

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

## WHITE OAK DISTRIBUTION CENTER



**HARRISON MCVEY, SIOR**  
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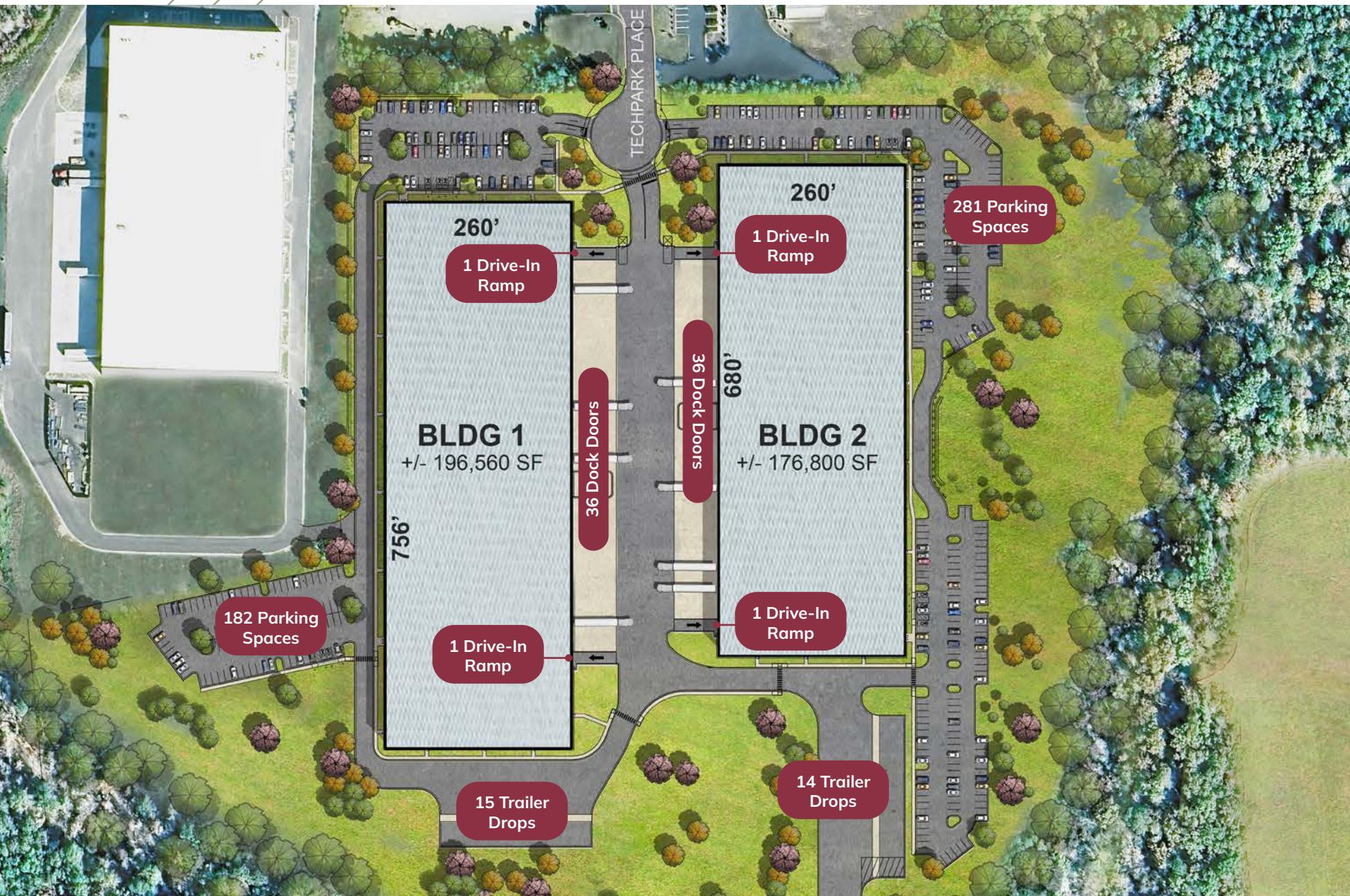
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**RANGE  
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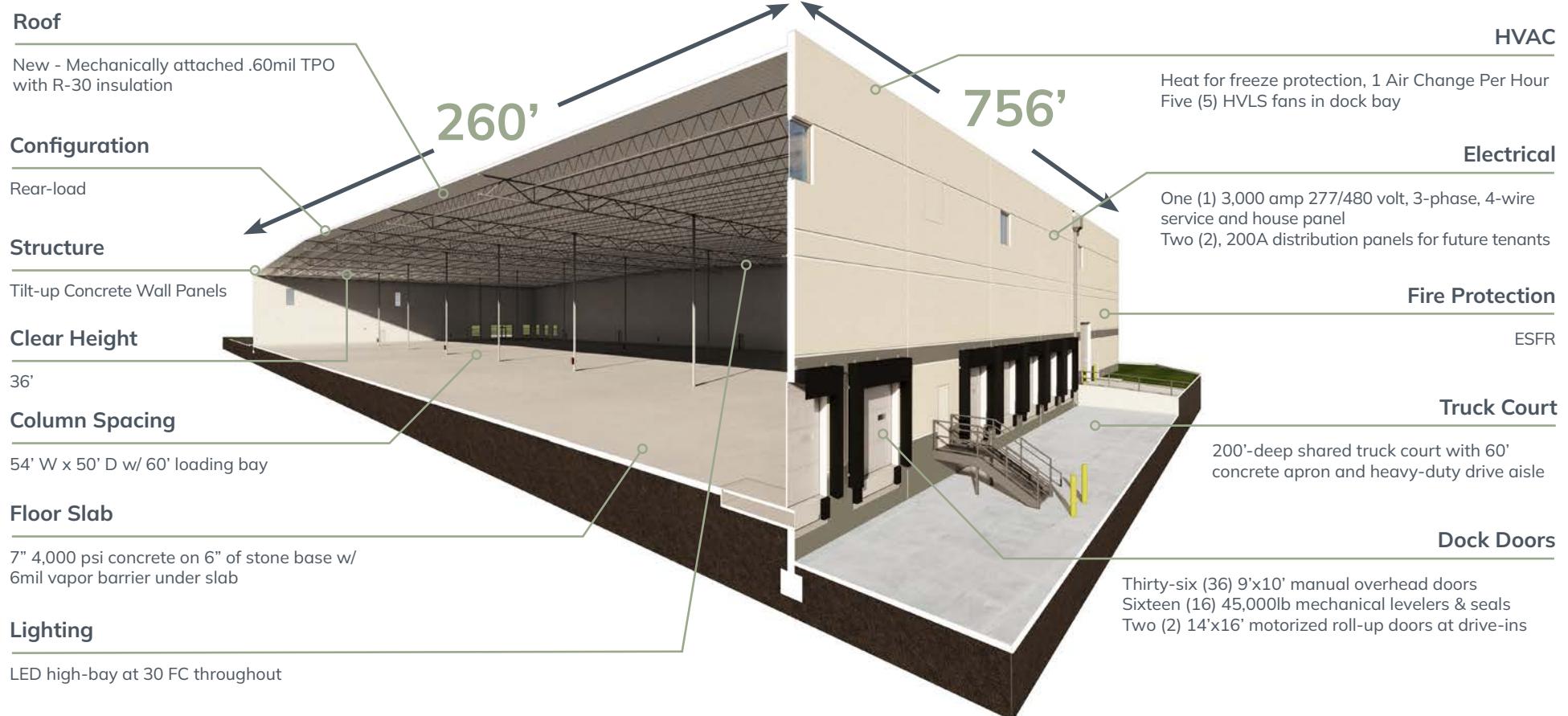


# SITE PLAN

1100 & 1101 TECHPARK PLACE, SANDSTON, VA 23150



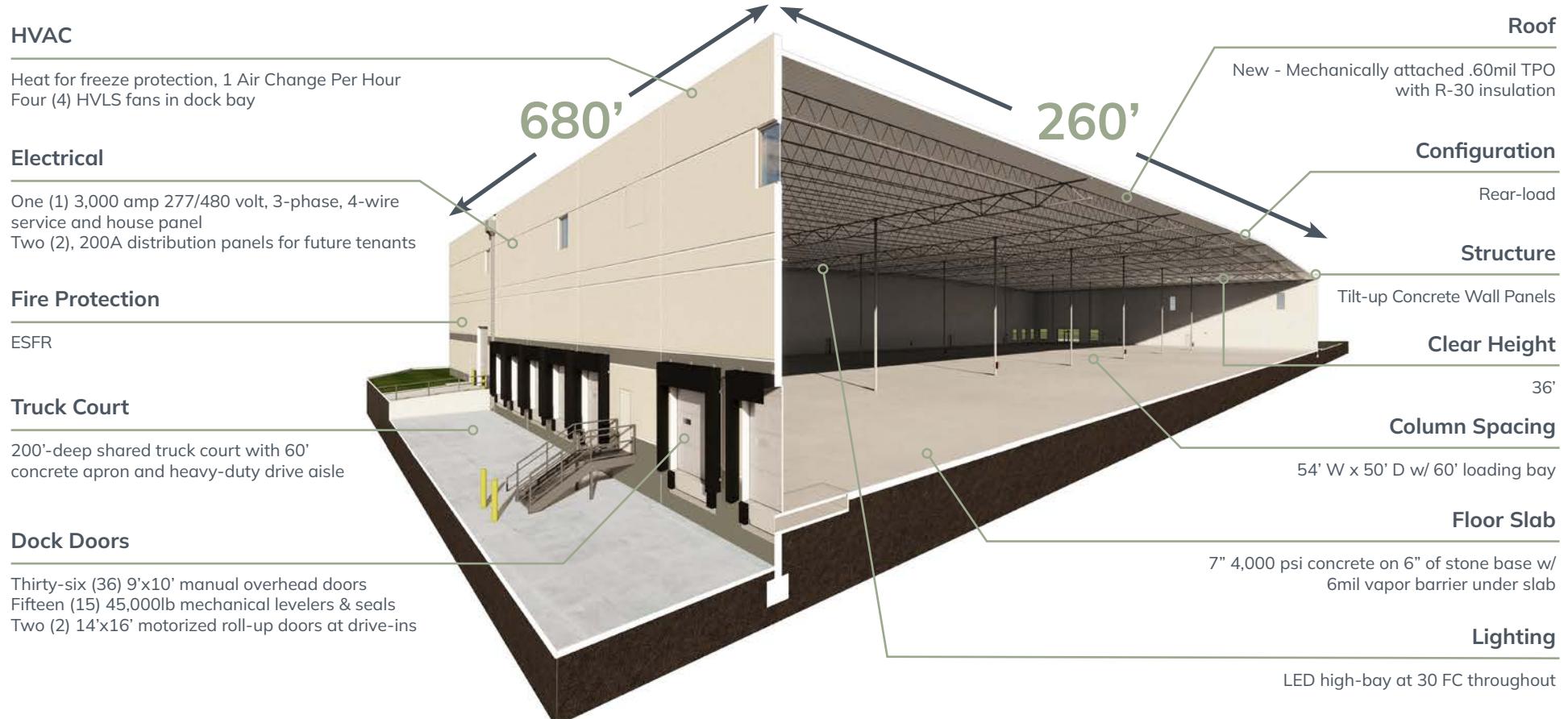
# BUILDING 1 - 196,560 SF



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

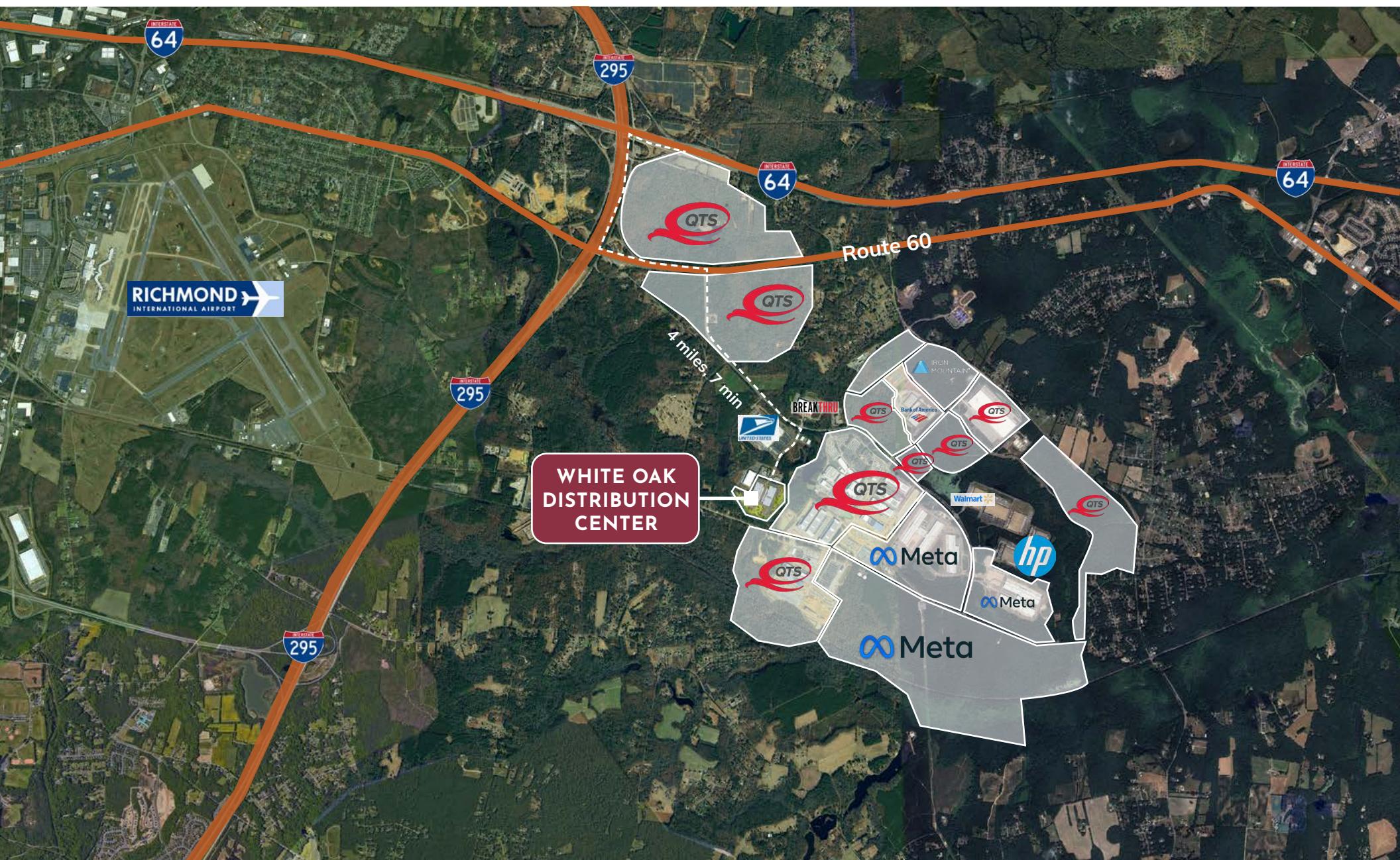


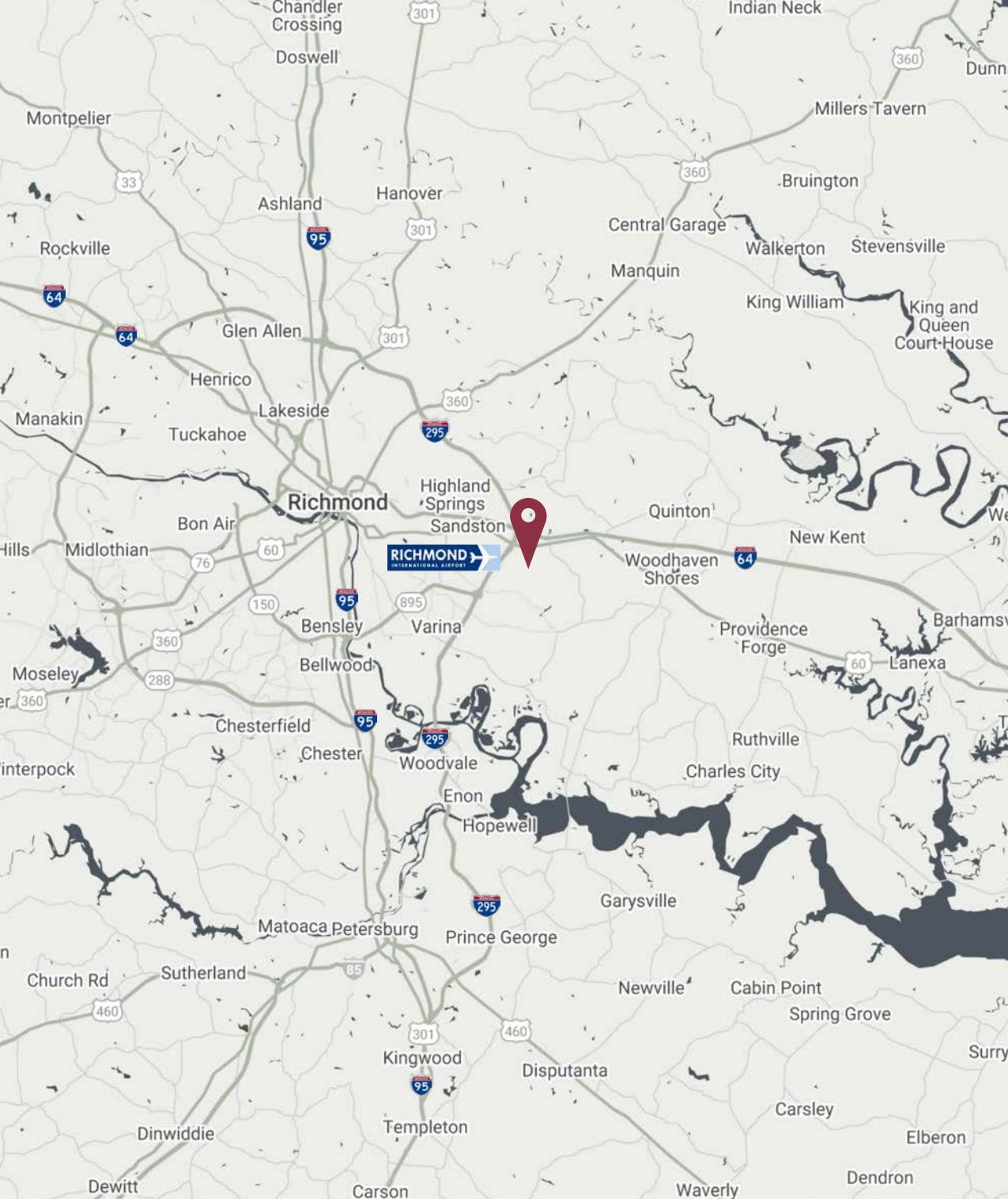
ADDRESS	1101 Techpark Place, Sandston, VA 23150
ZONING	M-2C (General Industrial)
SITE ACREAGE	+/-. 40.5 acres
DELIVERY	Q3 2026

DEVELOPER	Lingerfelt Development, LLC
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

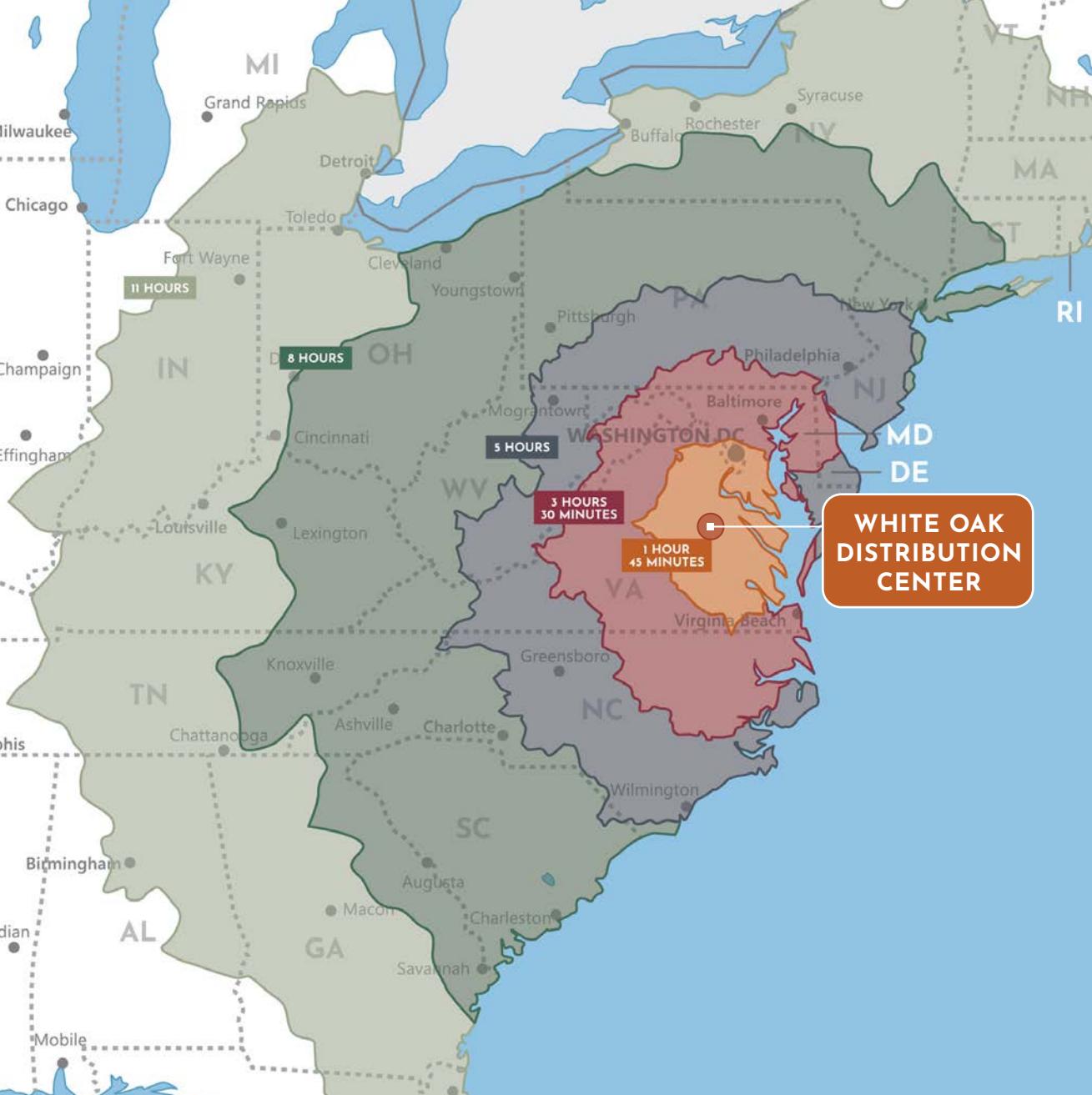
## Major Highways & Interchanges

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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