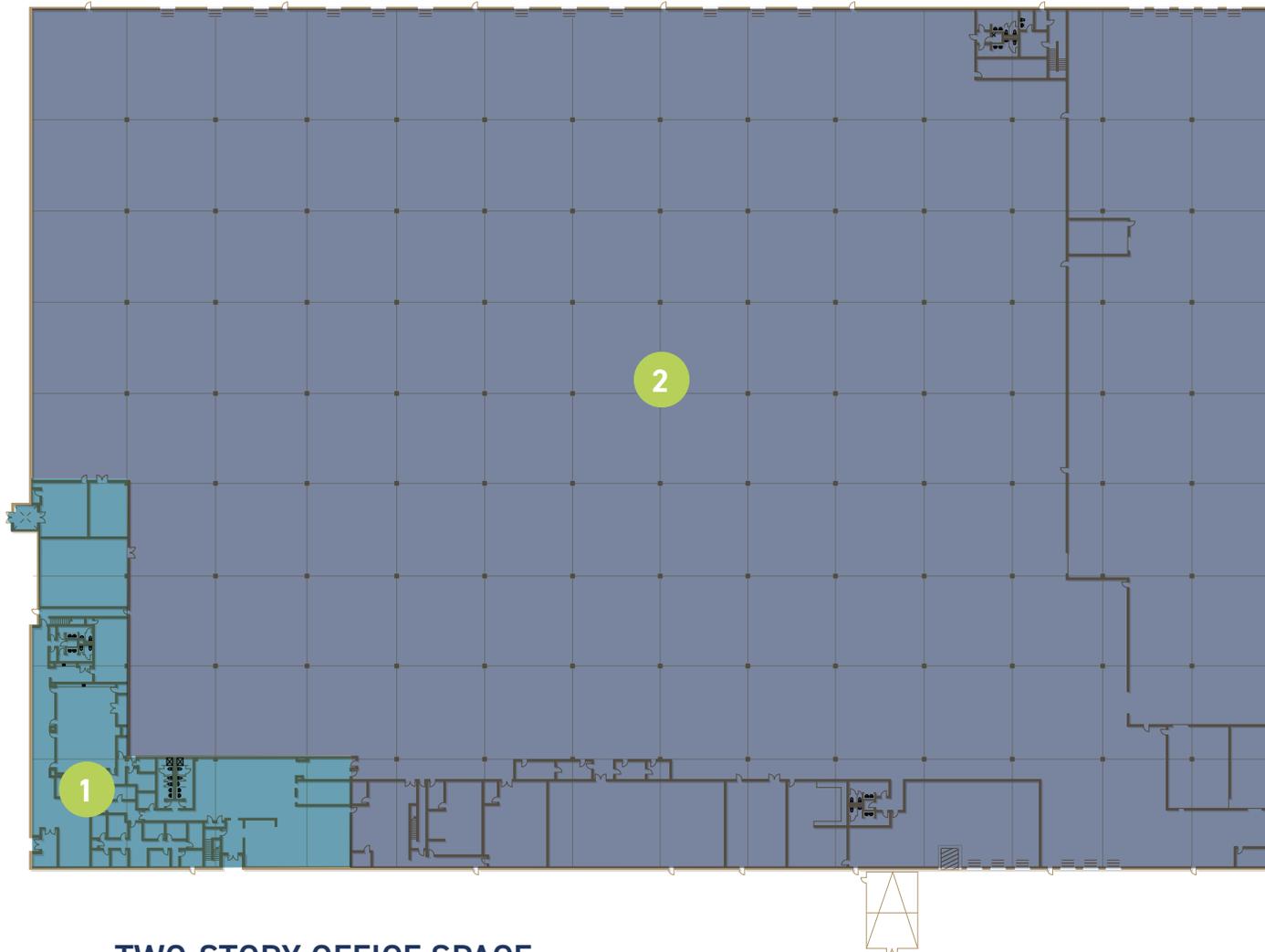
Aerial View

+/- 64 TOTAL ACRES



Floor Plan

+/- 348,107 SF



1

TWO-STORY OFFICE SPACE

+/- 34,126 SF Office

Includes +/- 18,341 SF on Second Floor

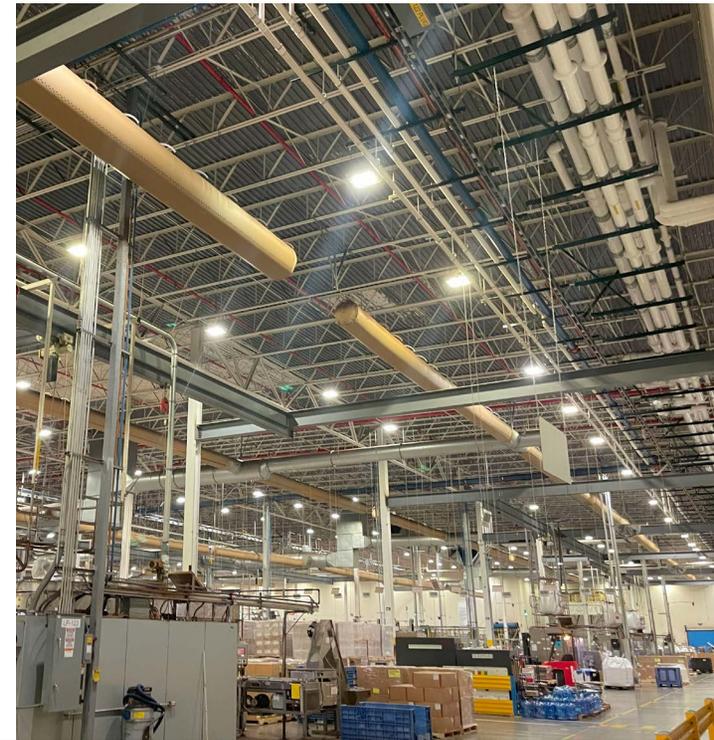
2

CONDITIONED WAREHOUSE

+/- 313,981 SF Warehouse

Building Specifications

Substructure	Spread footings, slab-on-grade, materials handling pit, and a crawlspace below the open-grate floor of the explosive materials storage room
Superstructure	Precast concrete perimeter walls, concrete masonry unit interior walls, steel columns, open-web steel girders, and steel open web joists supporting concrete slab-on-metal deck floors and metal deck roofing
Façade / Windows	Predominant sidewall system of painted concrete precast wall panels Top portions of the warehouse walls have fixed, glazed, double-pane windows in punched openings
Roofing	Low-sloped, TPO membrane with drainage by gutters and downspouts at the roof's east and west edges Original to building's construction
Heating and Air Conditioning	Central system consisting of: 10 Rooftop air handlers (Trane, various sizes, approx. 2013) and 10 ceiling-mounted fan coil units Two gas-fired condensation boilers (Aerco, +/-250 tons each, approx 2013) Two chillers (Trane, +/-485 tons each, approx 2013) One cooling tower (Evapco, +/-1,300 tons, approx 2012) Supplemental cooling to IT rooms via one ductless split system
Heavy Power / Electric Service	Service enters below ground from two pad-mounted 2,500-KVA transformers and feeds two Square D switchboards, each with 4,000-amp, 480Y/277-volt, 3-phase, 4-wire service Reportedly capable of receiving two separate sources of power, one from the main power grid feed and one from a separate substation



Building Specifications

40 Dock-High Doors & 1 Drive-in Door

West Elevation:

- 19 Dock-high doors with weather barrier enclosures and dock locks
- 15 Dock-high doors without weather barrier enclosures or door locks
- 1 High door with steel-framed exterior dock platform

East Elevation:

- 6 Dock-high doors with weather barriers and dock locks
- 1 Loading dock with precast concrete ramp
- *16 Former dock-level openings were infilled by current occupant with CMU
- *6 Dock openings were infilled with storefront window systems

Clear Height

Varies due to slope of roof and non-uniform height and locations of other infrastructure and fixtures
+/- 28' (Estimate, with current fit-out)
+/- 35' 6" (Estimate, prior to current fit-out)

Sprinklers

Full wet-pipe sprinkler system with 10 risers at building perimeter
Fire suppression system was upgraded in 2013
Includes 100-HP WEG electric fire pump, original to building

Life Safety

Model 4100ES addressable Simplex fire alarm control panel monitored by Johnson Controls
Central alarm tied to the wet-pipe sprinkler system; fire alarm system (est 2019)

Security

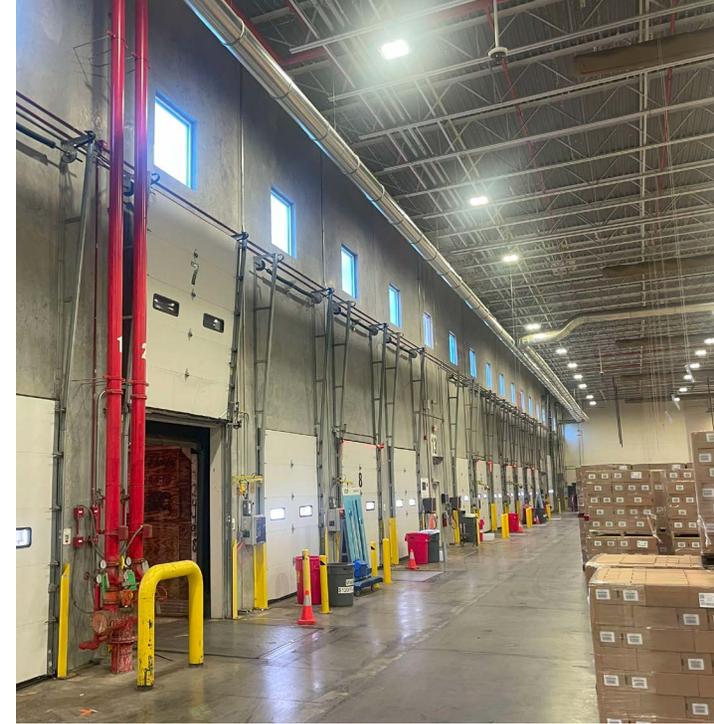
CCTV system with approximately 150 to 200 cameras, reportedly updated in 2023

Elevator

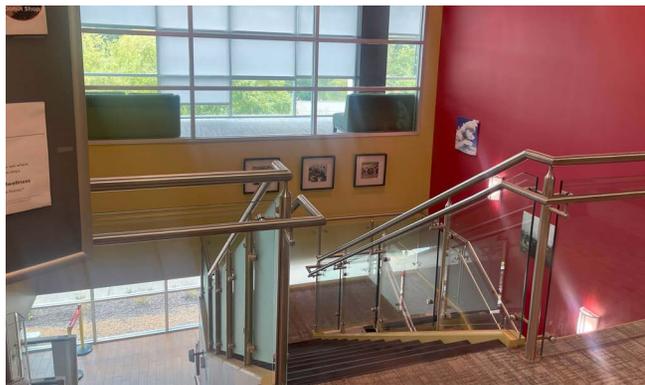
One 2,000-lb capacity, 1,500-fpm, two-stop hydraulic elevator (manufactured and serviced by Kone)
Connects the lobby to the second-level office area

Site Lighting

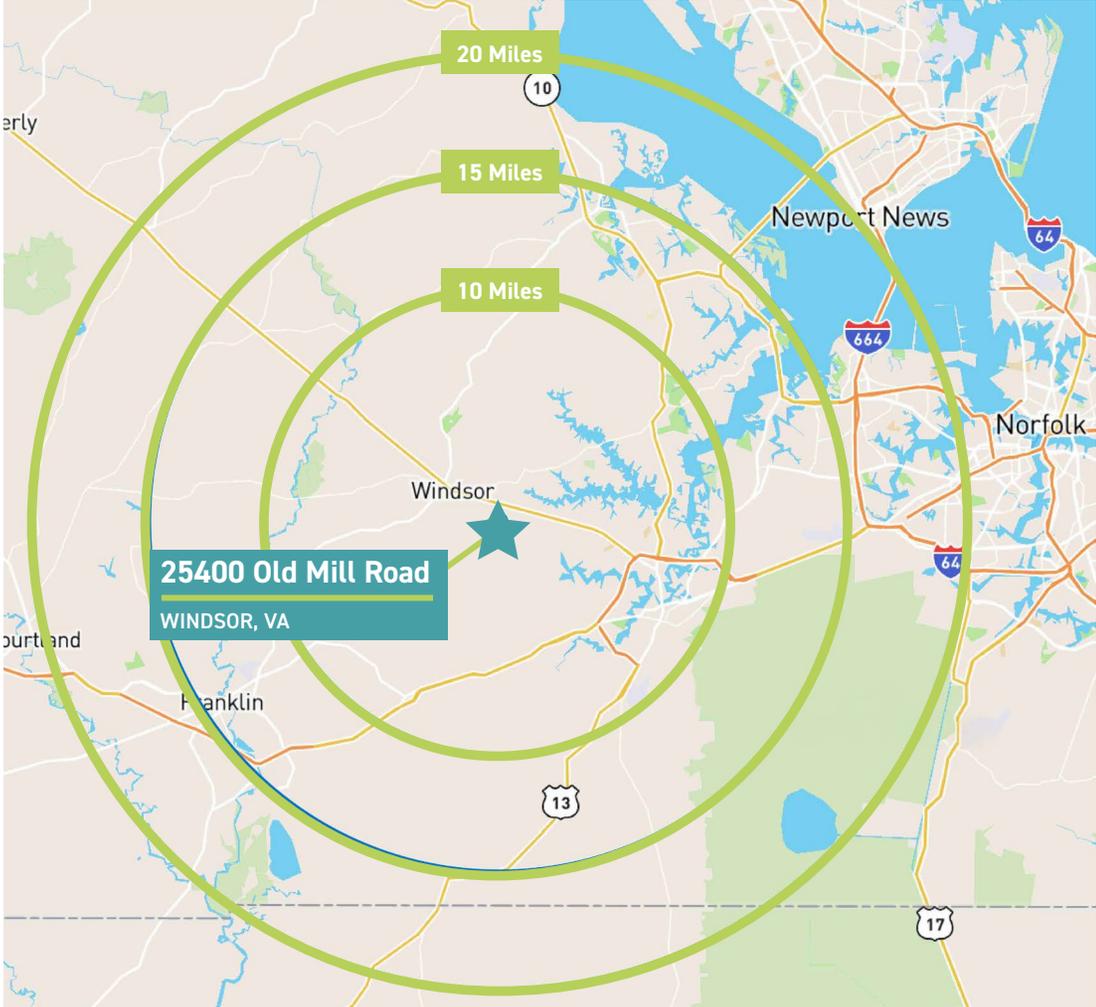
Building- and pole-mounted fixtures in the parking lots and along driveways
Interior and exteriors fixtures updated to LED between 2020 and 2024



Property Photos



Area Demographics



	25400 Old Mill Rd			Ile of Wight County	VA Beach - Norfolk MSA
	10 Miles	15 Miles	20 Miles		
2010 Population (Census)	57,884	110,171	235,983	35,270	1,693,860
2024 Population (Estimate)	65,103	126,352	263,711	41,305	1,806,164
2029 Population (Projection)	68,709	133,227	272,292	43,224	1,823,944
Growth Since 2010	12.47%	14.66%	11.74%	17.11%	6.63%
Growth Since 2020	5.96%	6.45%	4.14%	6.99%	1.47%
5-Year Projected Growth	5.54%	5.52%	3.25%	4.65%	0.98%
2024 Average HH Income	\$95,959	\$108,990	\$107,954	\$121,641	\$110,042
2024 Median HH Income	\$73,177	\$85,758	\$83,864	\$97,832	\$82,713

Source: CBRE Location Intelligence

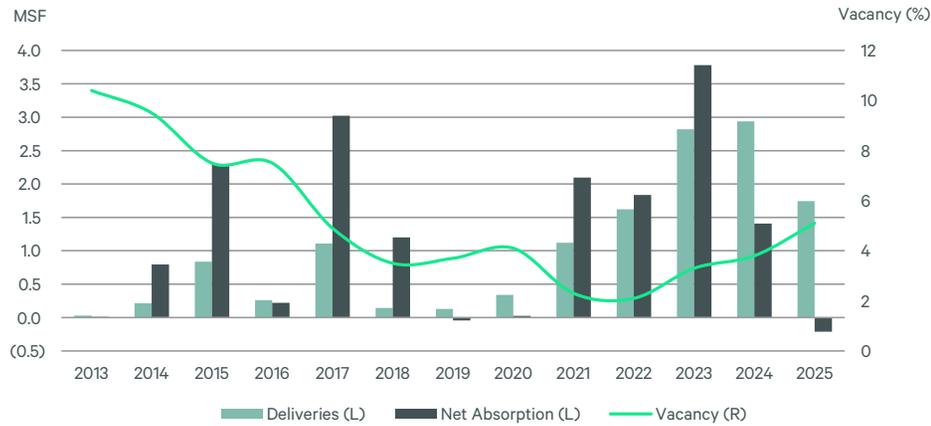
Market Snapshot

NORFOLK INDUSTRIAL MARKET

119.4M SF
Inventory

5.8%
Vacancy

SUPPLY & DEMAND DYNAMICS

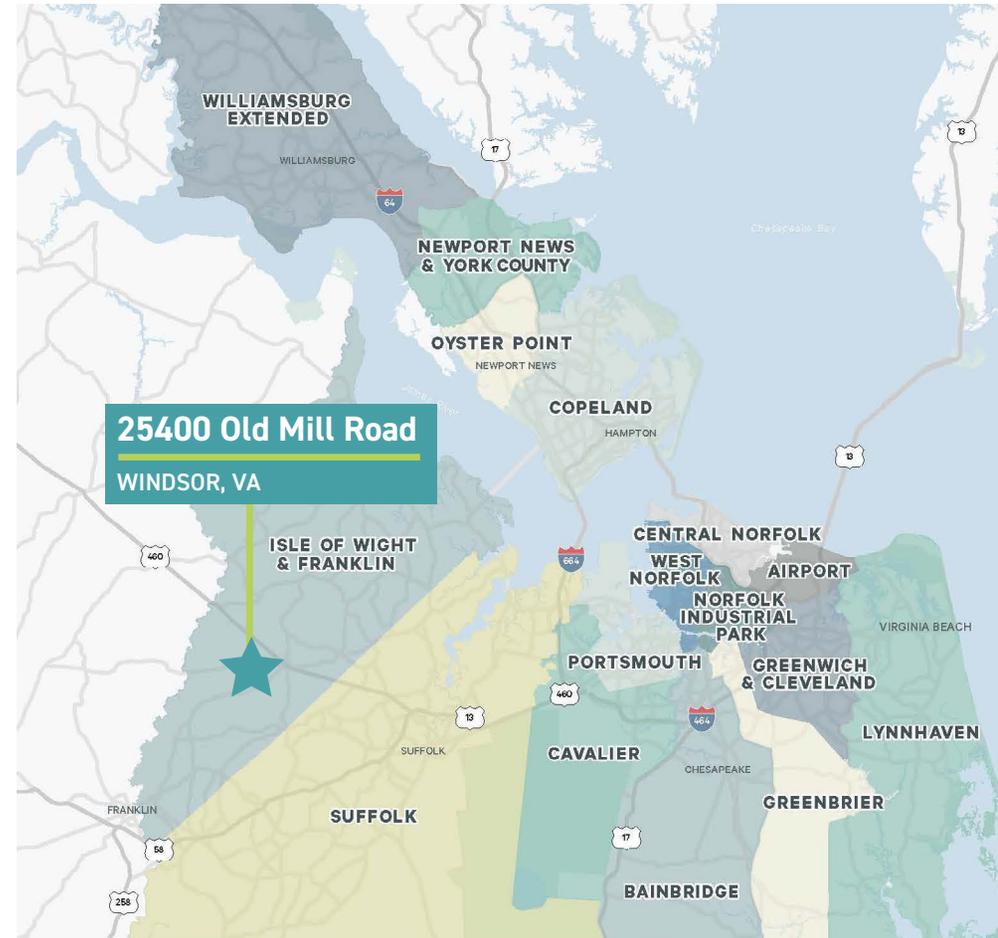


Source: CBRE

HISTORICAL RENT GROWTH (\$/SF)

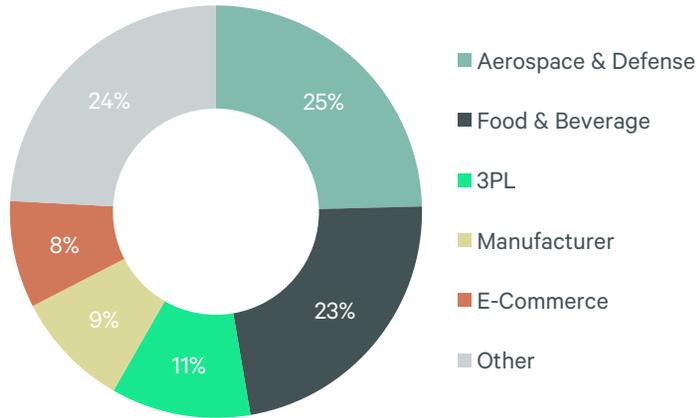


Source: CBRE



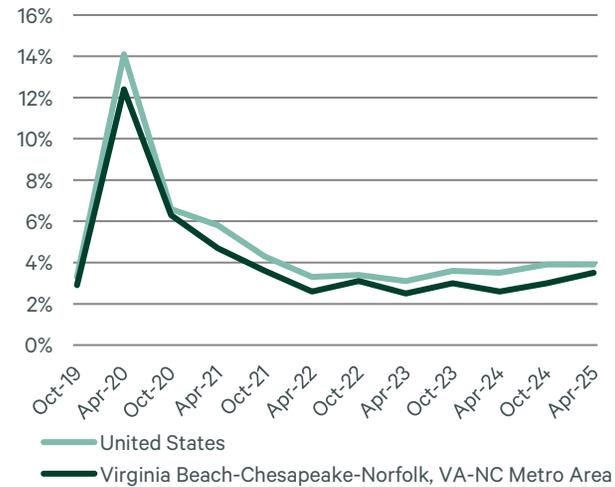
Economic Highlights

NORFOLK'S 2025 GROSS LEASING BY SECTOR (BY SF)



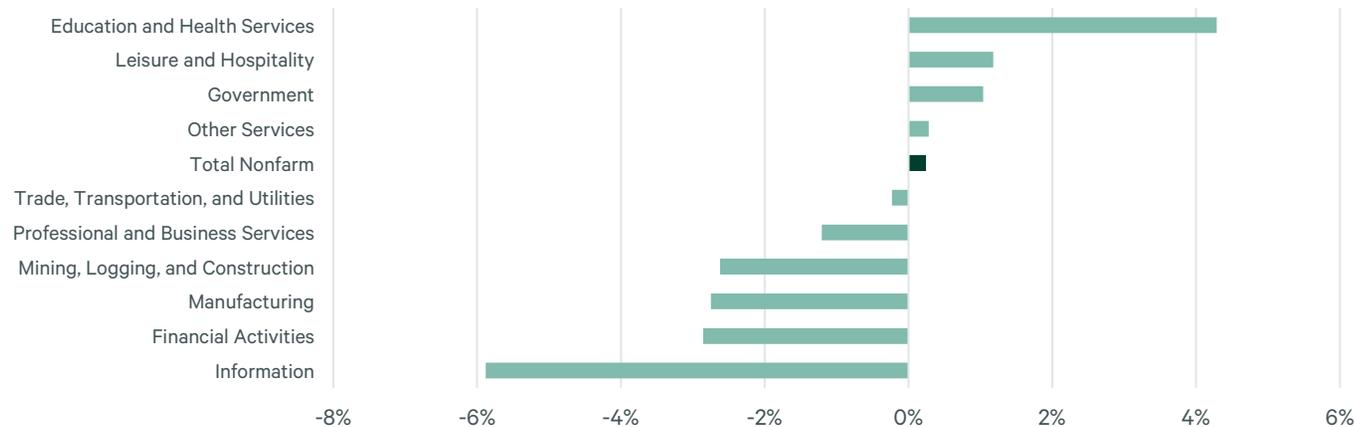
Source: CBRE

UNEMPLOYMENT RATE



Source: BLS

EMPLOYMENT GROWTH BY INDUSTRY, 12-MONTH % CHANGE



Source: BLS

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