



Whitepine
Logistics
Center

**Three Building
Industrial Facility**

**TOTALING
501,224 SF**

AVAILABLE FOR LEASE
Breaking Ground October 2024

8800 Whitepine Road,
Richmond, VA 23237

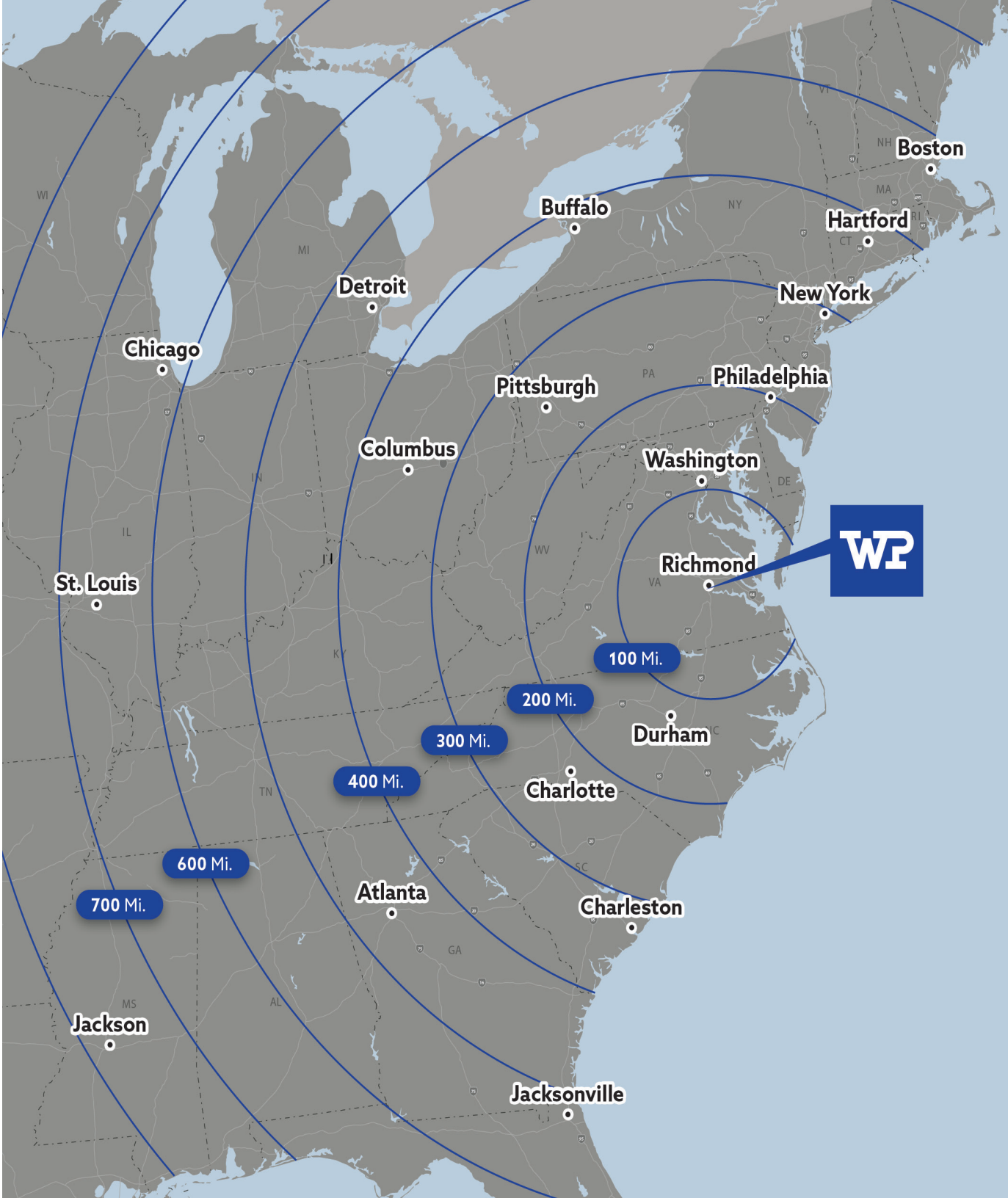


Muscoe Garnett
+1 (678) 296-4610
muscoe.garnett@jll.com

Adam Lawson
+1 (804) 514-7041
adam.lawson@jll.com

Jake Servinsky
+18043961750
jake.servinsky@jll.com





REGIONAL LOCATION

17 miles

Downtown Richmond Virginia

19 miles

Richmond International Airport

13 miles

Richmond Marine Terminal

90 miles

Port of Virginia

95 miles

Norfolk, VA

120 miles

Washington, DC

138 miles

Dulles International Airport

Aerial Overview



WP



PROJECT DATA SUMMARY

Category	Count
Buildings	3
Parking Spaces	150
Landscaping	100
Other	5



Site Development Plan





BUILDING 1

Specifications

- 211,919 SF
- 32' ceiling height
- 40 dock doors with levelers on 26 of the doors
- 2 12' x 14' drive-in doors
- 129 employee parking spaces
- 60 trailer spaces
- 185' deep truck court
- 260' x 810'
- Typical bay 54' x 50' with 60' speedbay
- 1200 AMP Electrical Service (expandable)
- 60 Mil White TPO Roof with R-30 Installation 7" 4000 PSI Concrete Slab



BUILDING 2

Specifications

- 91,496 SF
- 32' ceiling height
- 18 dock doors with levelers on 12 of the doors
- 2 12' x 14' drive-in doors
- 70 employee parking spaces
- 135' deep truck court
- 210' x 432'
- Typical bay 54' x 50' with 60' speedbay
- 1200 AMP Electrical Service (expandable)
- 60 Mil White TPO Roof with R-30 Installation 7" 4000 PSI Concrete Slab



BUILDING 3

Specifications

- 197,809 SF
- 32' ceiling height
- 37 dock doors with levelers on 24 of the doors
- 2 12' x 14' drive-in doors
- 142 employee parking spaces
- 135' deep truck court
- 260' x 756'
- Typical bay 54' x 50' with 60' speedbay
- 1200 AMP Electrical Service (expandable)
- 60 Mil White TPO Roof with R-30 Installation 7" 4000 PSI Concrete Slab

Typical Building Details



PRE-FINISHED METAL GUTTERS AND RECESSED DOWNSPOUTS

CLERESTORY WINDOWS WITH ANODIZED ALUMINUM FINISH AND 1" TINTED, REFLECTIVE LOW-E INSULATED GLASS

LOAD BEARING NON-INSULATED TILT-UP PANELS PRIMER WITH 2 COATS OF ELASTOMERIC PAINT

1,200 AMP SERVICE (EXPANDABLE)

HOT DIPPED GALVANIZED DOCK ACCESS STAIRS

UNINSULATED DOCK DOORS 9'X10' WITH STEEL TRACK GUARDS

MECHANICAL DOCK LEVELER

DOCK BUMPERS AND TRUCK RESTRAINTS

60' TRUCK APRON, 6" HEAVY-DUTY CONCRETE WITH 6" STONE BASE

LED ENERGY EFFICIENT LIGHTS WITH 30 FOOT CANDLES AT 3' ABOVE FINISH FLOOR FOR GENERAL WAREHOUSE ILLUMINATION WITH 9' WHIPS AND MOTION SENSORS

60 MIL WHITE TPO ROOF SYSTEM MECHANICALLY FASTENED

R-30 POLYISOCYANURATE INSULATION

STRUCTURAL STEEL JOIST SHOP PRIMED WHITE

EFSR FIRE PROTECTION SYSTEM WITH K-25 HEADS

32' CLEAR

60' SPEEDBAY

TYPICAL BAY 54'X50'

COLUMNS PAINTED WITH OSHA YELLOW 10' AFF

7" 4,000 PSI UNREINFORCED CONCRETE SLAB

10 MIL VAPOR BARRIER UNDER ENTIRE CONCRETE SLAB

4" STONE BASE OVER FULLY COMPACTED SUBGRADE





Muscoe Garnett
+1 (678) 296-4610
muscoe.garnett@jll.com

Adam Lawson
+1 (804) 514-7041
adam.lawson@jll.com

Jake Servinsky
+18043961750
jake.servinsky@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle Brokerage, Inc. All rights reserved.