

FOR LEASE

CARMEL CHURCH BUSINESS CENTER

11174 Enterprise Parkway
Ruther Glen, VA 23328

CONSTRUCTION COMPLETED!
325,500 SF CLASS A
DISTRIBUTION FACILITY

[VIRTUAL TOUR](#)



FOR LEASING INFORMATION, PLEASE CONTACT:

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CARMEL CHURCH
BUSINESS CENTER

Developed by:



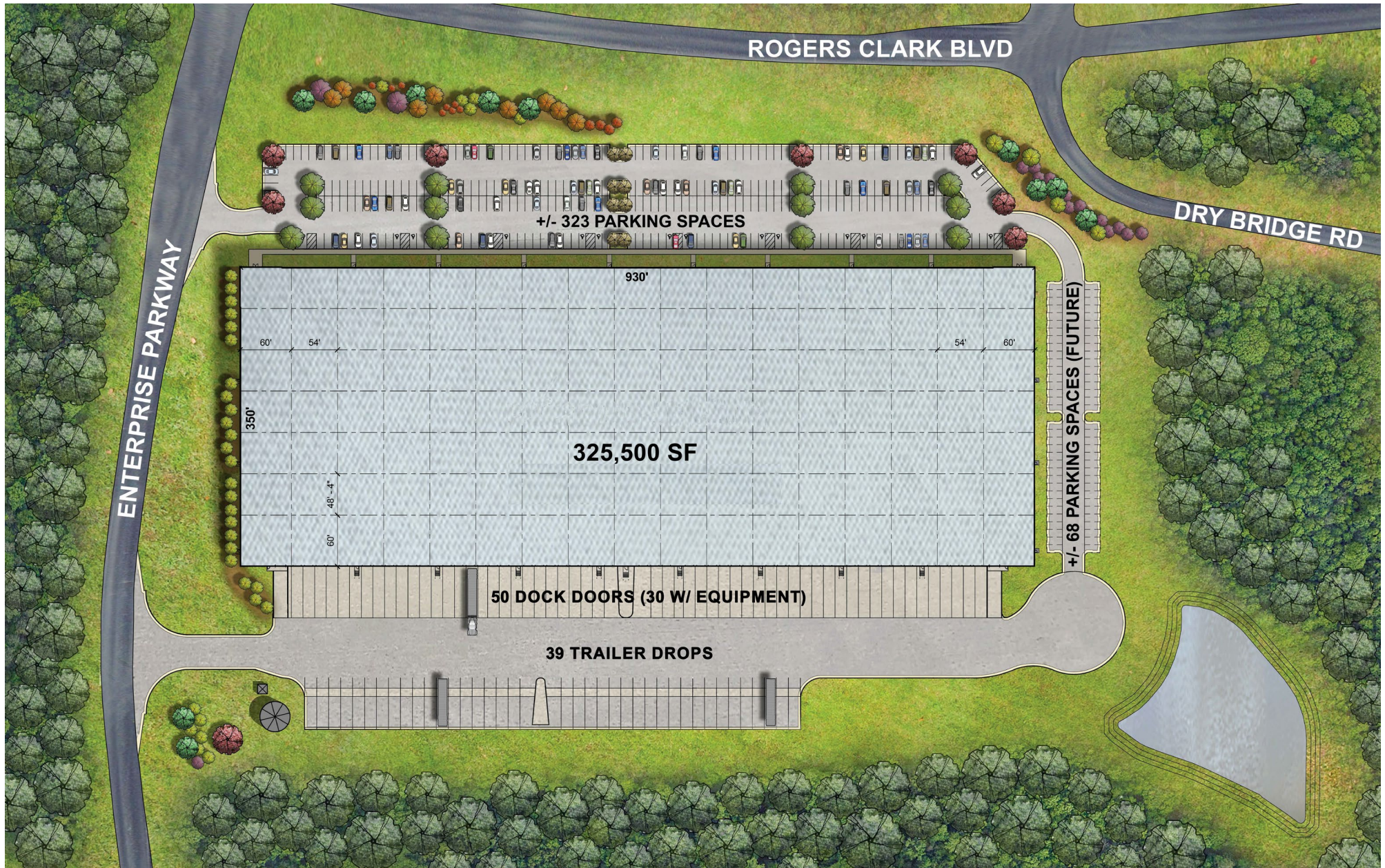
Property Specifications

- 325,500 SF
- 36' clear height
- Immediate access to I-95 (1.09 miles)
- Click here for [Property Webpage](#)

Total Square Footage	325,500 SF
Building Dimensions	350' width x 930' length
Column Spacing	54' x 48'4" bays
Speed Bay Depth	60' bays at dock walls
Clear Height	Approx. 36' clear
Sprinkler	ESFR
Truck Court Depths	190' from edge of building to back of curb
Truck Court Paving	60' concrete apron and 10' concrete dolly strip
Dock Configuration	Rear load
Dock High Doors Installed	50 Total; 9'x10' manual
Dock Doors with Equipment	30 Total; 45,000 lb. mechanical levelers
Office Space (existing)	±3,000 SF

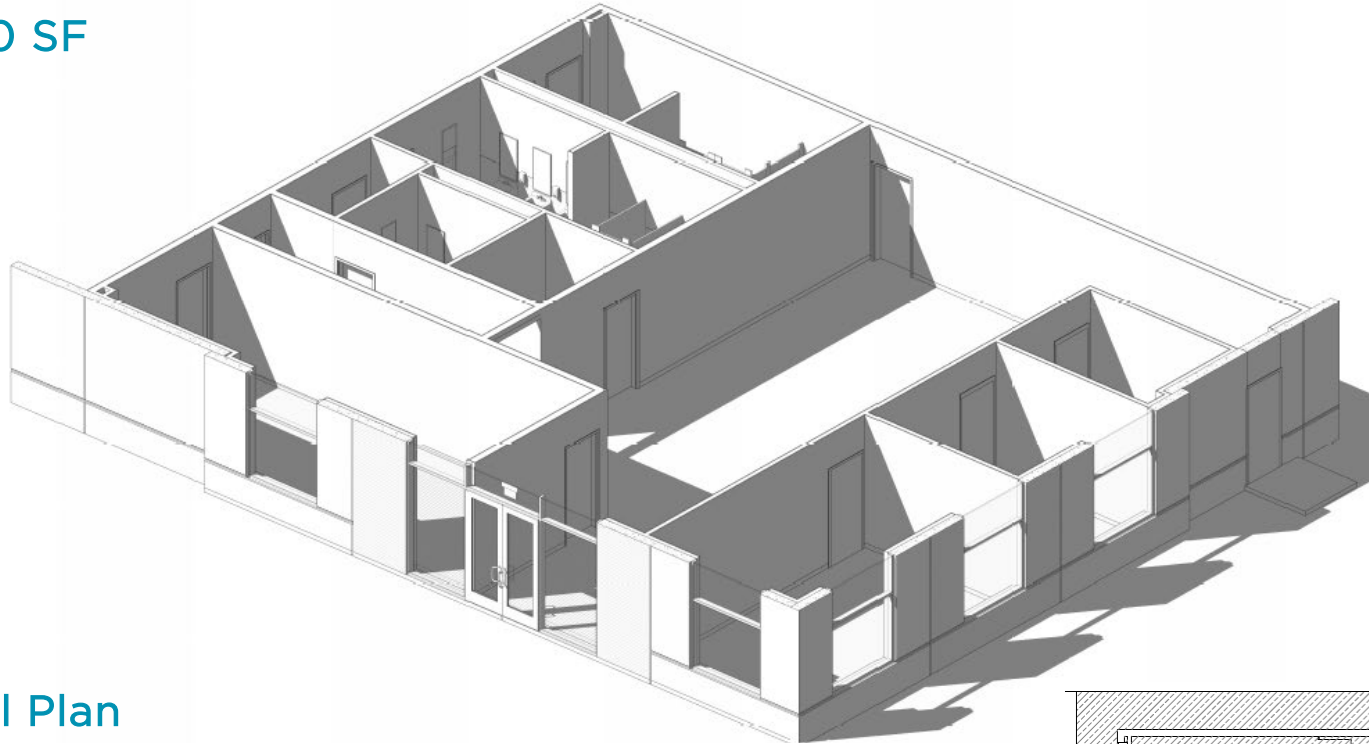
Drive-in Doors	2 Total; 14'x16' motorized
Lighting	LED throughout to achieve 30 ft FC at 36" AFF
Roof	60 Mil TPO with R-20 single ply with 20-year warranty
Auto Parking	323 with the ability to add an additional 68 spaces
Trailer Drops	39 Total
Clerestory Windows Size	Front - 4' x 9' Rear - 5' x 5' 22 Total
Barometric Relief Hoods	Two 72" x 90"
Ceiling Fans	Four (4) 16' HVLS ceiling fans in speed bays
Zoning	M-1
Power	3,000 Amp, 277/480 Volt, 3 phase, 4-wire

Site Plan

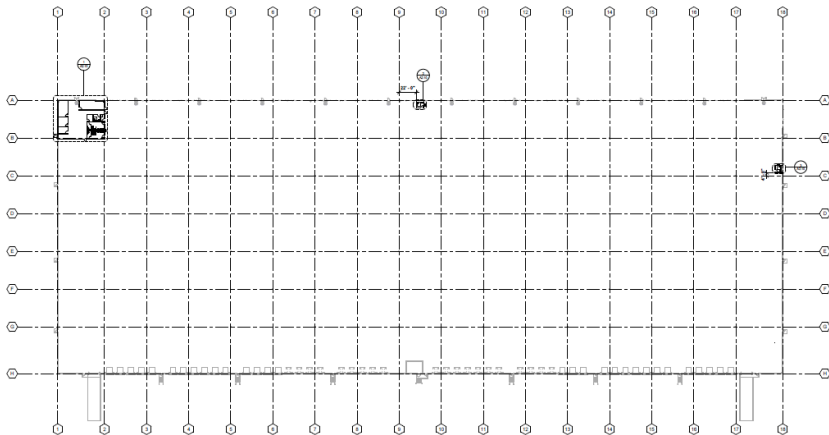


Office Area

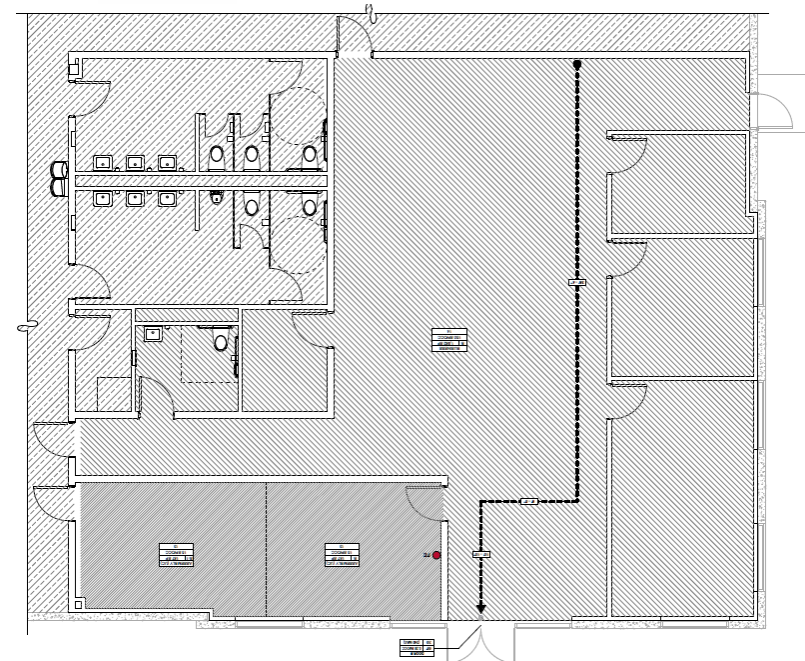
±3,000 SF
Office



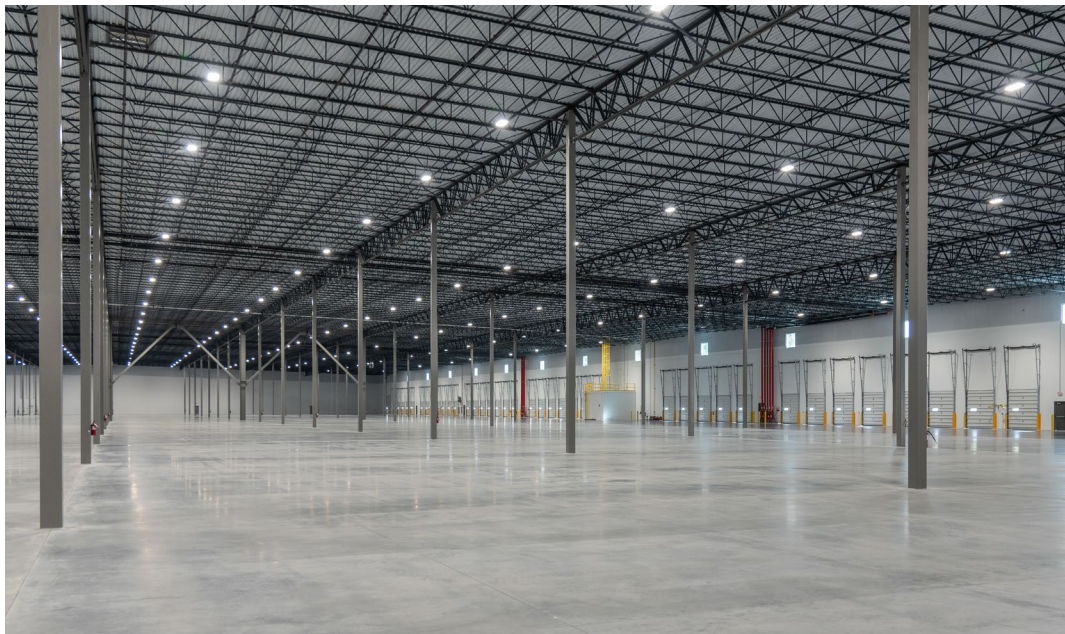
Overall Plan



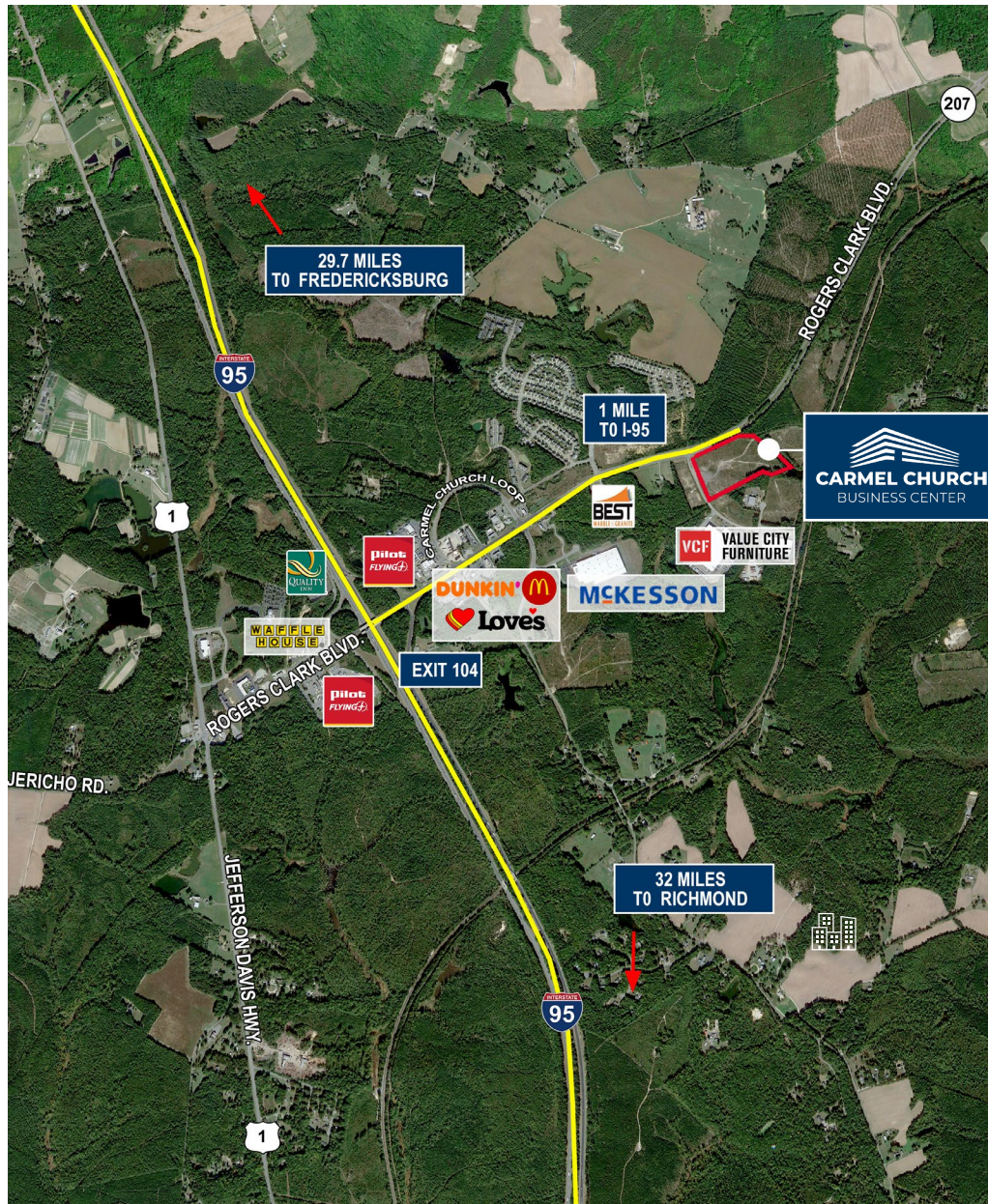
Office Floor Plan



Site Plan



Location & Demographics



KEY DRIVE TIMES



Major Highways

Interstate 495 (D.C. Beltway)	1.4 hours	78.0 miles
Interstate 295	21 minutes	21.2 miles
Interstate 64	26 minutes	30.4 miles
Interstate 95	2 minutes	1 mile



Major Transportation Hubs

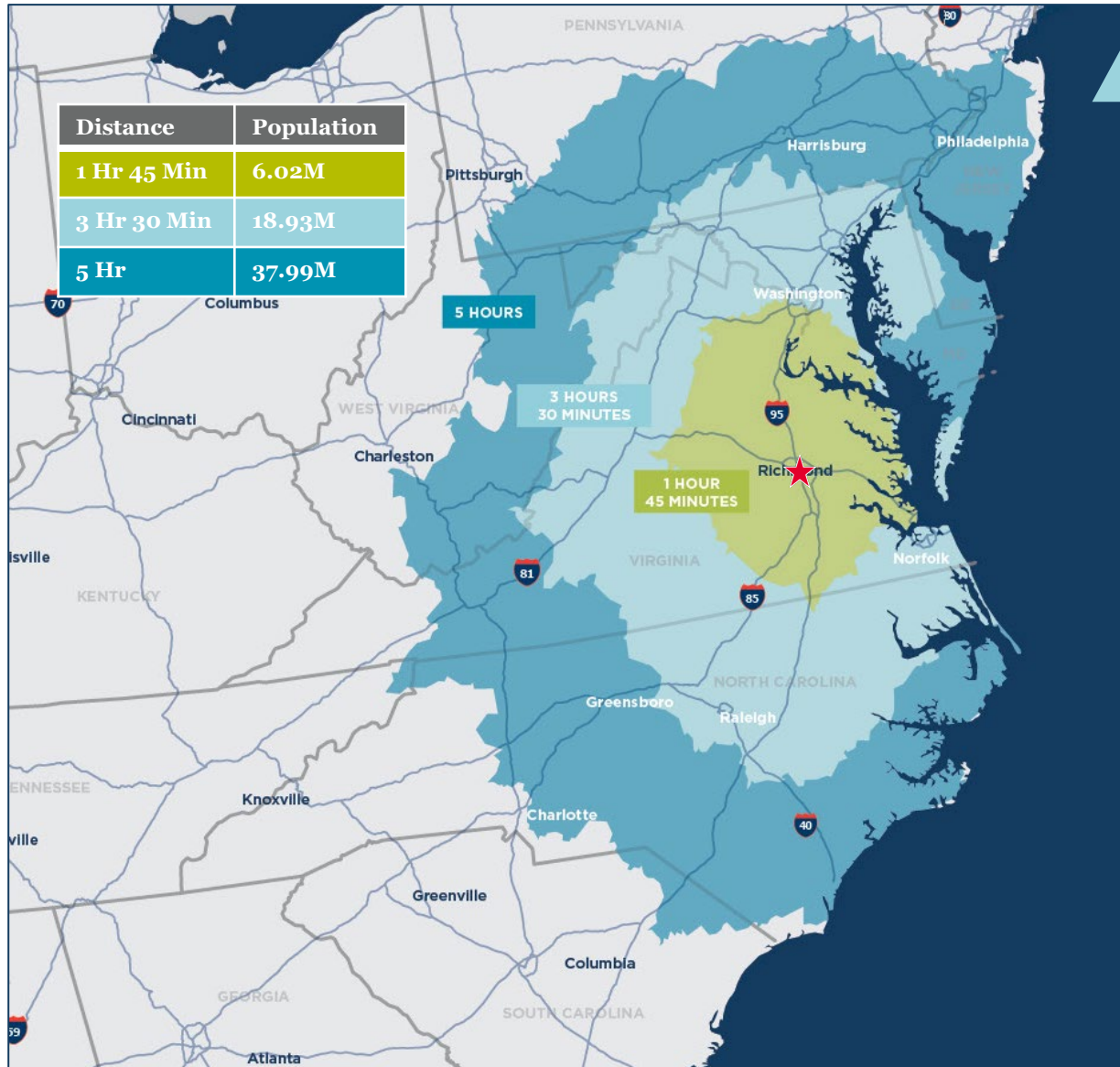
Richmond Intl. Airport	40 minutes	38.2 miles
Richmond Marine Terminal	40 minutes	38.1 miles
Port of Virginia	1.9 hours	114 miles



Major Cities

Richmond CBD	34 minutes	32 miles
Washington, DC	1.4 hours	79.8 miles
Virginia Beach	2.2 hours	132 miles
Fredericksburg	38 minutes	29.7 miles
Baltimore	2.2 hours	125 miles
Philadelphia	3.8 hours	220 miles
New York, NY	5.2 hours	309 miles
Raleigh	3.1 hours	185 miles
Charlotte	4.7 hours	323 miles
Atlanta	8.7 hours	562 miles

Location & Demographics



LOCATION & DEMOGRAPHICS 20 MILE RADIUS



POPULATION WITHIN
150 MILES
17,404,214



AVERAGE HOUSEHOLD
INCOME
\$136,075



TOTAL
BUSINESSES
4,781+



UNEMPLOYMENT
RATE
2.8%



EDUCATION ATTAINMENT

HIGH SCHOOL	23.2%
ASSOC. DEGREE	8.1%
BACH. DEGREE	25.2%
GRAD. DEGREE	16.1%



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