



NORTH SIDE
DRIVE

CLASS A INDUSTRIAL SITE

Charlottesville, Virginia

GRANT BATES

Executive Managing Director
t 434-882-1176
grant.bates@nmrk.com

WYANT WHARTON

Associate
t 434-906-9373
wyant.wharton@nmrk.com

NEWMARK

PROPERTY HIGHLIGHTS

The property is a Build-To-Suit for Lease opportunity.



9,000-72,000 SF

Available



24'

Clear Height



UP TO 23

Docks



UP TO 6

Drive ins

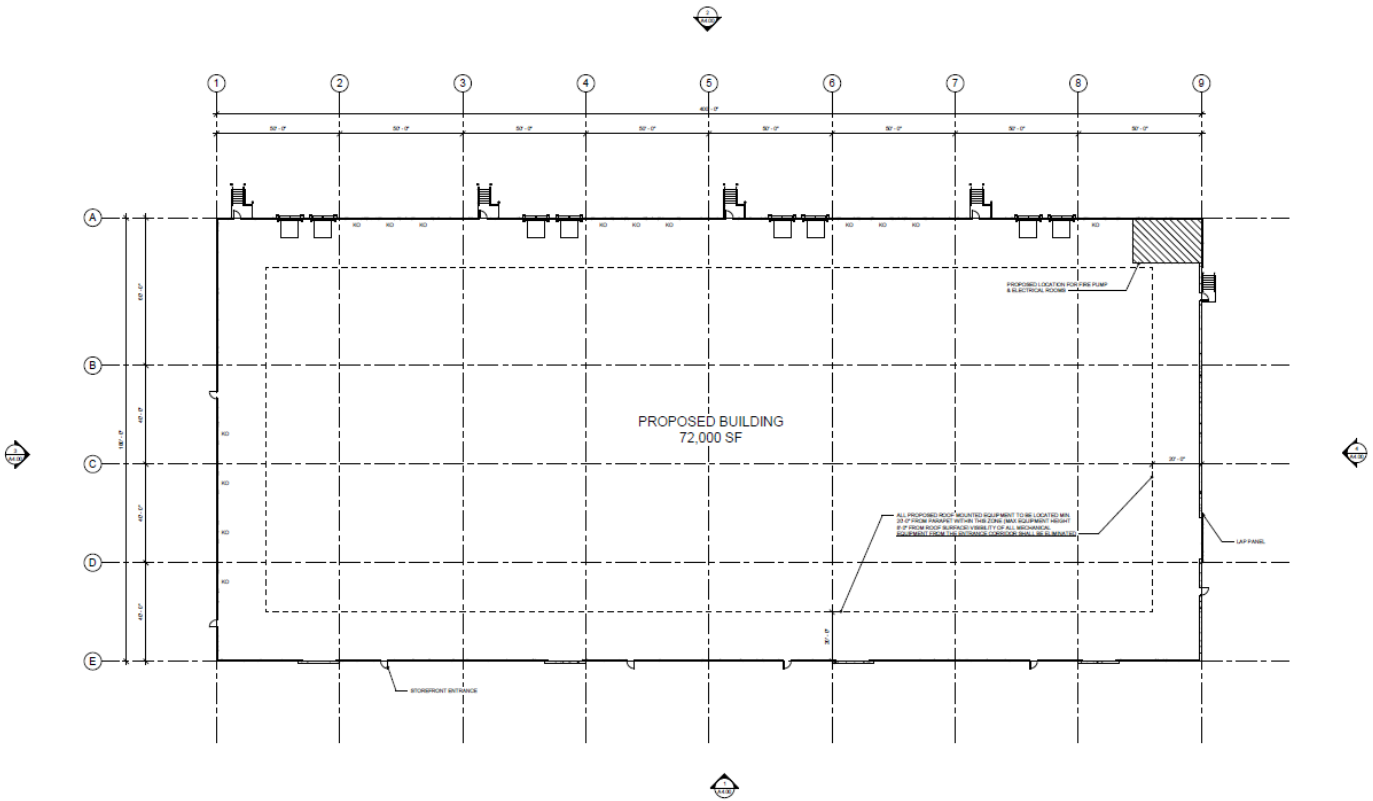


CLASS A INDUSTRIAL

Charlottesville, VA



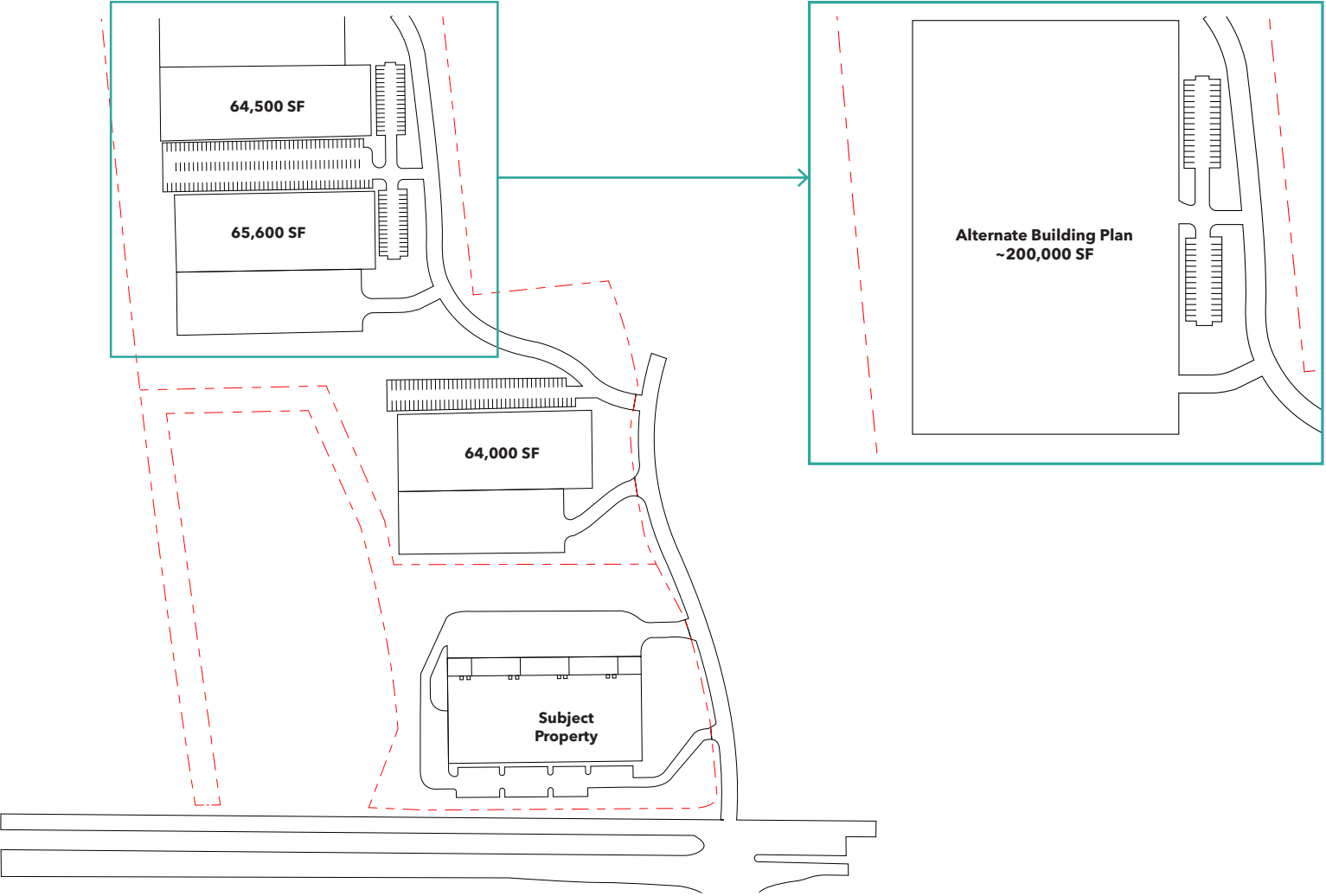
FLOOR PLAN



SITE PLAN



NORTHSIDE MASTER PLAN



NORTHSIDE MASTER PLAN

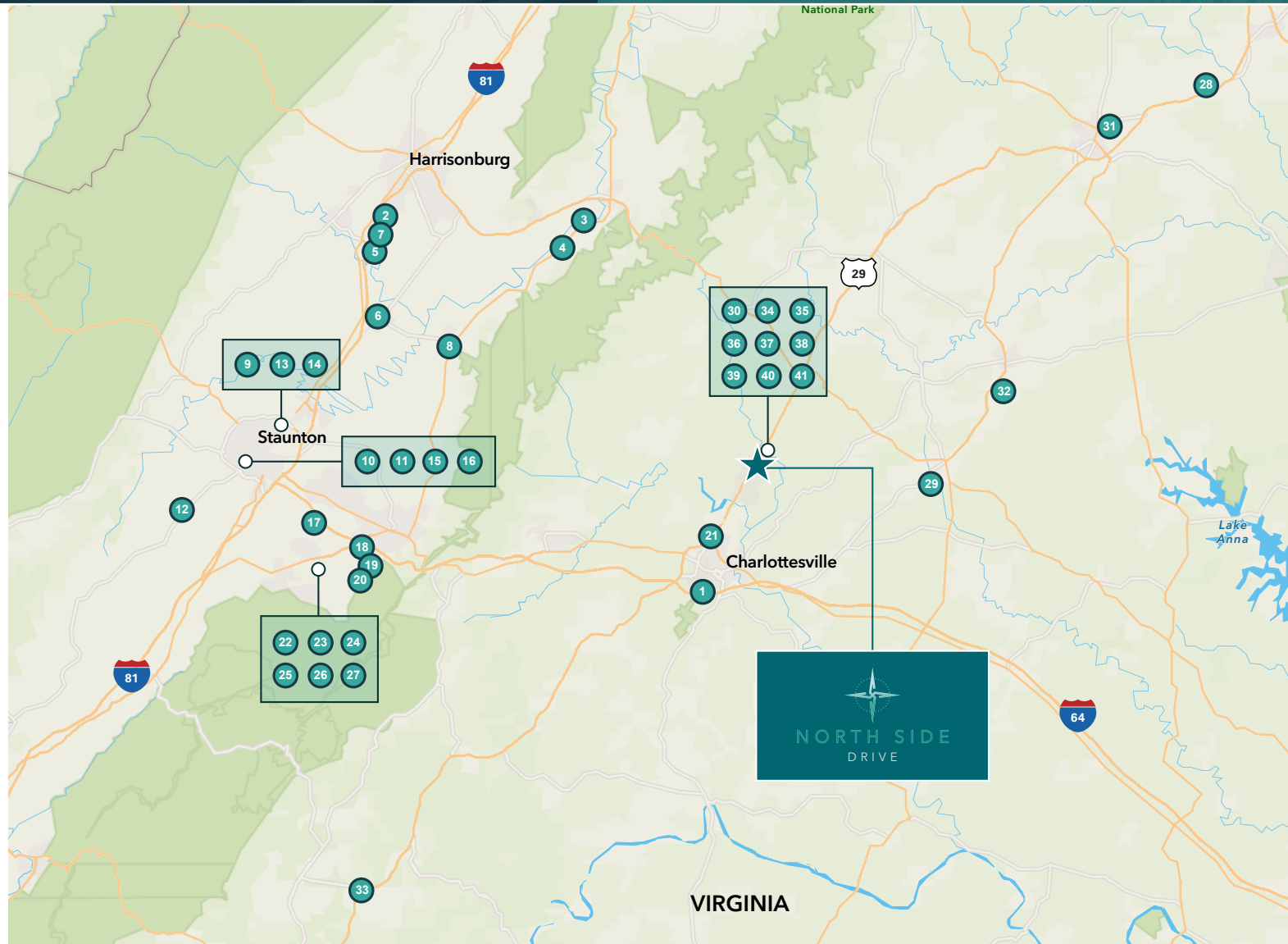
PROPERTY LOCATION



- 1 Charlottesville airport
- 2 North Fork (Uva research park)
- 3 Emerson
- 4 Astra Zeneca
- 5 NGIC (National Ground Intelligence Center)
- 6 DIA (Defense Intelligence Agency)

CENTRAL VIRGINIA USERS

- 1 Marshalls Distribution Center
- 2 Interchange Group
- 3 Merck
- 4 MillerCoors Distribution Center
- 5 Walmart – DC 7045
- 6 Houff Transfer Inc.
- 7 Interchange Group
- 8 Pactiv
- 9 Daikin Applied Staunton
- 10 AAF McQuay
- 11 Graphic Packaging International
- 12 Shamrock Farms
- 13 Best Buy Distribution
- 14 FedEx
- 15 Fisher Auto Parts (Non-retail)
- 16 UPS Customer Center
- 17 CHO1 – Amazon Fulfillment Center
- 18 Berry Global
- 19 Interchange Group
- 20 Innovative Refrigeration Systems
- 21 Northrop Grumman
- 22 McKee Foods Corporation and Affiliates
- 23 Target Distribution Center
- 24 Hollister Incorporated
- 25 Hershey Chocolate of Virginia
- 26 Nibco
- 27 Ply Gem
- 28 Euro-Composites Corporation
- 29 Klockner Pentaplast
- 30 Northrop Grumman
- 31 TE Connectivity
- 32 RIDGID Products
- 33 California Sidecar / Escapade Trailer Inc.
- 34 MicroAire Surgical Instruments
- 35 Charlottesville-Albemarle Airport
- 36 North Fork
- 37 ABC Supply Co. Inc.
- 38 Emerson
- 39 NGIC (National Ground Intelligence Center)
- 40 Astra Zeneca
- 41 DIA (Defense Intelligence Agency)





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