

5601 CHUDоба PARKWAY, PRINCE GEORGE, VA 23875

# TRIPPOINT

DISTRIBUTION CENTER

IMMEDIATELY  
AVAILABLE

CONSTRUCTION  
COMPLETED  
ON AUGUST 2025

CBRE

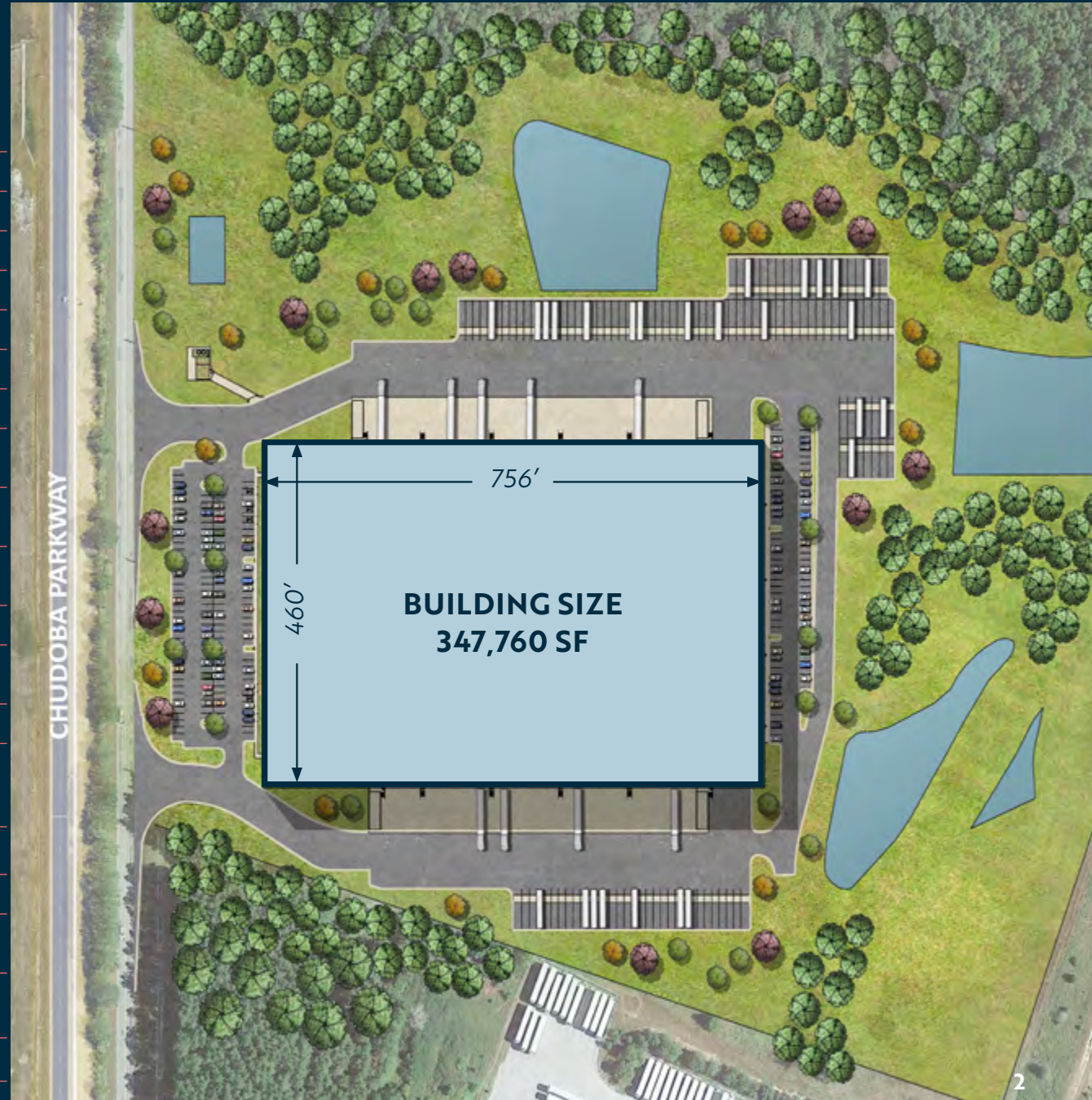


# DEVELOPMENT PLAN

TRIPOINT DISTRIBUTION CENTER

## BUILDING SPECIFICATIONS

|                    |  |
|--------------------|--|
| BUILDING SIZE      | 347,760 SF   |
| BUILDING TYPE      | Cross Docked   |
| BUILDING DEPTH     | 460'   |
| CLEAR HEIGHT       | 36'  |
| DOCK POSITIONS     | 62   |
| DRIVE-IN DOORS     | Four (4) motor operated 12' x 14' doors  |
| TRAILER DROPS      | 124 off-dock drops   |
| PARKING SPACES     | 216  |
| DOCK PACKAGES      | 45,000 lb. mechanical levelers, seals, lights, outlets, and bumpers at 32 dock positions                             |
| DOORS AT DOCKS     | Doors and seals will be installed at all 62 dock positions   |
| ELECTRICAL SERVICE | 3000 amp, 277/480 volt, 3-phase, 4- wire service   |
| SPRINKLER          | ESFR   |
| LIGHTING           | LED motion-sensor lighting at 30 Foot Candles throughout   |
| SLAB ON GRADE      | 7", unreinforced concrete  |
| HVAC               | Warehouse will be gas heated via make-up air to 50 degrees. Will include eight (8) HVLS fans, four in each speed bay |
| COLUMN SPACING     | 54' wide x 48' deep with 60' speed bays  |
| ROOF               | 60 Mil TPO   |
| CLERESTORY         | One (1) Clerestory Window per column bay along each dock wall  |
| ZONING             | M-1, to accomodate screened outdoor storage  |
| OFFICE SF          | Build-to-Suit  |





# POINTS OF IMPORTANCE

**Tripoint Distribution Center** is in the heart of the **Virginia Gateway Region** and offers ideal proximity to the **Port of Virginia** system. Committed to becoming America's most modern gateway, the Port of Virginia is investing over \$1.4B towards supply chain improvements and solutions.



Norfolk Harbor is home to the deepest, widest shipping channels along the U.S. East Coast



The Port of Virginia positions companies to reach over 75% of the U.S. population in two days or less

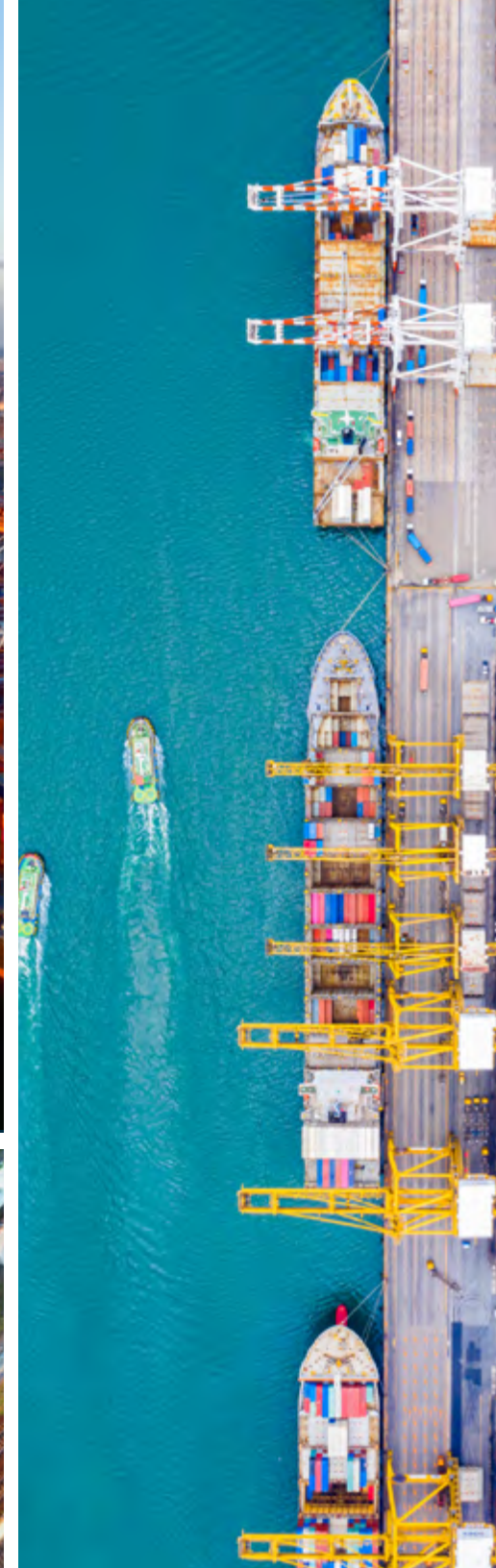


Norfolk International Terminal accommodates a total annual rail capacity of 1.8M TEUs



Access two Class I rail partners (Norfolk Southern and CSX) to support seamless freight delivery

Source: Port of Virginia, and Virginia Economic Development Partnership (2024)





## FORT GREGG-ADAMS

Head of Army Logistics  
(formerly Fort Lee)



27 miles to Richmond  
Marine Terminal

DAILY TRUCK TRAFFIC

1,155

DAILY TRUCK TRAFFIC

283

DAILY TRUCK TRAFFIC

2,463

I295/US460  
Interchange  
Exit 3

**TRIPPOINT**  
DISTRIBUTION CENTER

W Quaker Rd

DAILY TRUCK TRAFFIC

474

DAILY TRUCK TRAFFIC

2,271



71 miles to VA  
International Gateway  
Terminal



Distribution Center

## STRAIGHT TO THE POINT



DISTANCE TO 460

1.6 MILES - 3 MIN



DISTANCE TO I-295

2.3 MILES - 4 MIN



DISTANCE TO I-95

3.6 MILES - 6 MIN



DISTANCE TO PORT OF VIRGINIA

77 MILES - 93 MIN

## NEARBY TENANTS

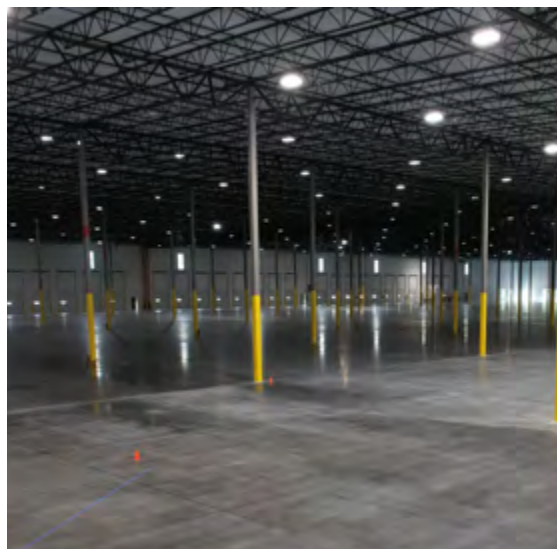




# ON POINT LOCATION

The labor market serving **Tripoint Distribution Center** includes a workforce of over 720,000. Home to Fort Gregg-Adams and the Defense Logistics Agency (less than 15 minutes from the facility), Virginia's Gateway Region has access to elite logistics expertise not found anywhere else in the country—or world.

Supply chain innovators such as Amazon (two 1 million SF and an 800,000 SF facility), ALDI (500,000 SF regional headquarters and distribution), Walmart, and Medline all selected Virginia's Gateway Region for major facilities, complementing the over 600 acres and 4.9 million square feet of logistics investments announced in Virginia's Gateway Region since 2011.





# TRIPPOINT

## DISTRIBUTION CENTER

### CONTACT US

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## CBRE