

600K+ SF
Industrial
Space
Available
For
Lease

PORT66
logistics



1 Rockland Road @ Rt. 522
Front Royal, VA

Rushmark
PROPERTIES



JLL MID-ATLANTIC INDUSTRIAL

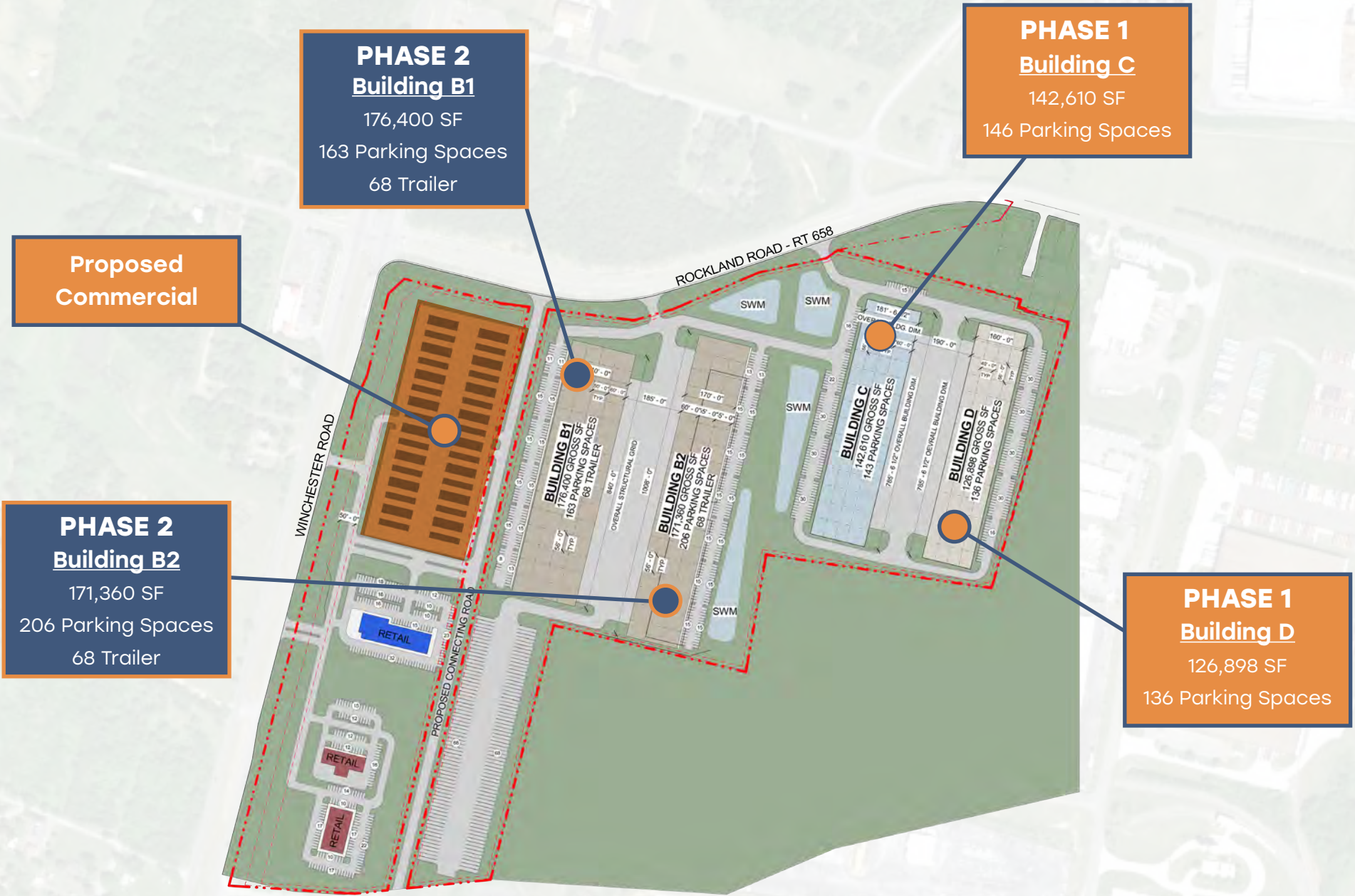
JOHN DETLEFF
+1 703 485 8831
john.dettleff@jll.com

DAN COATS
+ 1 703 891 8410
dan.coats@jll.com

ABBOT WALLENBORN
+1 703 891 8437
abbot.wallborn@jll.com

Option 1

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



PHASE 2
Building B1
176,400 SF
163 Parking Spaces
68 Trailer

PHASE 1
Building C
142,610 SF
146 Parking Spaces

Proposed Commercial

PHASE 2
Building B2
171,360 SF
206 Parking Spaces
68 Trailer

PHASE 1
Building D
126,898 SF
136 Parking Spaces



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

522

FAMILY DOLLAR

IRON MOUNTAIN

Crane Service Company

FERGUSON

Sysco

natures touch

TORAY

THE PORT OF VIRGINIA

AXALTA

PORT 66 logistics

522

66

Winchester Road

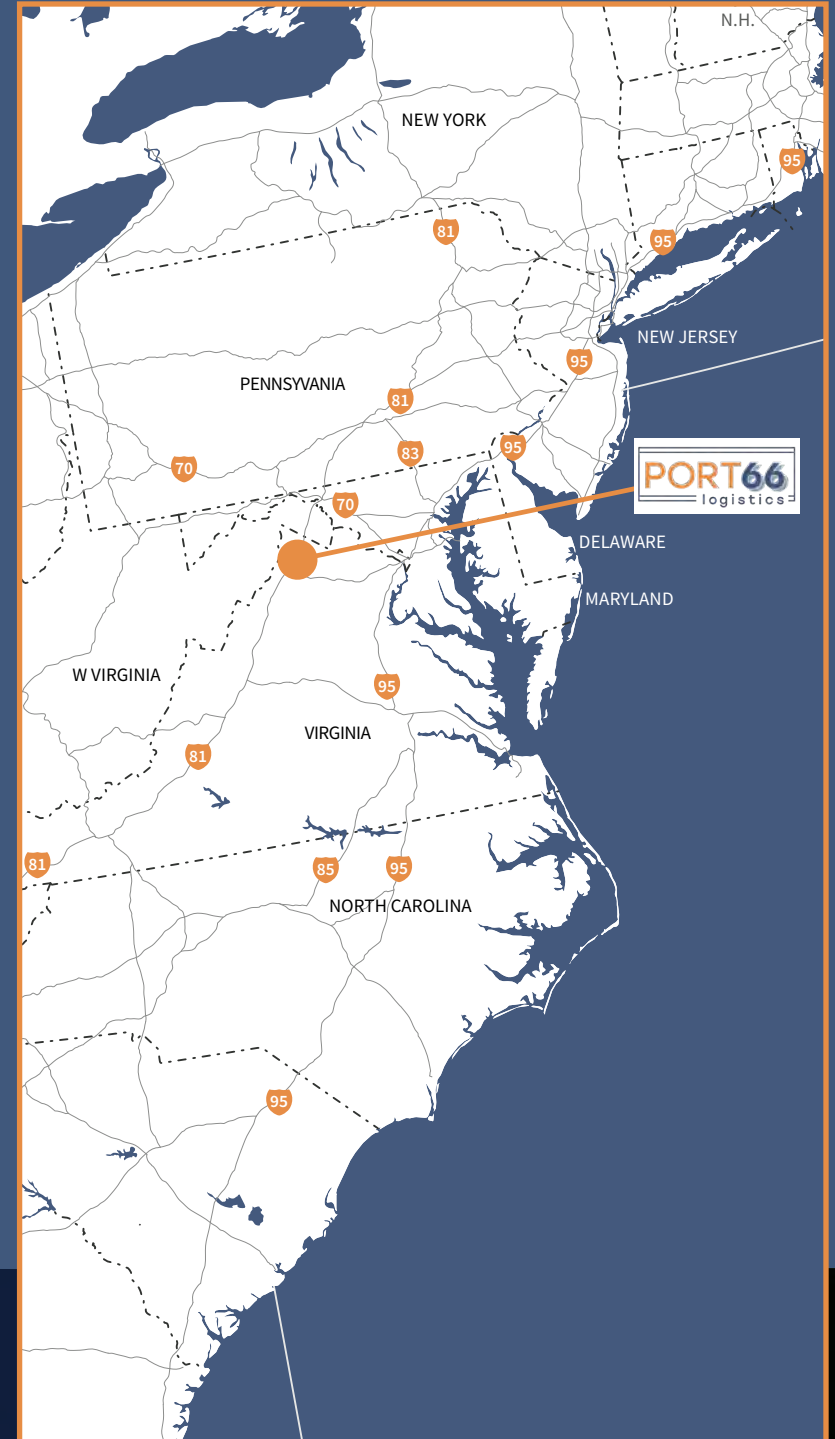
JLL

PORT 66 LOGISTICS



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
- HRCP chassis supply on terminal
- Up to 13K forklift capacity
- On-site log-stuffing operation

CONTACTS



Aaron Katranicha
Director of Sales, Breakbulk/
Ro-Ro & Inland Terminals
akatanicha@vip.org



Lauren Foley
Manager, Mid-Atlantic Sales
lfoley@vip.org



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)





PORT 66
logistics

Rockland Road

Future
Commercial Use

Rushmark
PROPERTIES



FOR MORE LEASING INFORMATION, PLEASE CONTACT:

JOHN DETTEFF
+1 703 485 8831
john.dettleff@jll.com

DAN COATS
+ 1 703 891 8410
dan.coats@jll.com

ABBOT WALLENBORN
+1 703 891 8437
abbot.wallborn@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.