

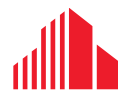


AI ALTERED IMAGE

MANUFACTURING/DISTRIBUTION BUILDING FOR SALE

**1290 Mt. Landing Road
Tappahannock, VA 22560**

287,000 SF | Heavy Power | ± 70 Acres



**CUSHMAN &
WAKEFIELD**

THALHIMER

1290 Mt. Landing Road

Executive Summary

Cushman & Wakefield | Thalhimier is pleased to exclusively offer 1290 Mount Landing (the “Property”) in Tappahannock, VA for sale. The Property, which will be sold vacant, sits on ± 71 acres and is a 287,000 SF distribution and manufacturing facility currently occupied by FDP Friction Science. The asset enjoys modern industrial specs including heavy power (10K+ amps), 24’ – 32’ clear heights, and plenty of employee/trailer parking. Additionally, the Property is located in a Foreign Trade Zone (FTZ) which allows products manufactured outside of the U.S. to be received, stored, and assembled on-site without upfront customs duties. This allows ideal flexibility with inventory management for numerous manufacturers, suppliers, and distributors.

Located just off Route 360 and 45 miles from Richmond, 1290 Mt. Landing offers industrial users the opportunity to purchase a best-in-class facility below replacement cost while benefiting from regional access to Richmond and the Port of Virginia, along with a high-quality/low-cost labor pool nearby.

Address	1290 Mount Landing Road Tappahannock, VA
SF	287,000 SF
Site Size	± 70.99 Acres
Loading	36 Dock High Doors 3 Drive Ins
Clear Height	24’ – 32’
Parking	317 Spaces



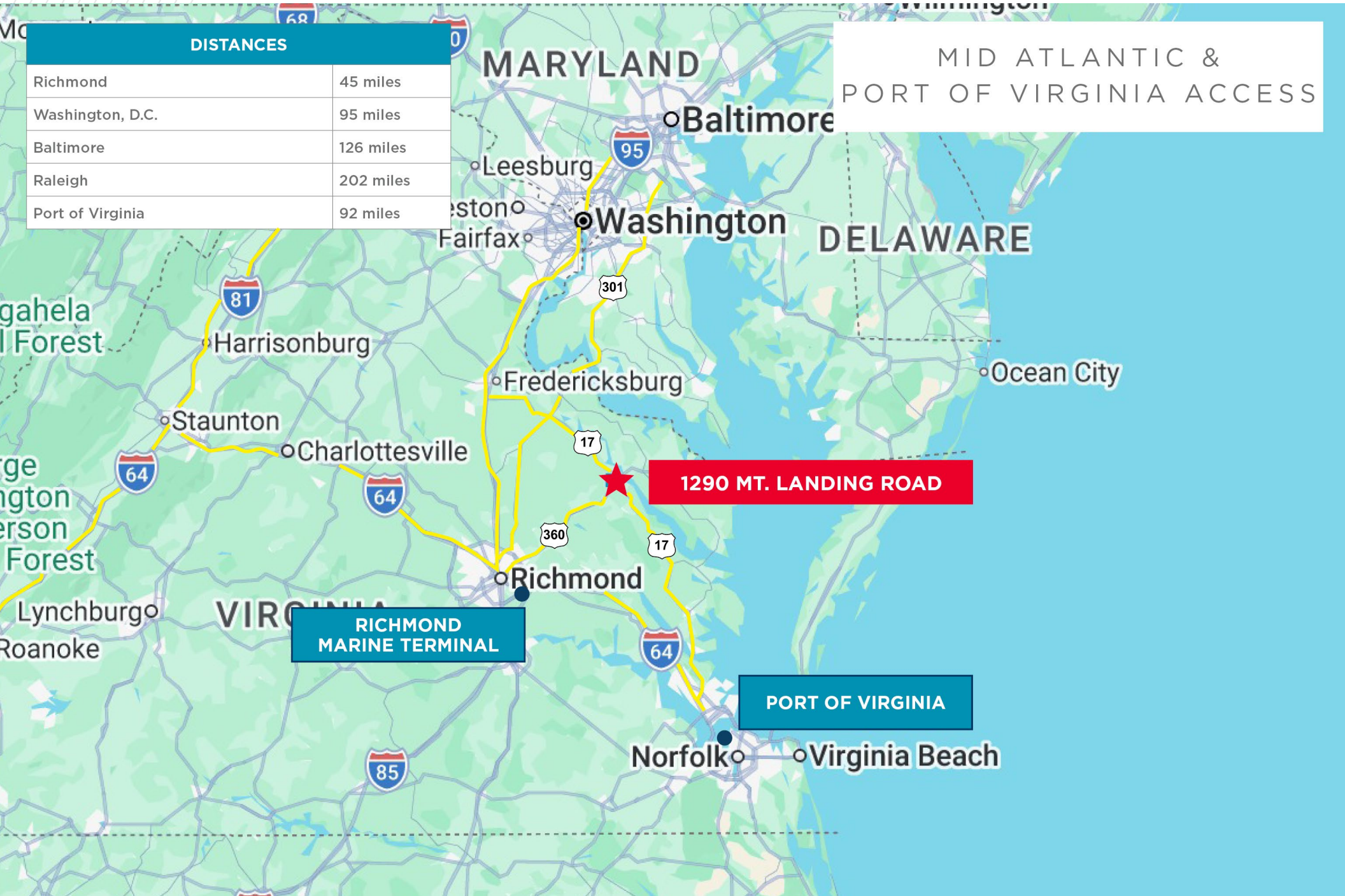
1290 Mt. Landing Road

Location Overview

DISTANCES

Richmond	45 miles
Washington, D.C.	95 miles
Baltimore	126 miles
Raleigh	202 miles
Port of Virginia	92 miles

MID ATLANTIC &
PORT OF VIRGINIA ACCESS



1290 MT. LANDING ROAD

RICHMOND
MARINE TERMINAL

PORT OF VIRGINIA

1290 Mt. Landing Road

Central VA Market

Located in Eastern Virginia and situated along the James River, Central VA is home to over 1.3 million residents, making it the 44th largest MSA in the United States by population, and home to the Federal Reserve Bank. The Federal Reserve Bank, located in Richmond, VA, is one of 12 regional Federal Reserve Banks in the United States. Propelling its population growth, both small business and Fortune 500 giants have selected Central VA to be their host and home. Central VA is home to 12 Fortune 1000 companies, eight are headquartered in Central VA and rank in the top 500. Private sector companies in industries as diverse as banking, insurance, biotechnology research, manufacturing, and transportation consistently choose Central VA to either locate or expand operations. Central VA houses some of Virginia's most renowned institutions of higher education as well as extensive state and local government centers. The concentration of education and government employment provides stability to the region's diverse economy. The highly educated workforce, low cost of living and overall high-quality of life creates a thriving and dynamic region in which to do business. Most notably, in June 2022, Lego announced that it would be building its first U.S. factory in Central VA. The facility will create 1,700 new jobs and cost over \$1 billion with a scheduled completion in 2025.

Central VA boasts a strong and comprehensive healthcare system, supported by major medical providers such as VCU Health, Bon Secours Mercy Health, and HCA Healthcare. These health systems operate multiple hospitals and specialty centers across the region, offering advanced care in areas like oncology, cardiology, and neurology. In addition to delivering exceptional patient care, Central VA's hospitals are recognized for their leadership in medical research and education, anchored by Virginia Commonwealth University School of Medicine, one of the leading medical schools in the region. This presence of a top-tier medical school further enhances the city's role as a center for healthcare innovation and medical training.



NEW & EXPANDING COMPANIES TO THE AREA

COMPANY	NEW JOBS	INVESTMENT (\$)
Lego	1,760	1,000,000,000
Facebook	100	1,000,000,000
Amazon.com, Inc.	1,450	135,000,000
Elephant Insurance	1,173	2,000,000
Cuore	772	230,000
CoStar Group	732	8,170,000
Capital One Financial Corp.	700	21,600,000
Teleperformance USA	500	3,500,000
Harris Teeter	400	115,000,000
Stone Brewing Co.	288	74,300,000
McKesson Medical-Surgical, Inc.	225	10,000,000
ICMA-RC	200	10,000,000
GE	200	2,500,000
Enclos Corp	200	3,000,000
PPD, Inc.	190	28,002,000
McKesson Corporation	150	57,500,000
MeadWestvaco Corp.	128	10,000,000
Allianz Global Assistance	100	30,000,000
Quality Technology Services (QTS)	16	100,000,000

Source: Greater Richmond Partnership

1290 Mt. Landing Road

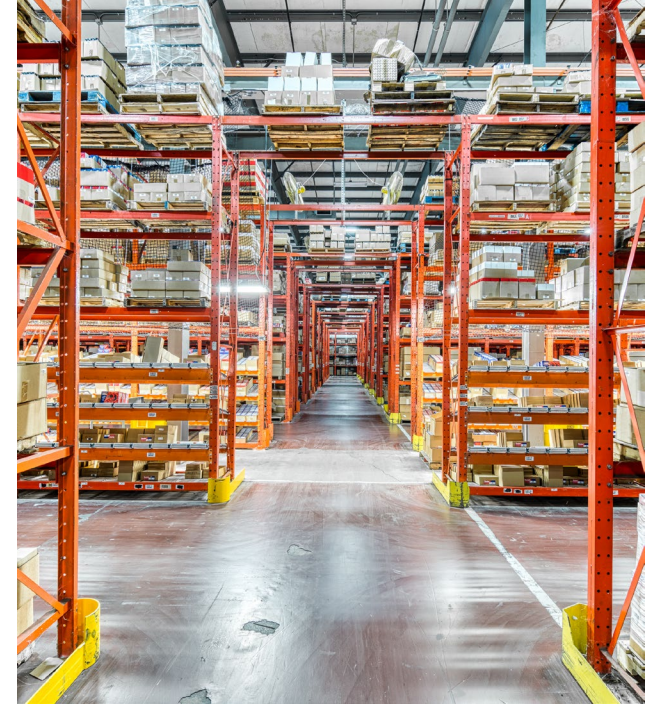
Property Overview

Building Overview	
Address	1290 Mount Landing Road Tappahannock, VA
Total SF	287,000 SF
Site Size	±55.78 Acres; additional adjacent land available totaling ±15.21 acres
Year Built	1990 - 1993
Zoning	M-1 Industrial
Parking	317 employee spaces (1.10 per 1,000 SF)
Warehouse	±266,000 SF
Office	±21,000 SF
No. Floors	Single story warehouse with two-story office at front of building
Building Systems	
HVAC	Full conditioned warehouse and office; 23 rooftop units with varying ages and sizes
Electrical	±10,000 - 12,000 amps; 400 & 800 amp panels throughout warehouse
Fire/Life Safety	Wet pipe system with water tower
Construction	
Type	Concrete slab-on-grade with steel framing and metal siding
Loading	36 dock-high loading doors with mechanical levelers; 3 drive-in doors
Roof	Combination of flat TPO roof and metal roof systems. Ages vary
Warehouse Clear Heights	24' - 32'
Truck Court Depth	±100' - 110'
Lighting	LED
Flooring	Electrostatic discharge floor
Overhead Cranes	Eight (8)



1290 Mt. Landing Road

Property Photos





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