

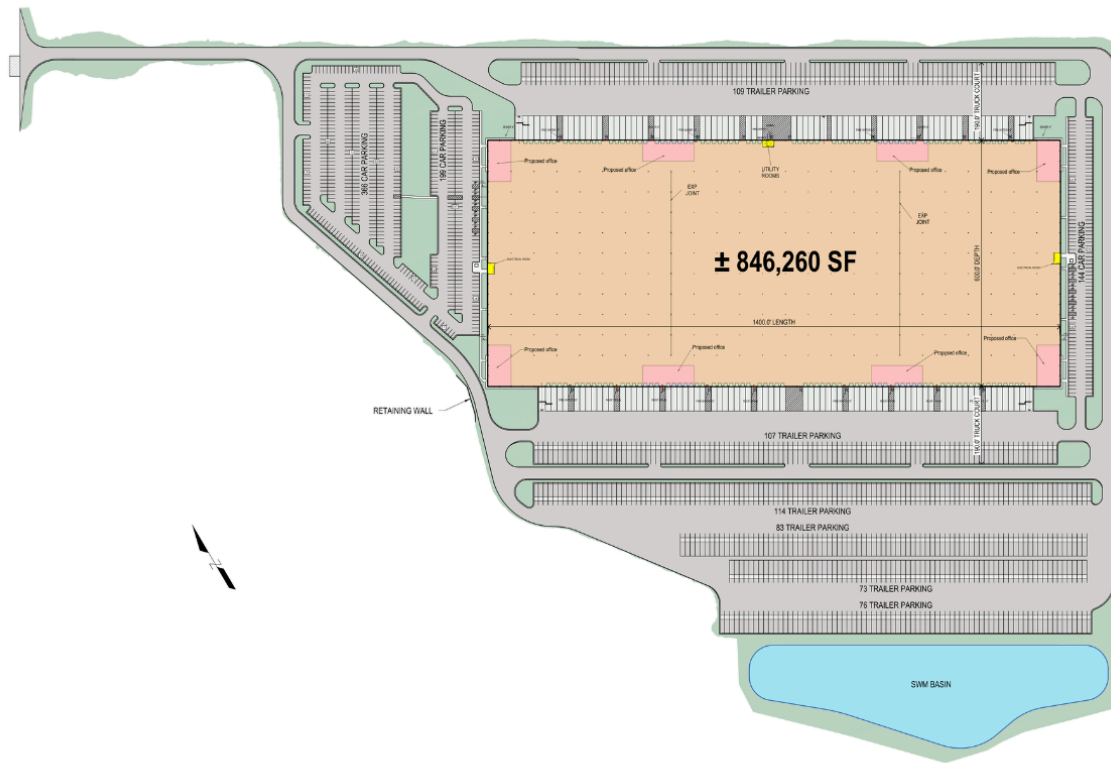


AVAILABLE

846,260 SF

PNK ASHTON

Ashton Park Dr, Colonial Heights, VA 23834



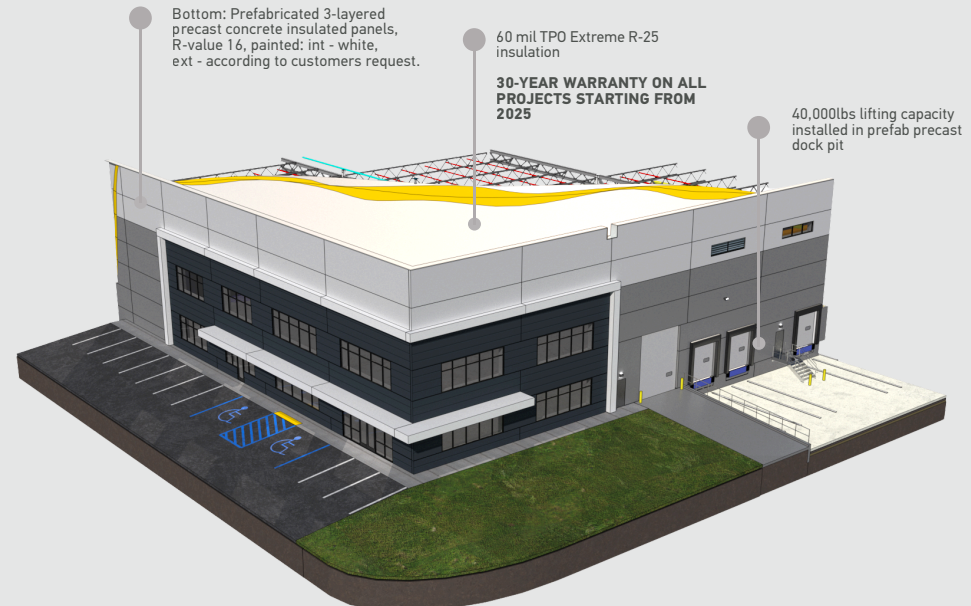
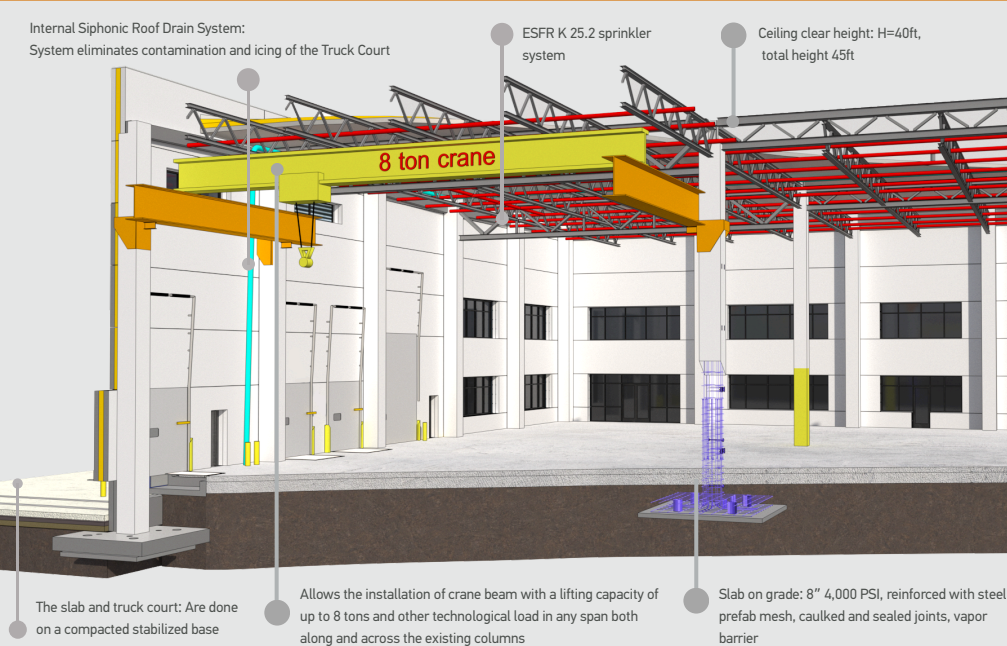
Site Plan

Ashton Park Dr, Colonial Heights, VA 23834

- 40 feet Clear Height
- 50'x 56' with 75' speed bay
- 603' deep × 1403' wide
- 190' truck court with concrete apron

- 5 Drive-in doors with concrete ramp
- 112 fully equipped docks with dock levelers
- 562 Trailer Parking
- 709 Car Parking

PNK BUILDING STRUCTURE



**3-LAYERED ROBUST
REINFORCED CONCRETE
STRUCTURAL FRAME**



**8" REINFORCED
CONCRETE SLAB**



**COMPLETE SET OF
DOCK EQUIPMENT**

PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025

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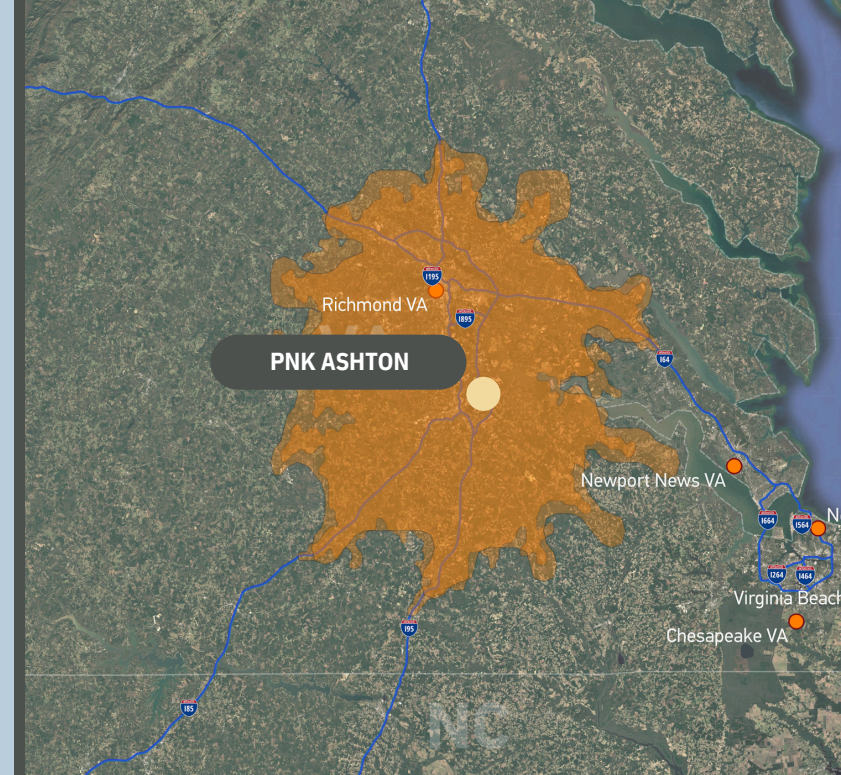
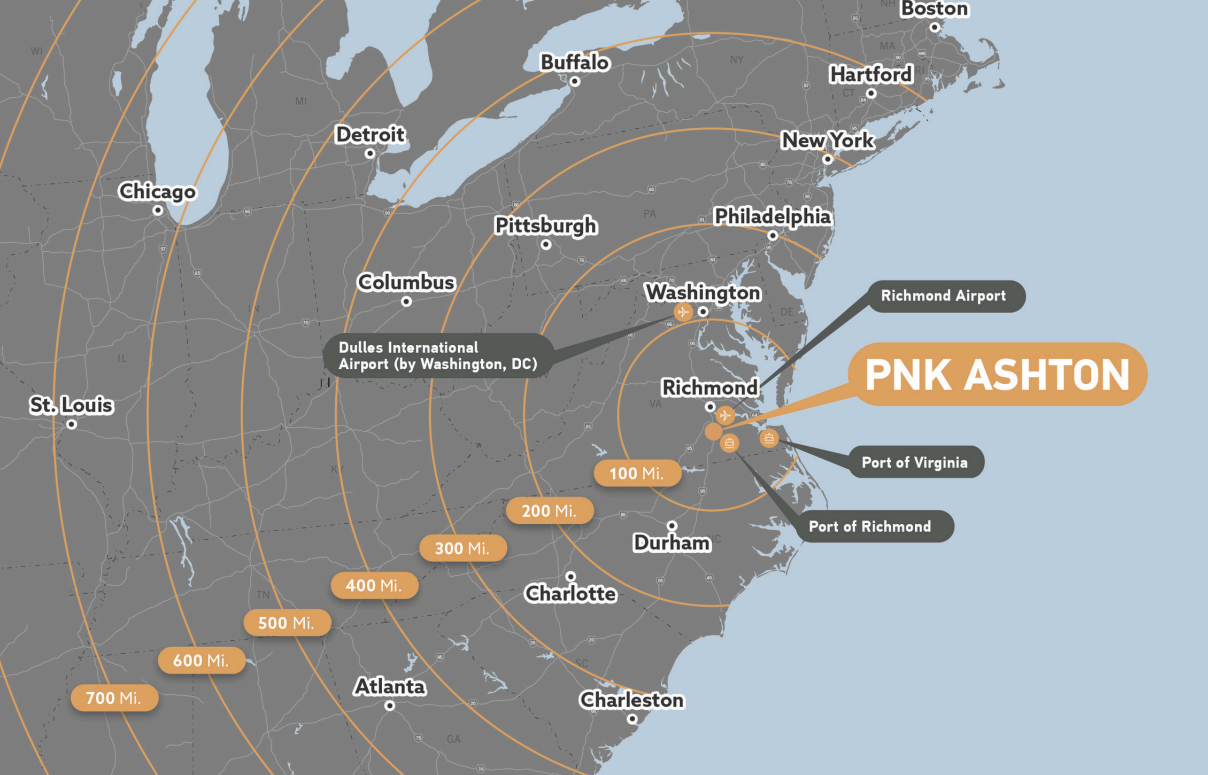
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CORPORATE NEIGHBORS



Ashton Park Dr, Colonial Heights, VA 23834

PNKgroup



REGIONAL PROXIMITY

City	Miles	Minutes
Richmond, VA	16	20
Washington, DC	124	135
Raleigh, NC	140	139
Port of Richmond	15	19
Port of Virginia	76	96

LABOR DEMOGRAPHICS

45 Mile
Population: 2,800,000
Workforce (18+): 1,750,000

45 Minute
Population: 1,900,000
Workforce (18+): 1,187,500

Ashton is located within 1 day's drive of:

45%

of the U.S. population

30%

of U.S. manufacturers

38%

of U.S. domestic trade & service industries

Ashton Park Dr
Colonial Heights,
VA 23834

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