

5601 CHUDOBA PARKWAY, PRINCE GEORGE, VA 23875

# TRIPOINT

DISTRIBUTION CENTER

IMMEDIATELY  
AVAILABLE

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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



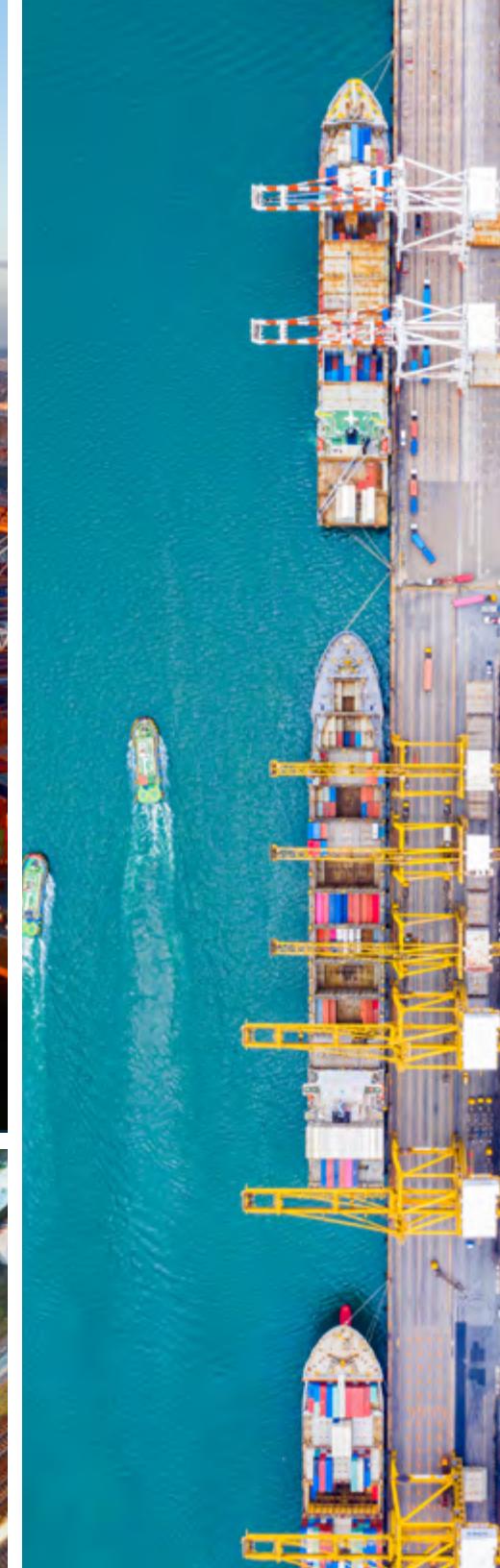
The Port of Virginia positions companies to reach over 75% of the U.S. population in two days or less



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)

## NEARBY TENANTS



## FORT GREGG-ADAMS

Head of Army Logistics  
(formerly Fort Lee)



27 miles to Richmond  
Marine Terminal

County Dr

DAILY TRUCK TRAFFIC  
283

DAILY TRUCK TRAFFIC  
2,463

DAILY TRUCK TRAFFIC  
1,155

I295/US460  
Interchange  
Exit 3

I95/Wagner Rd  
Interchange  
Exit 48



TRIPOINT  
DISTRIBUTION CENTER

460

295

DAILY TRUCK TRAFFIC  
474



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

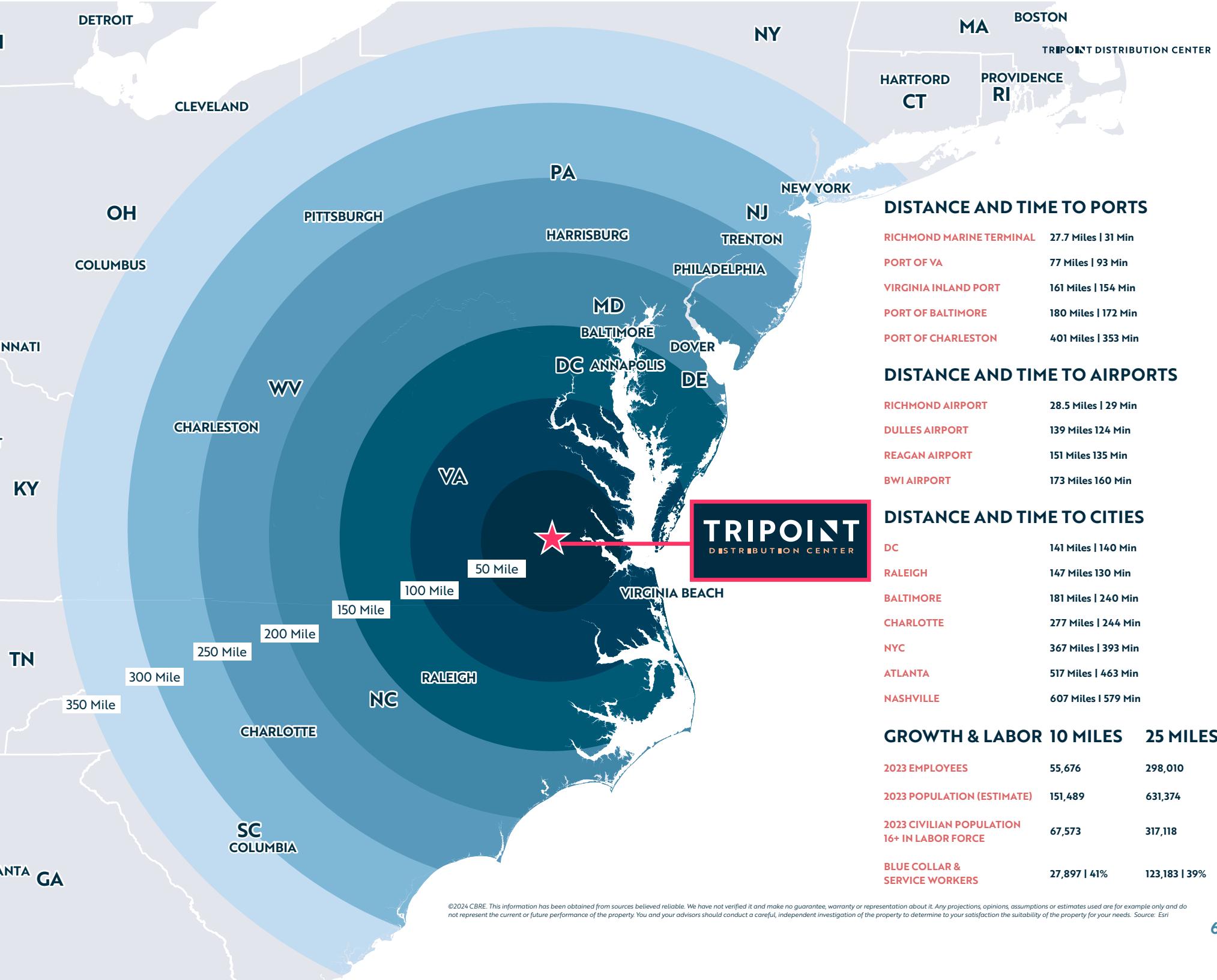
77 MILES - 93 MIN

# 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.





# TRIPOINT

## DISTRIBUTION CENTER

### CONTACT US

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