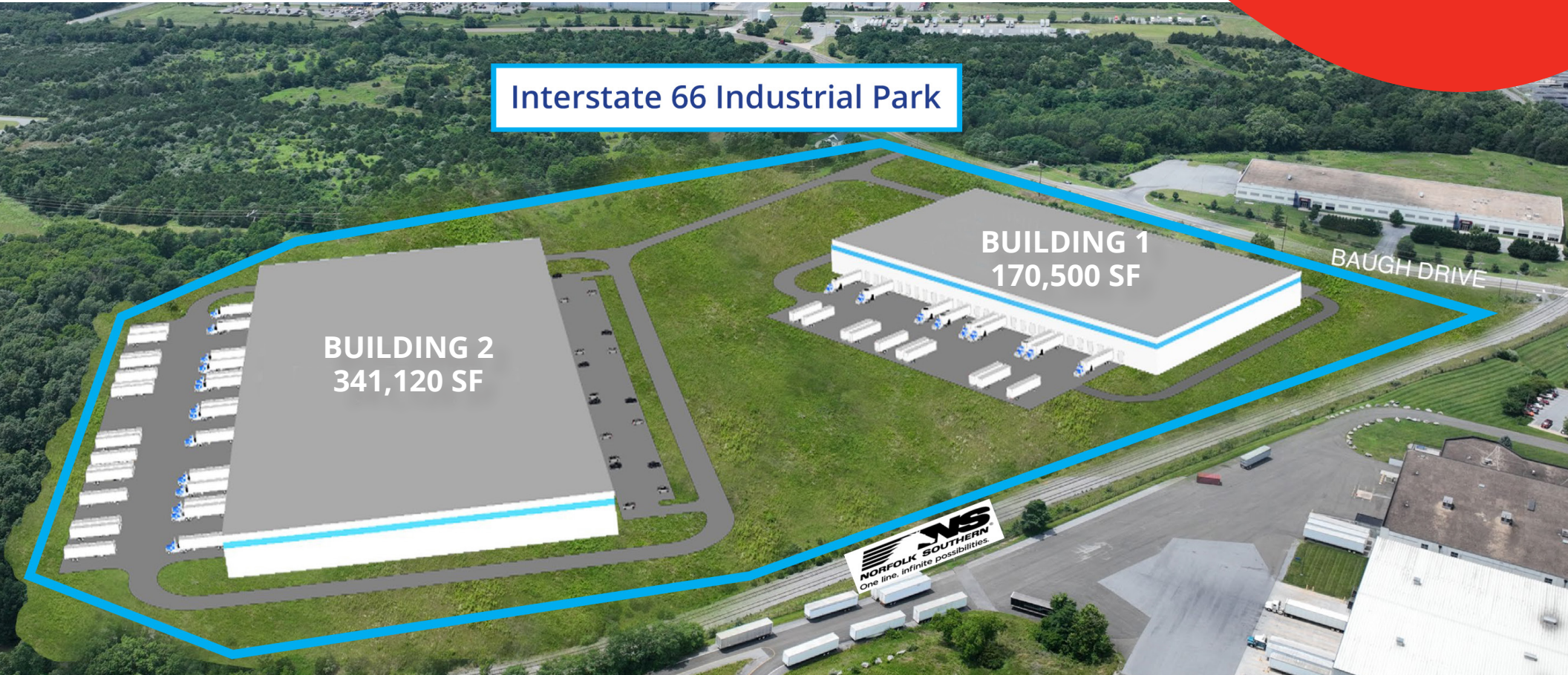


# Interstate 66 Industrial Park Front Royal, Virginia

**COMING  
SOON!**



Two Facilities Totaling 511,620 Square Feet of Class A Industrial/Logistics Space

**John Lesinski**  
Vice Chair  
+1 703 394 4846  
john.lesinski@colliers.com

**Ben Luke, SIOR**  
Executive Vice President  
+1 703 394 4810  
ben.luke@colliers.com

**Clay Ellis**  
Associate Vice President  
+1 703 394 4833  
clay.ellis@colliers.com



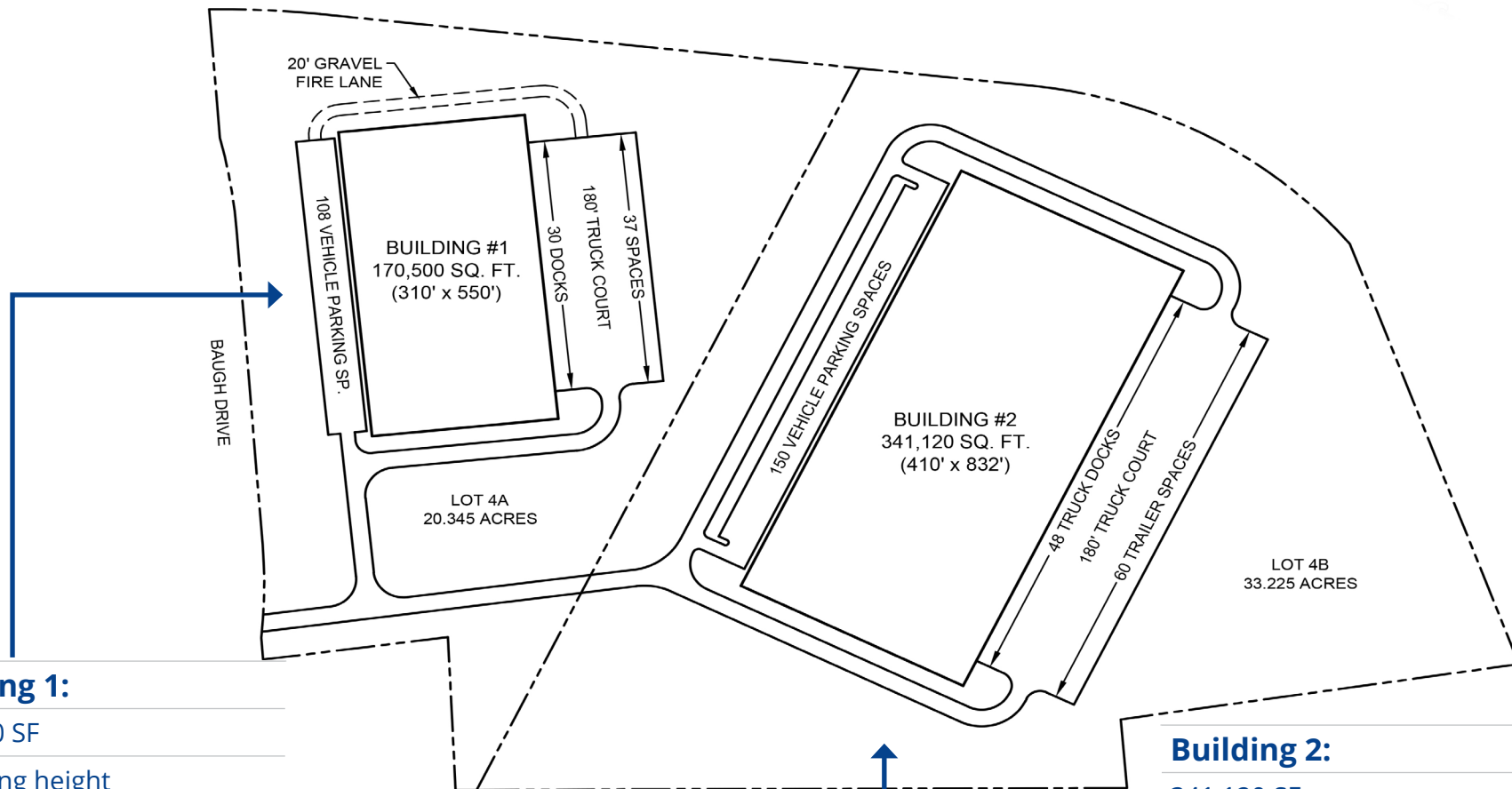
# Area Map







# Site Plan



## Building 1:

- 170,500 SF
- 32' ceiling height
- 550' Wide x 310' Deep
- 30 Loading Docks
- 108 Employee Parking Spaces
- 37 Trailer Drops
- 50 x 50 Column Spacing
- ESFR Sprinklers
- 180' Truck Court
- Rail-Access

## Building 2:

- 341,120 SF
- 32' ceiling height
- 832' Wide x 410' Deep
- 48 Loading Docks
- 150 Employee Parking Spaces
- 60 Trailer Drops
- 50 x 50 Column Spacing
- ESFR Sprinklers
- 180' Truck Court
- Rail-Access



# Recent Improvements to the Virginia Inland Port

Virginia Inland Port (VIP)



**\$15M Investment**

Expanding on-terminal track capacity by 40%

Addition of 4 x rubber-tire gantry cranes to increase efficiency of rail loading/unloading










Reconfiguring and expanding the terminal's container yard capacity

# Virginia Inland Port Features

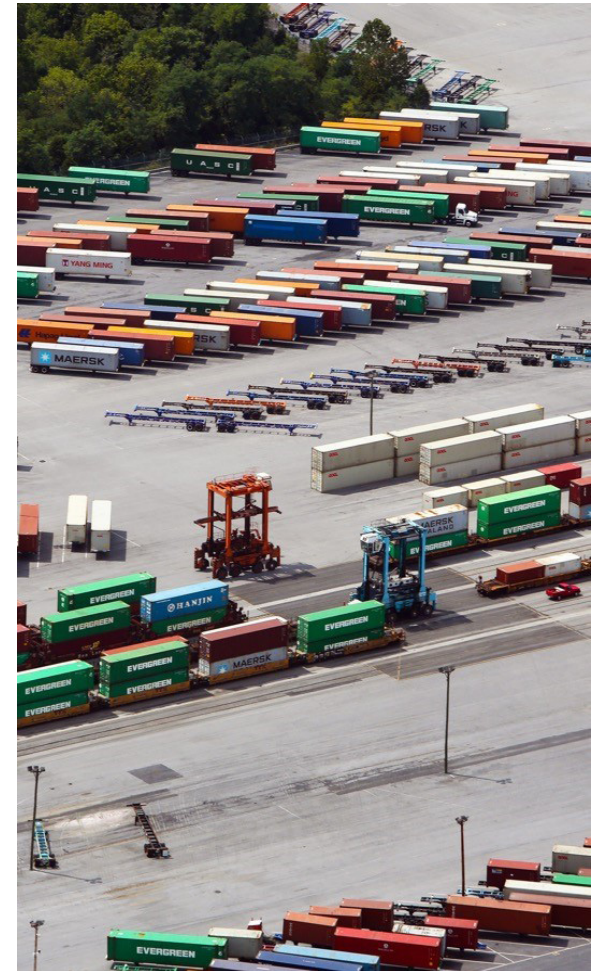
## Virginia Inland Port (VIP)



### TERMINAL SPECS

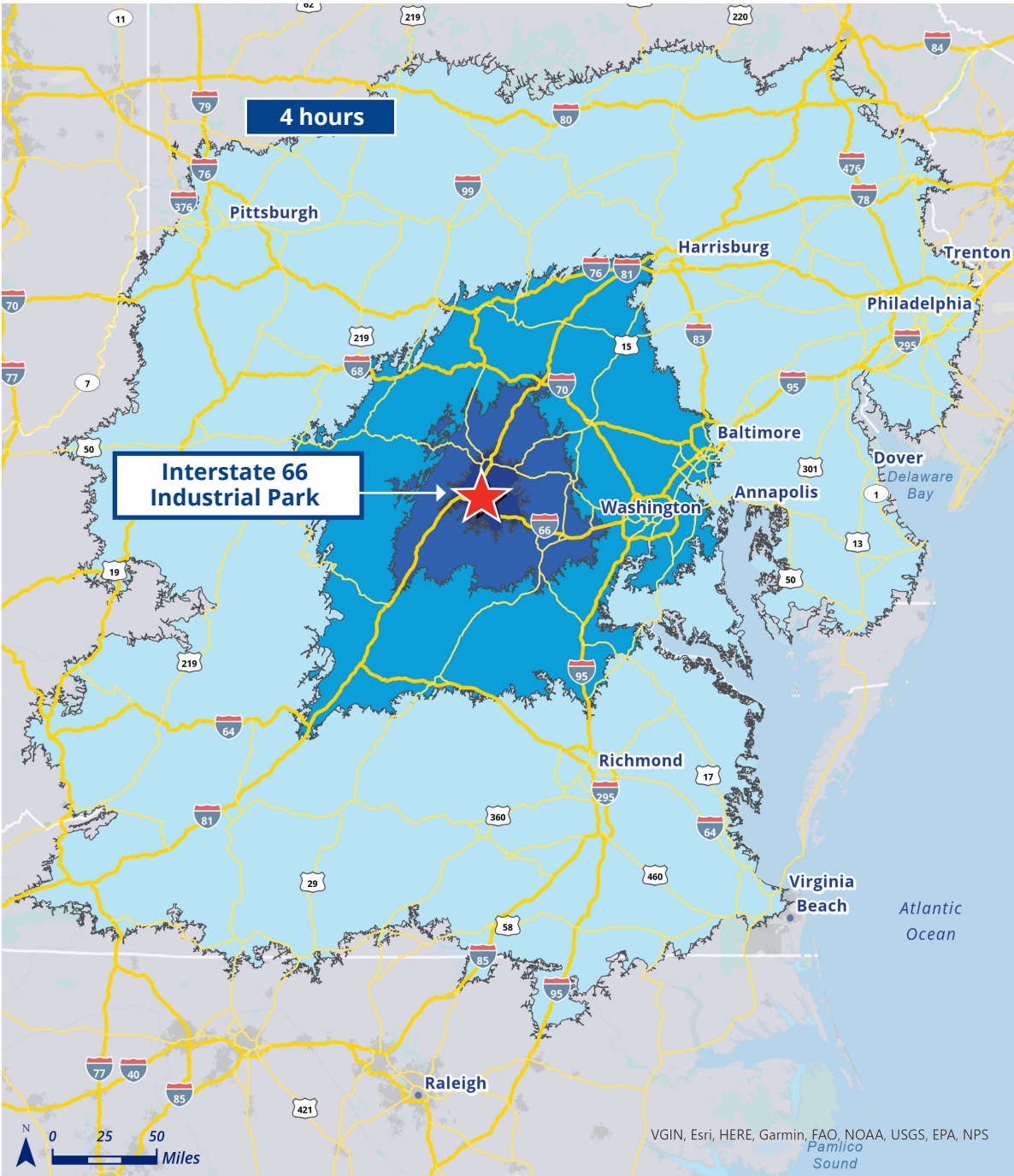
-  161 Acres
-  78,000 TEU Capacity
-  Rail Service via NS
-  24/7 Container Availability
-  24 Reefer Plugs & Servicing On Terminal
-  17,820' Rail Track
-  HRCP Chassis Supply On Terminal
-  Up to 13k Forklift
-  Onsite Log-Stuffing Operation

- Strategic location to serve the U.S. Mid-Atlantic, Northeast & Midwest
- Frequent and streamlined rail service connecting to ocean terminals
- Efficient truck turn times
- Ease of accessing and terminating empty containers
- Ability to move higher-weighted containers
- Available port-provided chassis supply on terminal
- Substantial CO2 emission savings
- US Customs-designated port of entry





4-Hour Drive Time



## Uniquely Positioned to Offer Multiple Logistic Avenues and Transportation Options.

**Interstate 66 Industrial Park**, located at the intersection of Interstates 66 and 81, provides the ideal logistical position for companies seeking to service the DC Metropolitan area and the dense Mid-Atlantic markets in the US.

Tenants in the I-66 Industrial Park will have immediate access to the adjacent Virginia Inland Port and can access nearly 30 million people within a 4-hour drive.

## DRIVE TIME TO CITIES

Washington, DC	1 hour 22 minutes
Harrisburg, PA	2 hours 10 minutes
Baltimore, MD	2 hours 12 minutes
Richmond, VA	2 hours 36 minutes
Pittsburgh, PA	3 hours 56 minutes
Philadelphia, PA	4 hours 12 minutes
Norfolk, VA	4 hours 20 minutes
Greensboro, NC	4 hours 32 minutes
Raleigh, NC	5 hours 3 minutes

## DRIVE TIME POPULATION

30 minutes	179,750
1 hour	1,039,646
2 hours	8,307,032
4 hours	29,923,948



Hearthside Foods

Interstate 66 Industrial Park

**BUILDING 1**  
170,500 SF

**BUILDING 2**  
341,120 SF



BAUGH DRIVE

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Associate Vice President  
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clay.ellis@colliers.com

**Colliers International**

1753 Pinnacle Drive, 12th Floor  
McLean, VA 22102  
+1 703 394 4800  
colliers.com

**Colliers**