

600K+ SF
Industrial
Space
Available
For
Lease



1 Rockland Road @ Rt. 522, Front Royal, VA



Rushmark
PROPERTIES

JLL METRO DC INDUSTRIAL

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Option 1

1 Rockland Road @ Rt. 522, Front Royal, VA



Section Perspective

1 Rockland Road @ Rt. 522, Front Royal, VA

PRE-FINISHED METAL GUTTERS
AND DOWNSPOUTS

TILT-UP CONCRETE PANELS WITH
TEXTURED EXTERIOR PAINT A

R-19 THERMAX HEAVY DUTY
WALL INSULATION 10'-0" A.F.F.
TO UNDERSIDE OF ROOF

CLEARSTORY WINDOWS

BUILDING RELIEF LOUVERS

BUILDING MOUNTED WALL
PACK LED LIGHT FIXTURE

BUILDING MOUNTED
EMERGENCY LED LIGHTING

OVERHEAD DOCK DOORS
9'-0" X 10'-0" WITH TWO VISION
PANELS. Z GUARDS AT EACH
DOOR TRACK

PRE-FABRICATED METAL STAIRS
AT LOADING DOCK, GALVANIZED
WITH BOLLARD PROTECTION

KNOCKOUT PANELS FOR FUTURE
DOCK LEVELERS AT EVERY DOCK
DOOR

LOADING DOCK APRON

LED HIGH BAY FIXTURES MOUNTED 32'-0" AFF LOCATED
EVERY OTHER STRUCTURAL BAY WITH 9'-0" WHIPS

45 MIL MECHANICALLY FASTENED WHITE EPDM WITH
WALKWAY PADS TO ROOFTOP EQUIPMENT

R-30 MECHANICALLY FASTENED STAGGERED
POLYISOCYANURATE OVER 1 1/2" WHITE
PRIMED METAL DECK

STRUCTURAL STEEL BAR JOIST AND JOIST
JOIST GRINDERS SHOP PRIMED GRAY

EFSR FIRE PROTECTION SYSTEM
WITH K-17 SPRINKLER HEADS

28' CLEAR HEIGHT OUTSIDE
OF SPEED BAY

HSS TUBE STEEL COLUMNS
ON A TYPICAL BAY SPACING
OF 56'-0" X 50'-0"

COLUMNS PAINTED WITH SAFETY
YELLOW PAINT TO 8'-0" AFF

7" 4,000 PSI UNREINFORCED CONCRETE SLAB
OVER 4" COMPACTED STONE SUBGRADE WITH
10 MIL VAPOR BARRIER

R-10 RIGID BOARD INSULATION WITH IN 4'-
0" OF SLAB EDGE BOTH HORIZONTALLY AND
VERTICALLY AROUND PERIMETER



Aerial

1 Rockland Road @ Rt. 522, Front Royal, VA



Winchester Road



FAMILY DOLLAR

FERGUSON

Sysco

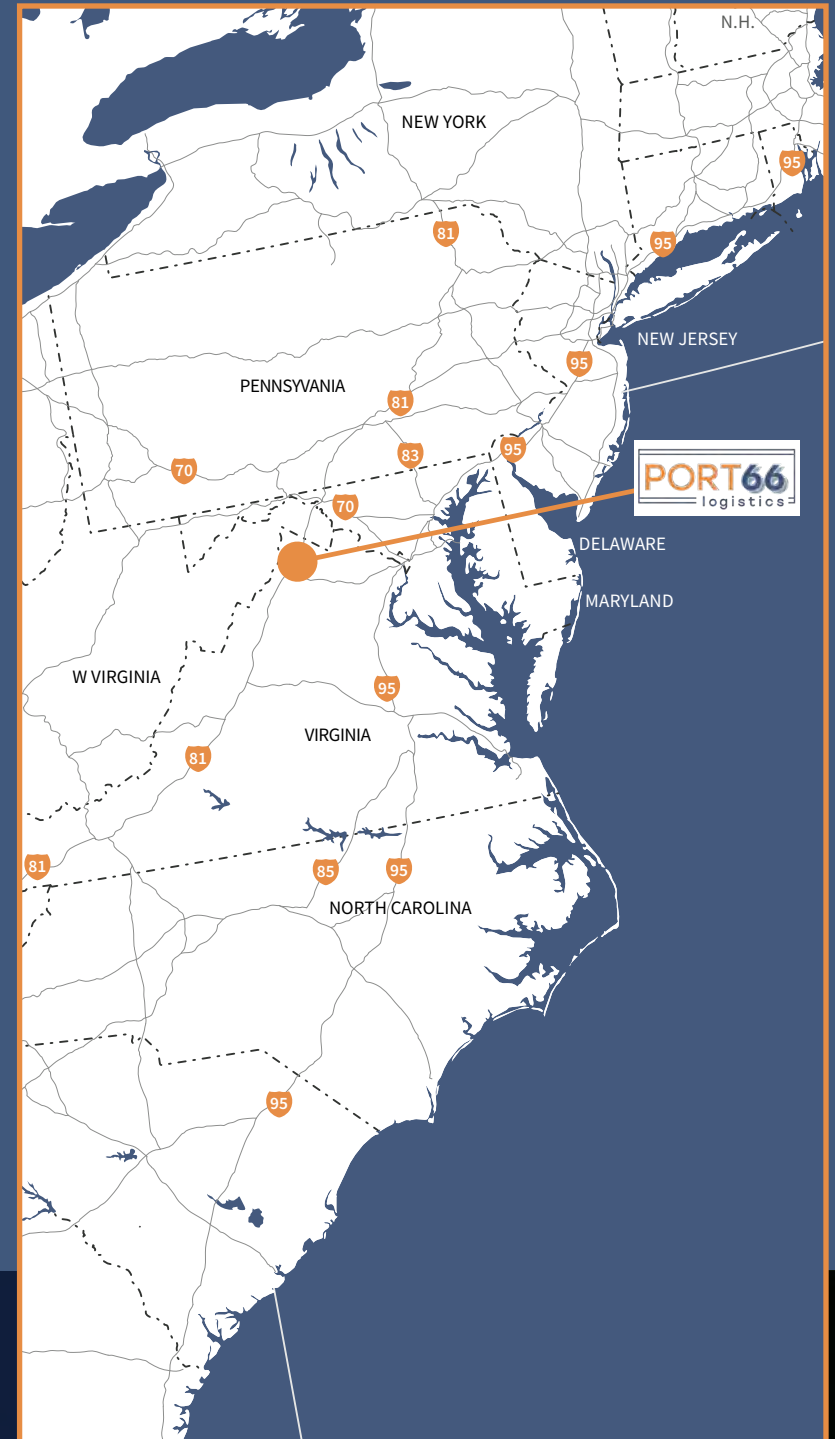
TORAY



1 Rockland Road @ Rt. 522, Front Royal, VA

Demographics

Stats	5 miles	10 miles	15 miles	20 miles
Population	25,414	79,181	148,940	204,050
Households	9,395	30,060	57,730	78,788
Median HH Income	\$65,250	\$78,960	\$77,067	\$77,484
Per Capita Income	\$35,195	\$39,403	\$40,357	\$41,047
Median Age	40.6	40.6	40.4	41.6
Employed Population	12,515	40,756	78,277	105,926



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



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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)



THE PORT OF
VIRGINIA



PORT66
logistics

Rockland Road

Future
Commercial Use



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PROPERTIES

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