

**230,437 SF AVAILABLE**

Breaking Ground Q1 2026

**423 TORAY DR, FRONT ROYAL, VA 22630**



Trammell Crow Company



JLL METRO DC INDUSTRIAL

John Dettleff  
703.485.8831  
[john.dettleff@jll.com](mailto:john.dettleff@jll.com)

Dan Coats  
703.891.8410  
[dan.coats@jll.com](mailto:dan.coats@jll.com)

**Delivering Q4 2026**



230,437 SF AVAILABLE

240'-0" OVERALL STRUCTURAL GRID

80'-0" TYP

56'-0" TYP

80'-0" TYP

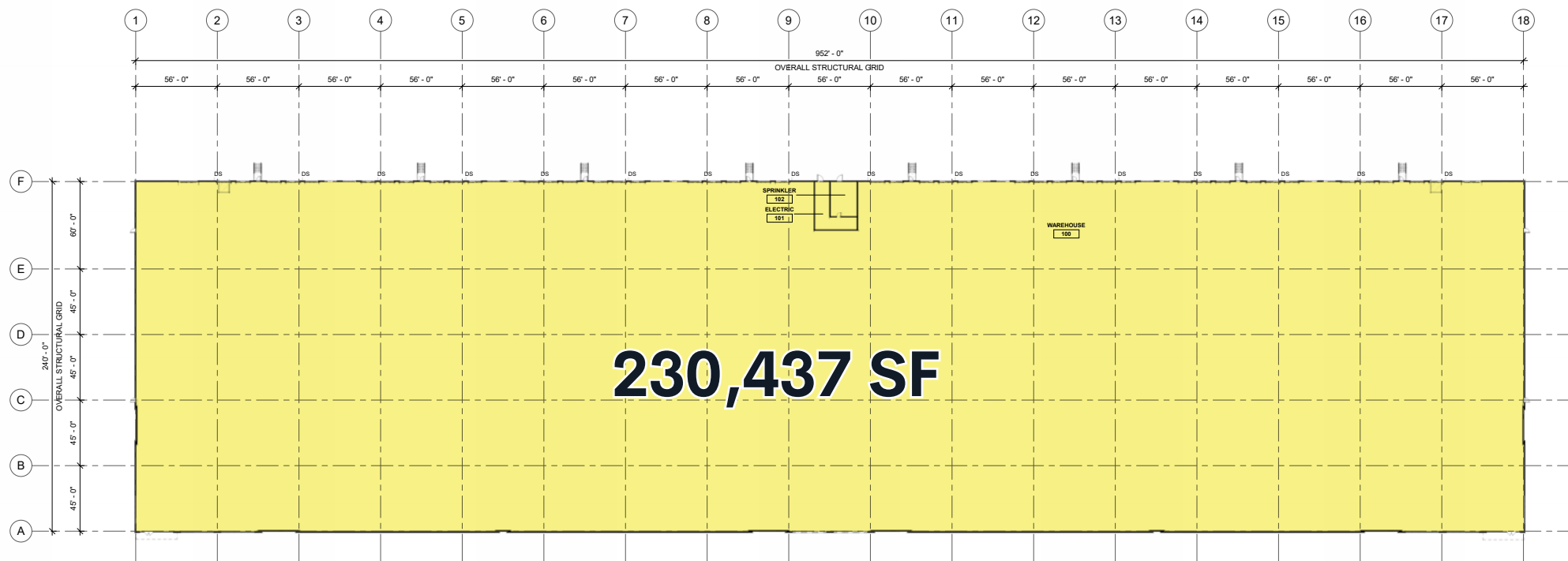
70'-0"

56'-0"

TORAY DR

BAUCH DR

# PROPOSED BUILDING FLOOR PLAN



- 32' CLEAR HEIGHT
- 44 DOCK DOORS
- 12 FUTURE KNOCK-OUTS
- 2 DRIVE-IN DOORS
- 200 PARKING SPACES
- 86/1,000 SF PARKING RATIO
- 65 TRAILER PARKING





# CORPORATE NEIGHBORS

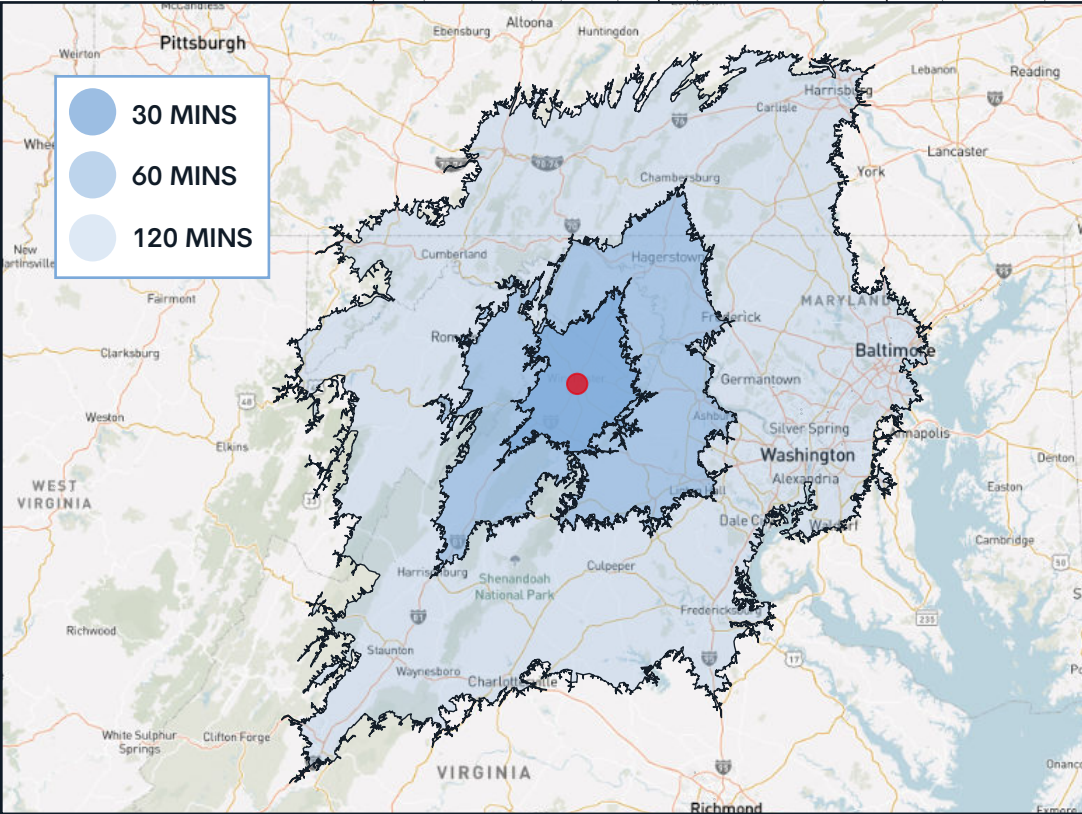


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# DEMOGRAPHICS

Location	2024 Total Population	2024 Occupation: Production	2024 Occupation: Transportation/Moving
I-81 N (30 minutes)	260,496	8,240	13,493
I-81 N (60 minutes)	1,189,549	24,033	43,620
I-81 N (120 minutes)	10,544,682	151,764	331,495



423 TORAY DR, FRONT ROYAL, VA 22630



# Virginia Inland Port

<https://www.portofvirginia.com/>



## Virginia Inland Port (VIP)

7685 Winchester Road  
Front Royal, VA 22630

**Terminal Hours**  
Mon-Fri 0700-1600  
Drop lot available for weekend service

### 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
- HRCF chassis supply on terminal
- Up to 13K forklift capacity
- On-site log-stuffing operation

### CONTACTS



**Aaron Katrancha**  
Director of Sales, Breakbulk/  
Ro-Ro & Inland Terminals  
[akatrancha@vip.org](mailto:akatrancha@vip.org)



**Lauren Foley**  
Manager, Mid-Atlantic Sales  
[foley@vip.org](mailto:foley@vip.org)



### TERMINAL OVERVIEW

- **Strategic location** within reach of serving customers in Northern VA, PA, WV and MD
- **Frequent and streamlined service** between ocean and inland terminal connections
- **Efficient inland terminal turn times** helping to maximize truck driver daily service schedules
- **Ease of accessing and terminating empty containers** at the inland terminal vs ocean terminal
- **Ability to move higher-weighted containers** due to lower restriction on rail vs over-the-road
- **Available port-provided chassis supply on terminal** to serve containers utilizing the inland terminal
- **Substantial CO2 emissions savings** by utilizing rail vs over-the-road movement & inland terminal being operated on 100% clean energy
- **US Customs-designated port of entry** with full range of customer functions

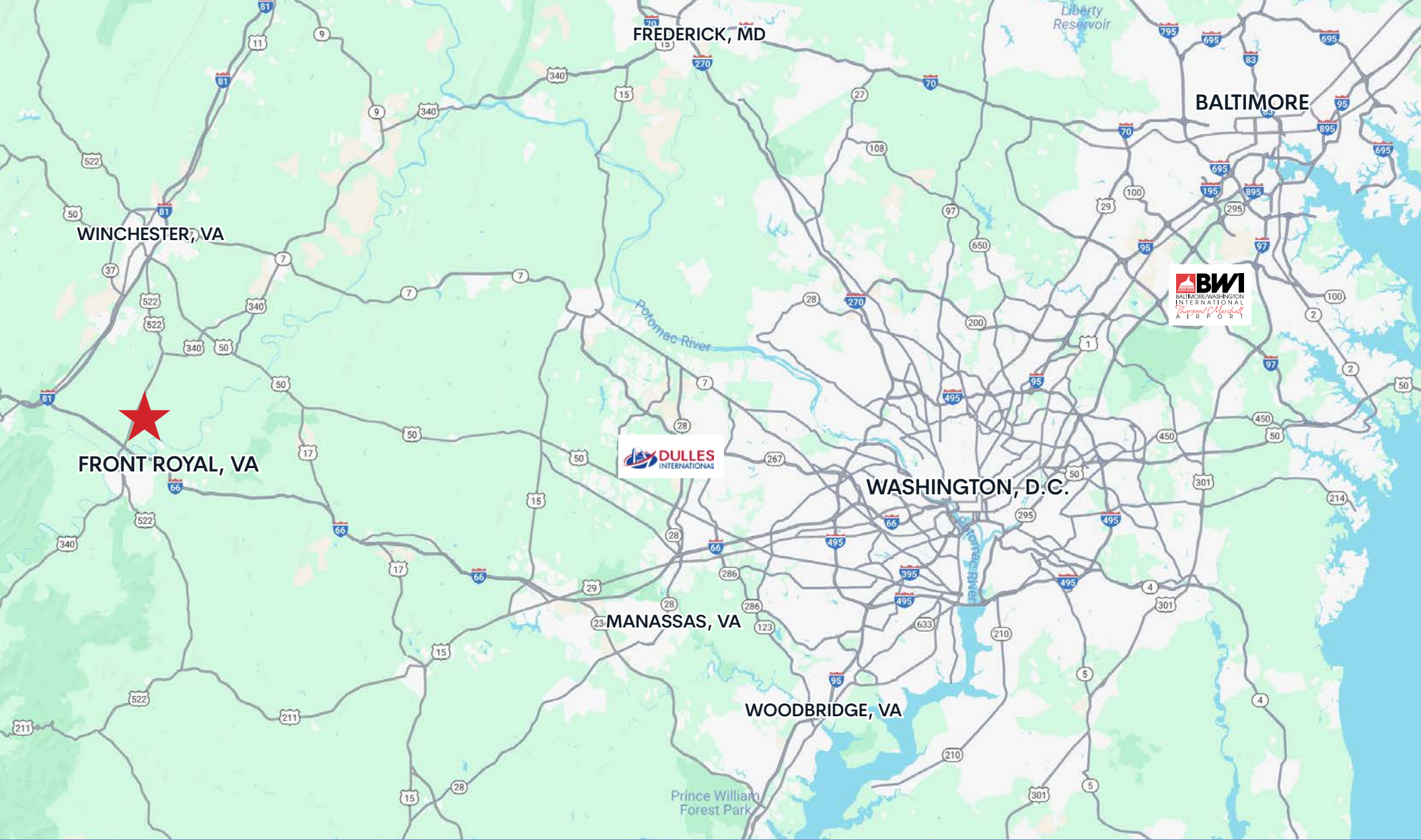
### \$15M INVESTMENT PROJECT

- **Expanding on-terminal track capacity by 40%** (Est. Completion - Q4 2024)
- **Addition of 4x rubber-tire gantry cranes** to increase efficiency of rail loading/unloading (Est. Completion - Q4 2024)
- **Reconfiguring and expanding the terminal's container yard capacity** (Est. Completion - 2025)



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FOR LEASING INFORMATION,  
PLEASE CONTACT:

John Dettleff  
703.485.8831  
[john.dettleff@jll.com](mailto:john.dettleff@jll.com)

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