

FOR LEASE | TWO-BUILDING 373,360 SF INDUSTRIAL PARK | Q3 2026

# WHITE OAK DISTRIBUTION CENTER



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**RANGE  
COMMERCIAL PARTNERS**

7200 Glen Forest Drive, Suite 100  
Richmond, VA 23226



# SITE PLAN

1100 & 1101 TECHPARK PLACE, SANDSTON, VA 23150



# BUILDING 1 - 196,560 SF

## Roof

New - Mechanically attached .60mil TPO with R-30 insulation

## Configuration

Rear-load

## Structure

Tilt-up Concrete Wall Panels

## Clear Height

36'

## Column Spacing

54' W x 50' D w/ 60' loading bay

## Floor Slab

7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

## Lighting

LED high-bay at 30 FC throughout

## HVAC

Heat for freeze protection, 1 Air Change Per Hour  
Five (5) HVLS fans in dock bay

## Electrical

One (1) 3,000 amp 277/480 volt, 3-phase, 4-wire service and house panel  
Two (2), 200A distribution panels for future tenants

## Fire Protection

ESFR

## Truck Court

200'-deep shared truck court with 60' concrete apron and heavy-duty drive aisle

## Dock Doors

Thirty-six (36) 9'x10' manual overhead doors  
Sixteen (16) 45,000lb mechanical levelers & seals  
Two (2) 14'x16' motorized roll-up doors at drive-ins

ADDRESS 1100 Techpark Place, Sandston, VA 23150

ZONING M-2C (General Industrial)

SITE ACREAGE +/- 40.5 acres

DELIVERY Q3 2026

DEVELOPER Lingerfelt Development, LLC

BUILDING SIZE 196,560 SF

PARKING 182 Parking Spaces  
15 Trailer drops

# BUILDING 2 - 176,800 SF

## HVAC

Heat for freeze protection, 1 Air Change Per Hour  
Four (4) HVLS fans in dock bay

## Electrical

One (1) 3,000 amp 277/480 volt, 3-phase, 4-wire  
service and house panel  
Two (2), 200A distribution panels for future tenants

## Fire Protection

ESFR

## Truck Court

200'-deep shared truck court with 60'  
concrete apron and heavy-duty drive aisle

## Dock Doors

Thirty-six (36) 9'x10' manual overhead doors  
Fifteen (15) 45,000lb mechanical levelers & seals  
Two (2) 14'x16' motorized roll-up doors at drive-ins

## Roof

New - Mechanically attached .60mil TPO  
with R-30 insulation

## Configuration

Rear-load

## Structure

Tilt-up Concrete Wall Panels

## Clear Height

36'

## Column Spacing

54' W x 50' D w/ 60' loading bay

## Floor Slab

7" 4,000 psi concrete on 6" of stone base w/  
6mil vapor barrier under slab

## Lighting

LED high-bay at 30 FC throughout

ADDRESS 1101 Techpark Place, Sandston, VA 23150

ZONING M-2C (General Industrial)

SITE ACREAGE +/- 40.5 acres

DELIVERY Q3 2026

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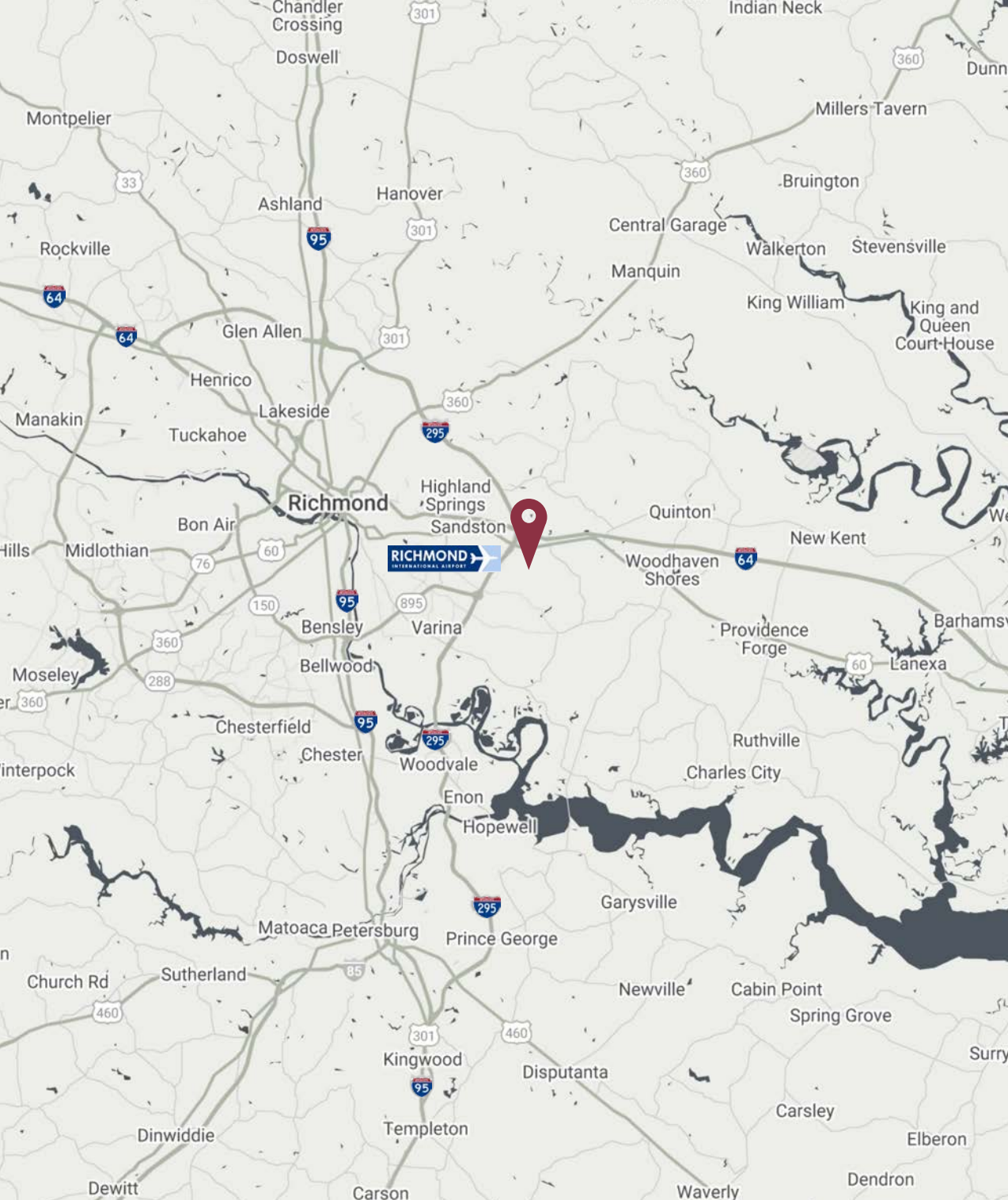
BUILDING SIZE 176,800 SF

PARKING 281 Parking Spaces  
14 Trailer drops

# WHITE OAK TECHNOLOGY PARK

## 7M SF OF DATA CENTER DEVELOPMENT





# CENTRAL LOGISTICS LOCATION

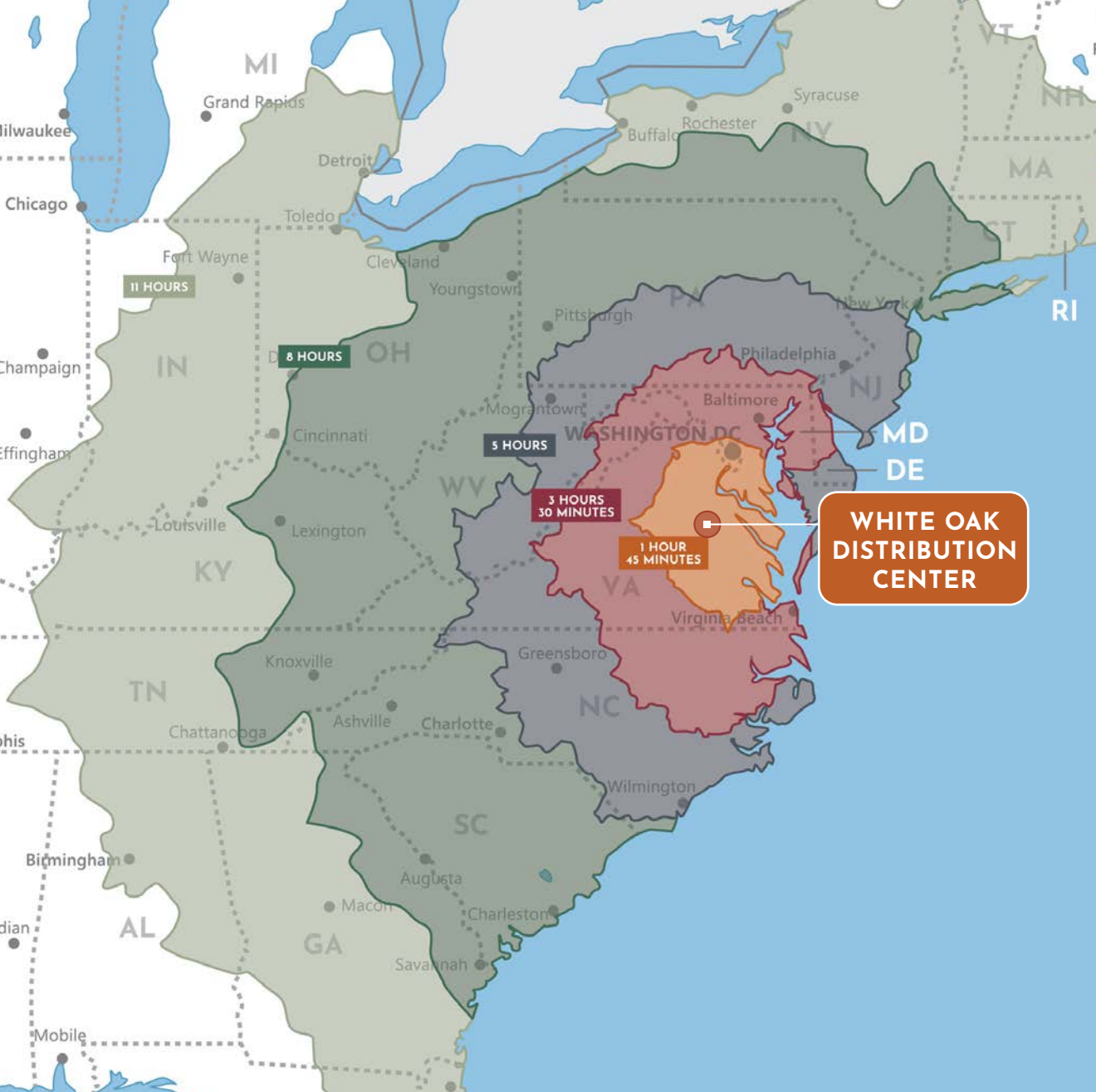
## Major Highways & Interchanges

I-295/I-64	7 min	4 miles
I-295 /I-95 N	20 min	18 miles
I-295/I-95 S	30 min	30 miles

## Major Transportation Hubs

Richmond Int. Airport	14 min	6.9 mi
Richmond Marine Terminal	24 min	17 mi
Port of Virginia	1.5 hours	78 mi

- › Access to rail freight service through CSX and Norfolk Southern
- › Access to Richmond International Airport (RIC) which transports more than 85 million lbs of cargo annually
- › Access to an extensive network of highways, including I-295, I-64, I-95, I-85
- › Located in foreign trade zone #207



## WITHIN 500 MILES OF 60% OF THE NATION'S CONSUMERS

### Major Cities

Richmond CBD	19 min	14 miles
Fredericksburg	1 hour	63 miles
Virginia Beach	1.75 hours	96.5 miles
Washington, DC	2 hours	116 miles
Baltimore	3.5 hours	161 miles
Raleigh	2.5 hours	172 miles
Philadelphia	5 hours	255 miles
Charlotte	4.5 hours	296 miles
New York, NY	6 hours	342 miles
Atlanta	8.5 hours	535 miles

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