

5601 CHUDOBA PARKWAY, PRINCE GEORGE, VA 23875

# TRIPPOINT

DISTRIBUTION CENTER

IMMEDIATELY  
AVAILABLE

CONSTRUCTION  
COMPLETED  
ON AUGUST 2025

CBRE

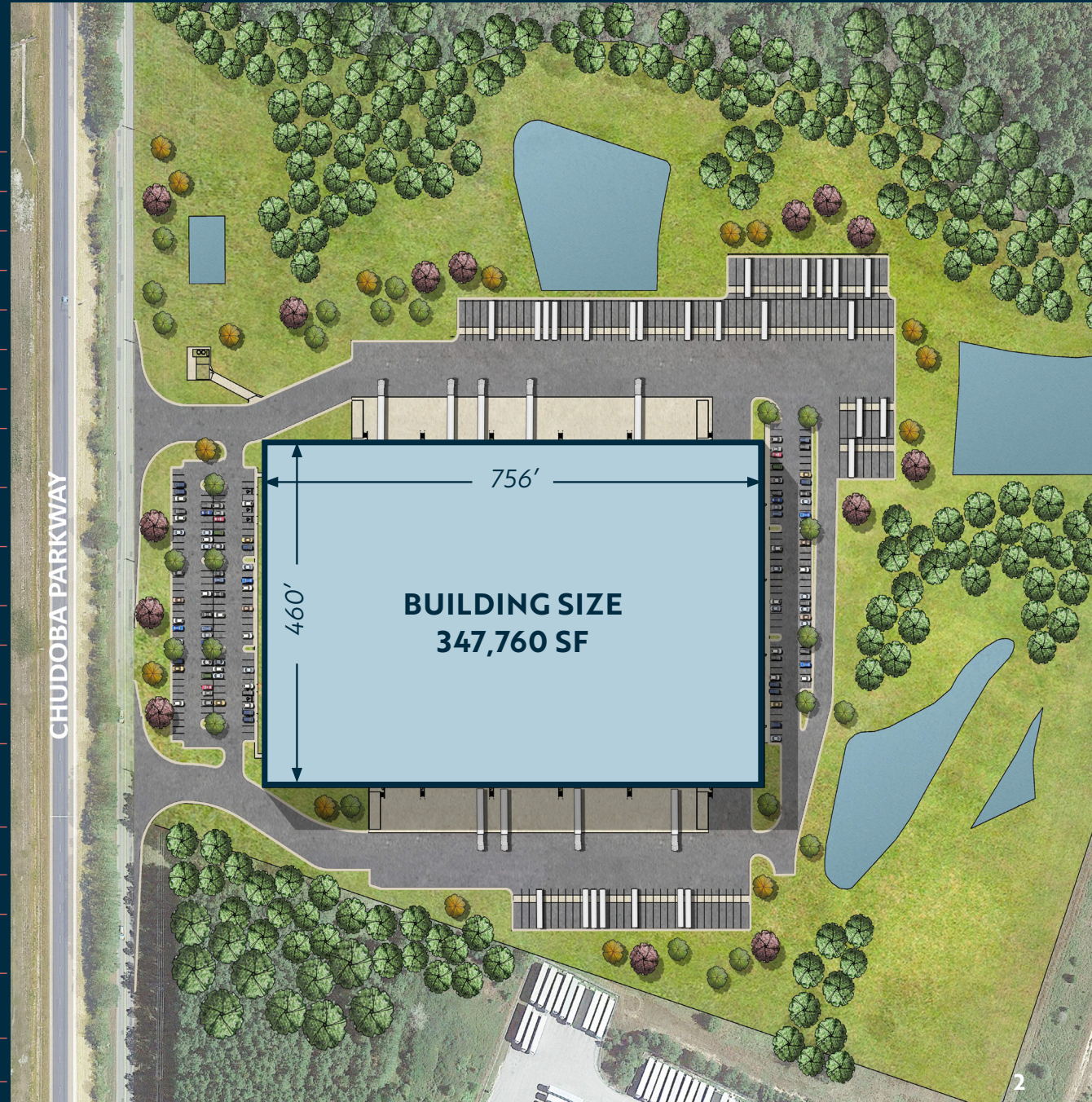


# DEVELOPMENT PLAN

TRIPPOINT DISTRIBUTION CENTER

## BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	347,760 SF
<b>BUILDING TYPE</b>	Cross Docked
<b>BUILDING DEPTH</b>	460'
<b>CLEAR HEIGHT</b>	36'
<b>DOCK POSITIONS</b>	62
<b>DRIVE-IN DOORS</b>	Four (4) motor operated 12' x 14' doors
<b>TRAILER DROPS</b>	124 off-dock drops
<b>PARKING SPACES</b>	216
<b>DOCK PACKAGES</b>	45,000 lb. mechanical levelers, seals, lights, outlets, and bumpers at 32 dock positions
<b>DOORS AT DOCKS</b>	Doors and seals will be installed at all 62 dock positions
<b>ELECTRICAL SERVICE</b>	3000 amp, 277/480 volt, 3-phase, 4- wire service
<b>SPRINKLER</b>	ESFR
<b>LIGHTING</b>	LED motion-sensor lighting at 30 Foot Candles throughout
<b>SLAB ON GRADE</b>	7", unreinforced concrete
<b>HVAC</b>	Warehouse will be gas heated via make-up air to 50 degrees. Will include eight (8) HVLS fans, four in each speed bay
<b>COLUMN SPACING</b>	54' wide x 48' deep with 60' speed bays
<b>ROOF</b>	60 Mil TPO
<b>CLERESTORY</b>	One (1) Clerestory Window per column bay along each dock wall
<b>ZONING</b>	M-1, to accomodate screened outdoor storage
<b>OFFICE SF</b>	2,500 SF (Spec Office)



# 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)

**THE PORT OF VIRGINIA**  
27 miles to Richmond Marine Terminal

DAILY TRUCK TRAFFIC  
1,155

DAILY TRUCK TRAFFIC  
283

DAILY TRUCK TRAFFIC  
2,463

I95/Wagner Rd Interchange Exit 48

I295/US460 Interchange Exit 3

**TRIPPOINT**  
DISTRIBUTION CENTER

DAILY TRUCK TRAFFIC  
474

DAILY TRUCK TRAFFIC  
2,271

**THE PORT OF VIRGINIA**  
71 miles to VA International Gateway Terminal

**FOOD LION**  
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

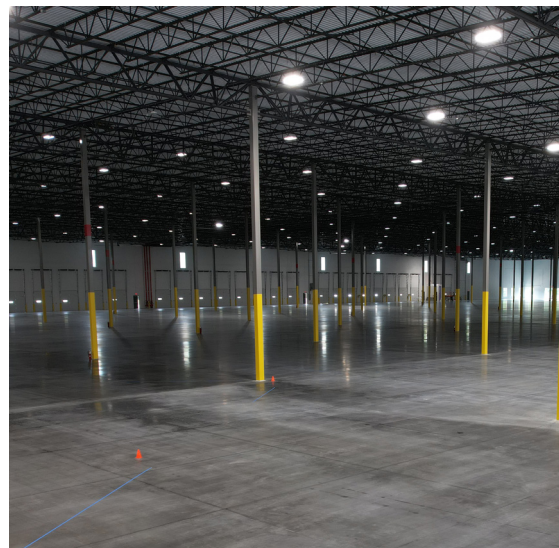
**NEARBY TENANTS**

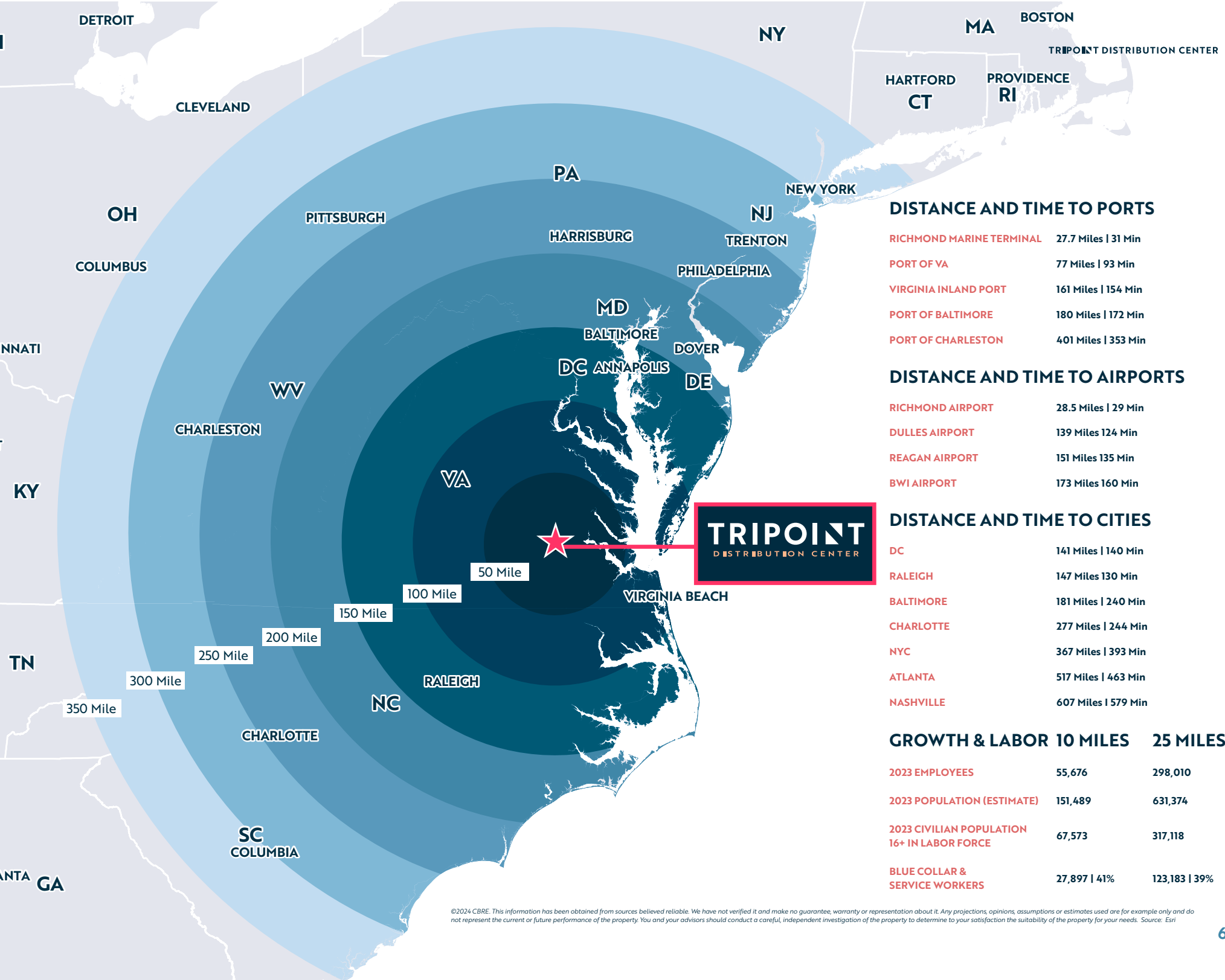
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# ON POINT LOCATION

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.





### DISTANCE AND TIME TO PORTS

<b>RICHMOND MARINE TERMINAL</b>	27.7 Miles   31 Min
<b>PORT OF VA</b>	77 Miles   93 Min
<b>VIRGINIA INLAND PORT</b>	161 Miles   154 Min
<b>PORT OF BALTIMORE</b>	180 Miles   172 Min
<b>PORT OF CHARLESTON</b>	401 Miles   353 Min

### DISTANCE AND TIME TO AIRPORTS

<b>RICHMOND AIRPORT</b>	28.5 Miles   29 Min
<b>DULLES AIRPORT</b>	139 Miles   124 Min
<b>REAGAN AIRPORT</b>	151 Miles   135 Min
<b>BWI AIRPORT</b>	173 Miles   160 Min

### DISTANCE AND TIME TO CITIES

<b>DC</b>	141 Miles   140 Min
<b>RALEIGH</b>	147 Miles   130 Min
<b>BALTIMORE</b>	181 Miles   240 Min
<b>CHARLOTTE</b>	277 Miles   244 Min
<b>NYC</b>	367 Miles   393 Min
<b>ATLANTA</b>	517 Miles   463 Min
<b>NASHVILLE</b>	607 Miles   579 Min

### GROWTH & LABOR 10 MILES 25 MILES

<b>2023 EMPLOYEES</b>	55,676	298,010
<b>2023 POPULATION (ESTIMATE)</b>	151,489	631,374
<b>2023 CIVILIAN POPULATION 16+ IN LABOR FORCE</b>	67,573	317,118
<b>BLUE COLLAR &amp; SERVICE WORKERS</b>	27,897   41%	123,183   39%

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# TRIPOINT

DISTRIBUTION CENTER

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