

Offering Memorandum

**New Construction.
Fully Leased.
Two Tenants.**

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TIMELAPSE VIDEO

Midpoint Industrial Park

121 Midpoint Drive | Mineral, VA 23117



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

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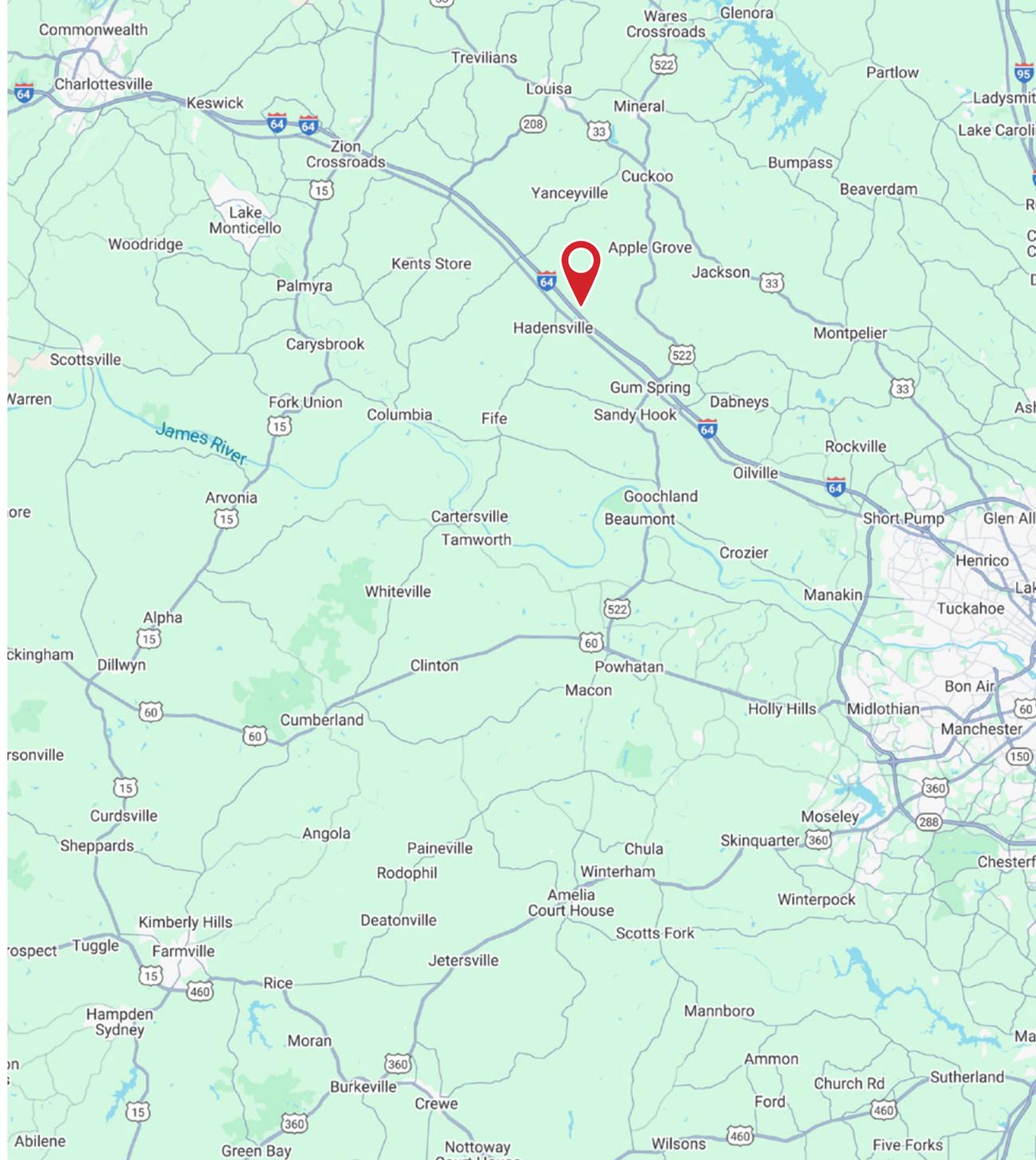
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EXECUTIVE SUMMARY

Commonwealth Commercial Partners, LLC is pleased to present the Offering Memorandum for 121 Midpoint Drive, a newly constructed, fully leased two-building office/warehouse (IOS) investment located in Goochland County, Virginia. The property totals 21,120± square feet across two 10,560 SF pre-engineered metal buildings situated on 7.5± acres of fenced and graveled heavy-industrial land.

The asset is 100% leased to two tenants under NNN lease structures, providing durable cash flow with limited landlord responsibilities restricted to roof and structure. The tenant lineup includes Henkels & McCoy (a Mastec subsidiary) and NLS Technologies, both servicing infrastructure-driven industries including data center construction, utilities, and event staging. These uses benefit from long-term secular demand and regional growth trends.

Property features include M-2 heavy industrial zoning, 18'-21' clear heights, multiple 14' - 12' drive-in doors, and expansive outdoor storage capacity, making the site well-suited for equipment-intensive and fleet-oriented users. The combination of functional improvements and yard area positions the property as a scarce IOS offering within the submarket.

121 Midpoint Drive is strategically located along the Interstate 64 corridor, providing efficient access to both Greater Richmond and Charlottesville. Louisa County continues to gain recognition as the industrial and commercial midpoint between these markets, supported by population growth, expanding development along the Lake Anna corridor, and a favorable business environment.

Offered at a 6.5% capitalization rate, 121 Midpoint Drive represents an opportunity to acquire a new-construction, low-maintenance industrial asset with strong tenancy, contractual rent escalations, and exposure to a supply-constrained regional industrial market.

PROPERTY INFORMATION

121 Midpoint Drive | Mineral, VA 23117

Parcel ID: 6833-52-3772; 6833-52-5984; 6833-52-7164



Building A (Lot 40)	
Square Feet	10,560±
Acreage	2.817±
Ceiling Height	18' - 21'
Column Spacing	Free Span
Loading	(3) 14' x 12' drive in doors
Power	120/208V, 3-phase, 4-wire



Building B (Lot 38 & 39)	
Square Feet	10,560±
Acreage	4.798±
Ceiling Height	18' - 21'
Column Spacing	Free Span
Loading	(2) 14' x 12' drive in doors
Power	120/208V, 3-phase, 4-wire



PROPERTY HIGHLIGHTS

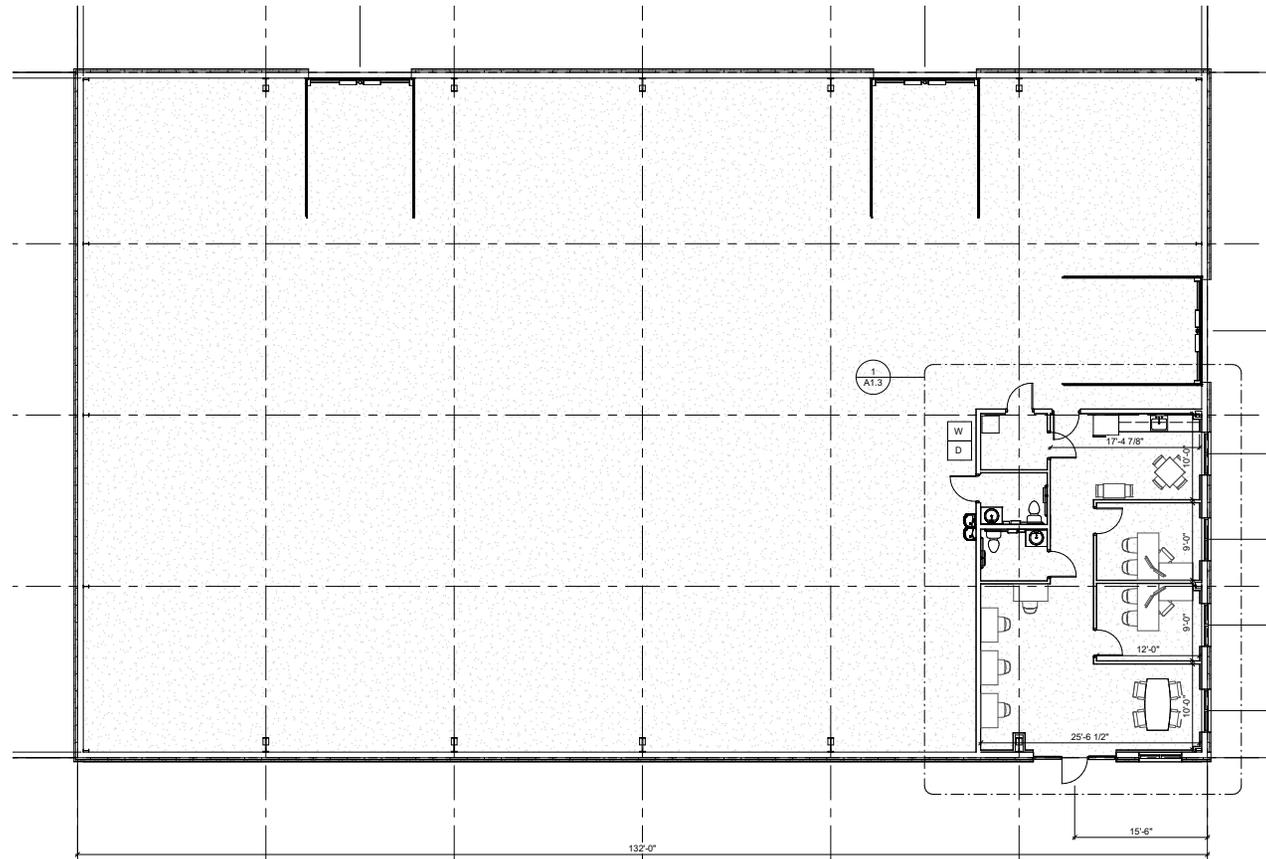
- › Two Building (21,120 SF) Fully Leased Office/Warehouse IOS on 7.5± AC
- › Two Tenants: New Construction 2 x 10,560 SF PEMB on 7.5± AC gravel/fenced yard
- › 18' - 21' ceiling height, multiple 14' drive-in doors, Zoned M-2 heavy industrial
- › Strong regional-credit tenants servicing data center construction and event staging
- › Located at the mid-point between Charlottesville & Richmond markets - direct access to I-64
- › Sale Price: \$6,750,000 (6.5% capitalization rate)



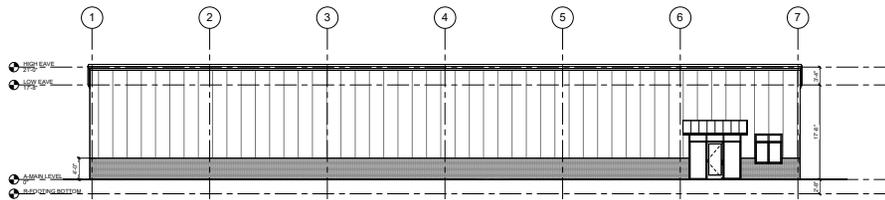
BUILDING A

FLOOR PLAN

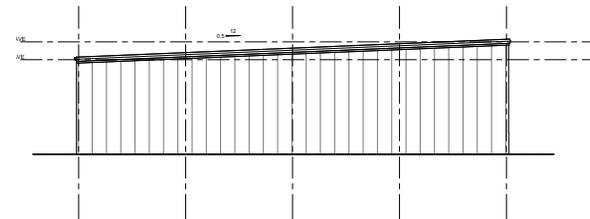
10,560± SF



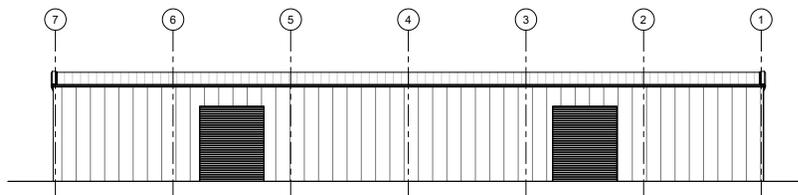
ELEVATIONS



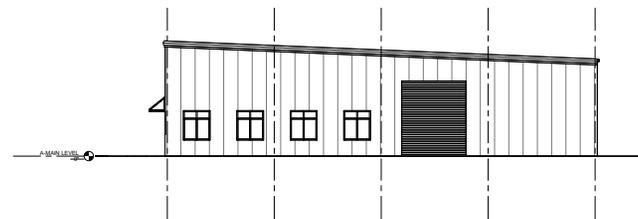
1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"

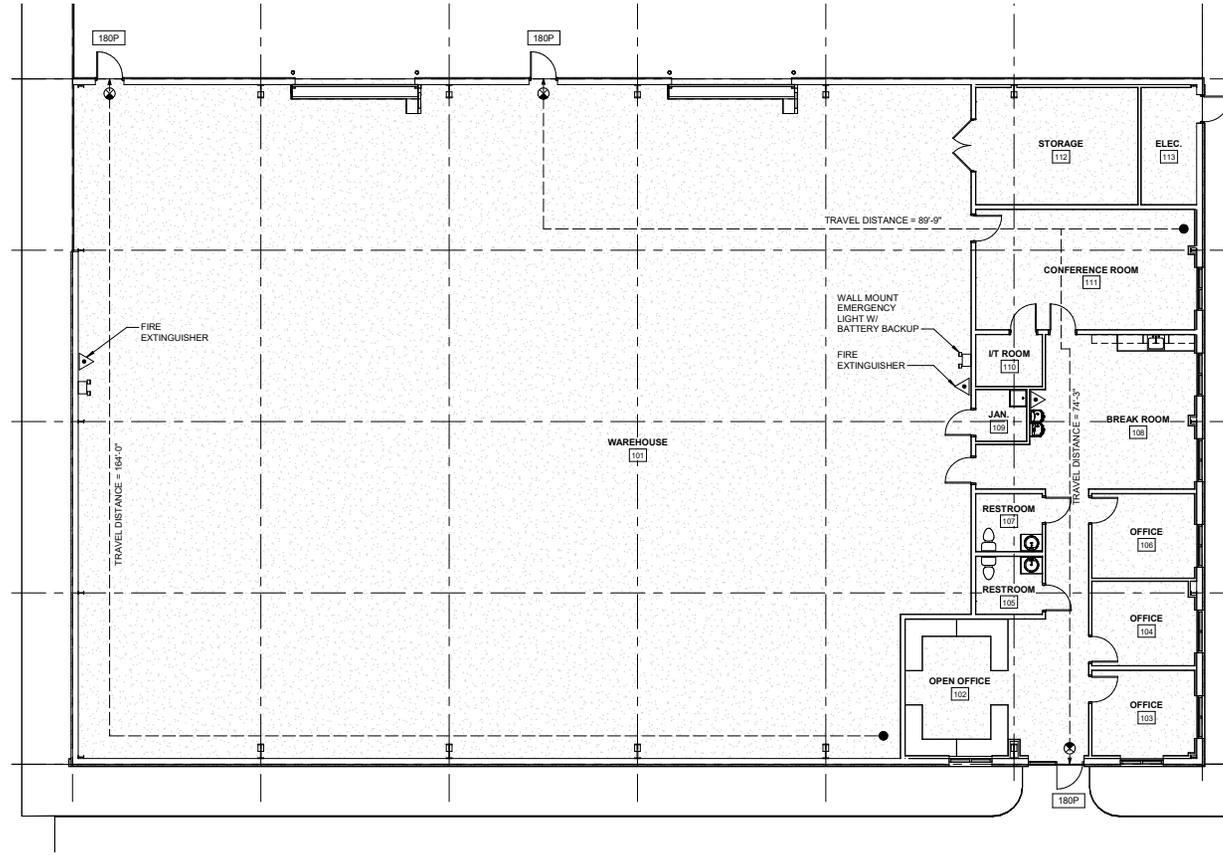
BUILDING B

FLOOR PLAN

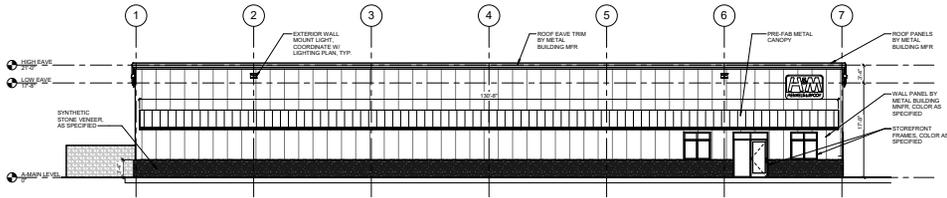
10,560± SF



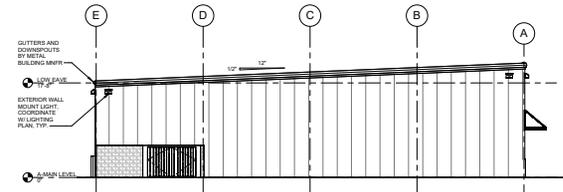
a MasTec company



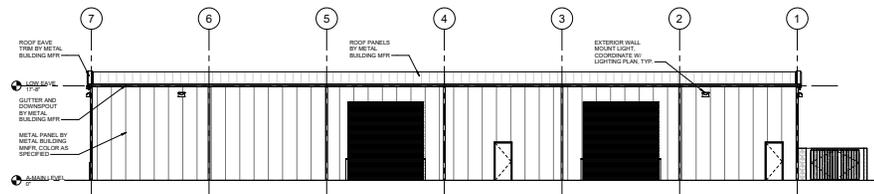
ELEVATIONS



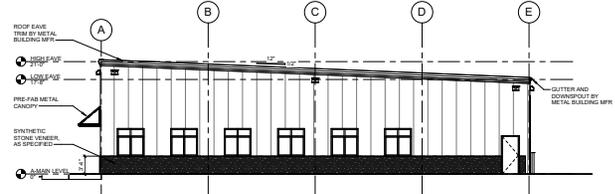
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MARKET OVERVIEW

MIDPOINT INDUSTRIAL PARK

Regional Positioning

121 Midpoint Drive is strategically located in Louisa County, the geographic midpoint between Greater Richmond and Charlottesville, offering users immediate access to two robust economic hubs. The I-64 corridor—which directly serves the property—continues to experience rapid commercial growth, with expanding hospitality, retail, office, and industrial developments strengthening the regional economic base. Louisa County is widely recognized as the commercial and industrial connection point between these metros thanks to its transportation access and pro-business environment.

Population & Economic

The larger Lake Anna trade area exhibits above-average demographic expansion, with projected population growth exceeding 8.5%, far outpacing national benchmarks. This growth, combined with the region's strong tourism profile (a driver for retail, services, and construction), increases demand for industrial support uses such as storage, distribution, fleet operations, and maintenance facilities.

Louisa County's economic base continues to diversify with established industrial employers including biofuel manufacturing, advanced recycling, and specialty manufacturing, reinforcing long-term industrial stability and tenant demand.

Major Industrial & Advanced Manufacturing Employers

Louisa County is home to numerous nationally recognized and specialized industrial operators, contributing to a robust employment ecosystem:

- Bio-Cat, Inc.** Enzymes and custom blending operations
- Boss Instruments, Ltd.** Surgical instrument manufacturer
- Busada Manufacturing Corp.** Rigid thermoplastic tubing production
- Klößner-Pentaplast of America, Inc.** Rigid PVC films for packaging & print
- Patriot Aluminum Products** Aluminum conduit manufacturing
- Piedmont Metal Fabricators, Inc.** Tobacco processing equipment
- Tetra-Pak** Packaging technologies
- Tri-Dim Filter Corp.** Industrial-grade air filtration technologies
- Virginia Vermiculite** One of only two vermiculite mines in the U.S.
- Walmart Distribution Center** Major grocery distribution hub

As one of the only new construction, heavy-industrial offerings between Richmond and Charlottesville, **121 Midpoint Drive** is ideally timed to benefit from a rising regional industrial market and the continued expansion of the Lake Anna commercial corridor.

Industrial Market Trajectory

Industrial demand in the region remains strong, supported by:

Increasing activity from contractors and service-related businesses serving Lake Anna's booming residential and commercial sectors.

Limited supply of modern industrial product in the Mineral/Louisa submarket, elevating the competitive position of newly constructed facilities.

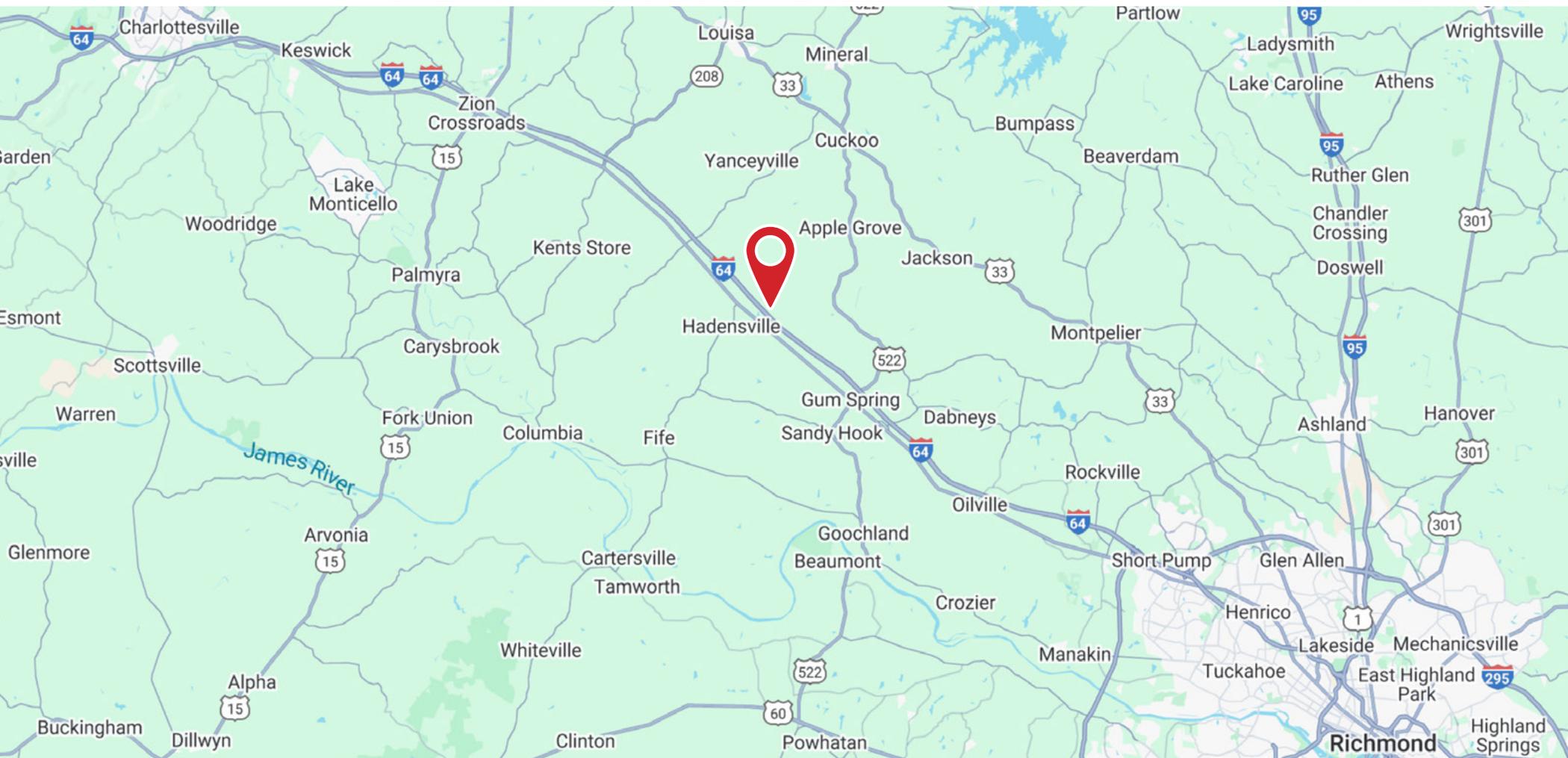
Commitment from the County to expand designated growth areas while maintaining favorable business conditions for industrial users.

These trends position Midpoint Industrial Park as one of the few sites able to capitalize on sustained tenant demand, proximity to two major markets, and a rapidly expanding commercial ecosystem.

LOCATION OVERVIEW

ACCESS TO INTERSTATE 64

To Charlottesville - 33 Miles
To Richmond - 36 Miles





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