

# FORGE

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## LOGISTICS CENTER



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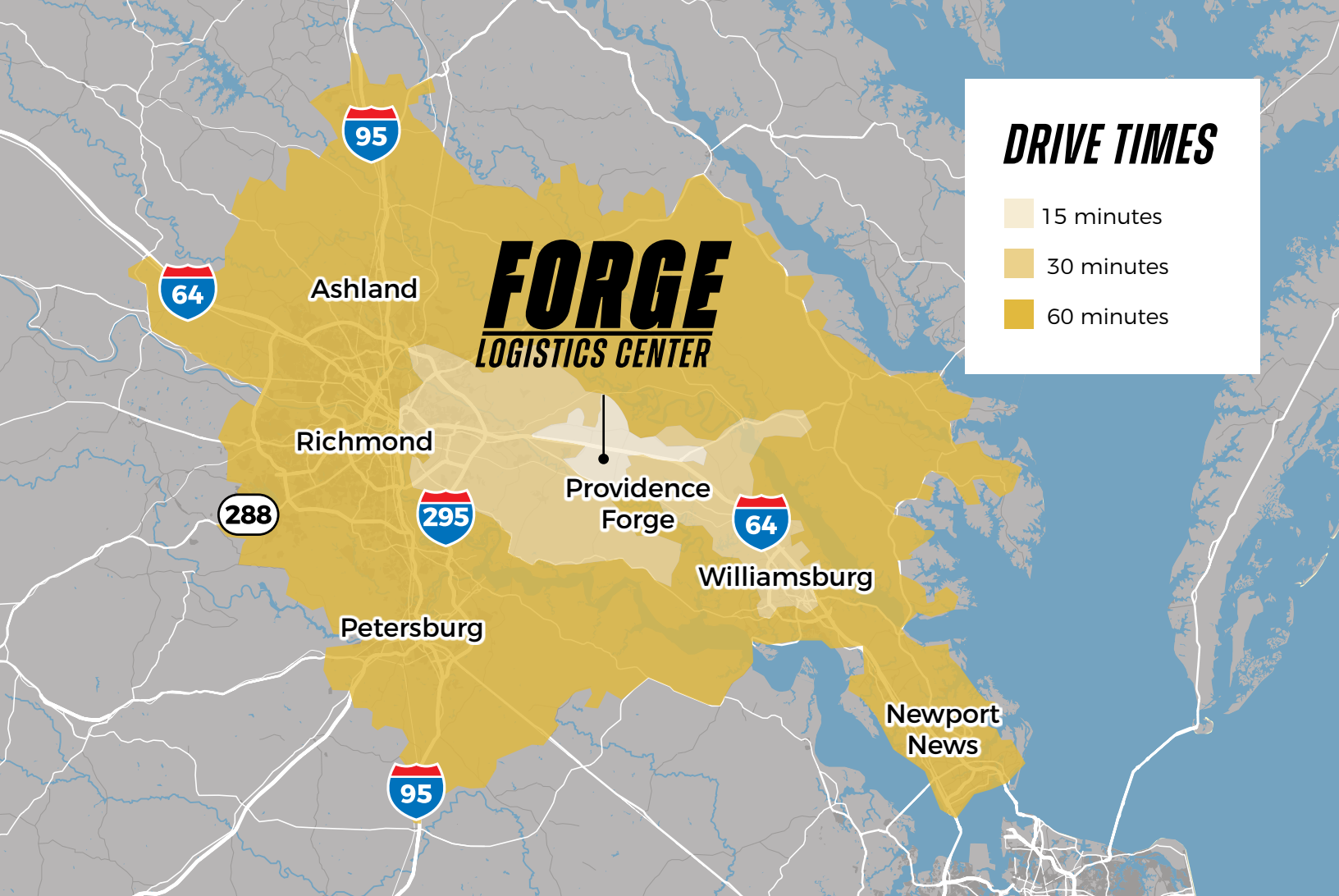
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## ***EXECUTIVE SUMMARY***

JLL is pleased to introduce Forge Logistics Center, an industrial mega site located east of Richmond, Virginia. This 125 acre site is situated in business-friendly New Kent County and is adjacent to Interstate 64 and 295 which offers access to the entire East Coast. The mega site is ideal for large-scale logistics and manufacturing operations with the potential to house approximately 1.5M s.f. under one roof. The industrial market in the Richmond MSA is robust as global e-commerce booms and the demand for largescale logistics facilities with broad access grows.



## ***ACCESSIBILITY***

The proposed site is located less than one mile from Interstate 64, which has four high traffic count exits and intersects with Interstate 295 approximately two miles west of the county line. Interstate 295 has become the preferred artery for easy, unrestricted access to Richmond and its surrounding region, as recent growth and development in south Richmond have led to increased congestion along the I-95 corridor. Looking eastward, Williamsburg is 15 miles east which offers contributes to an established labor market within a 20 mile radius. The City of Norfolk and the Port of Virginia is approximately 70 miles east.

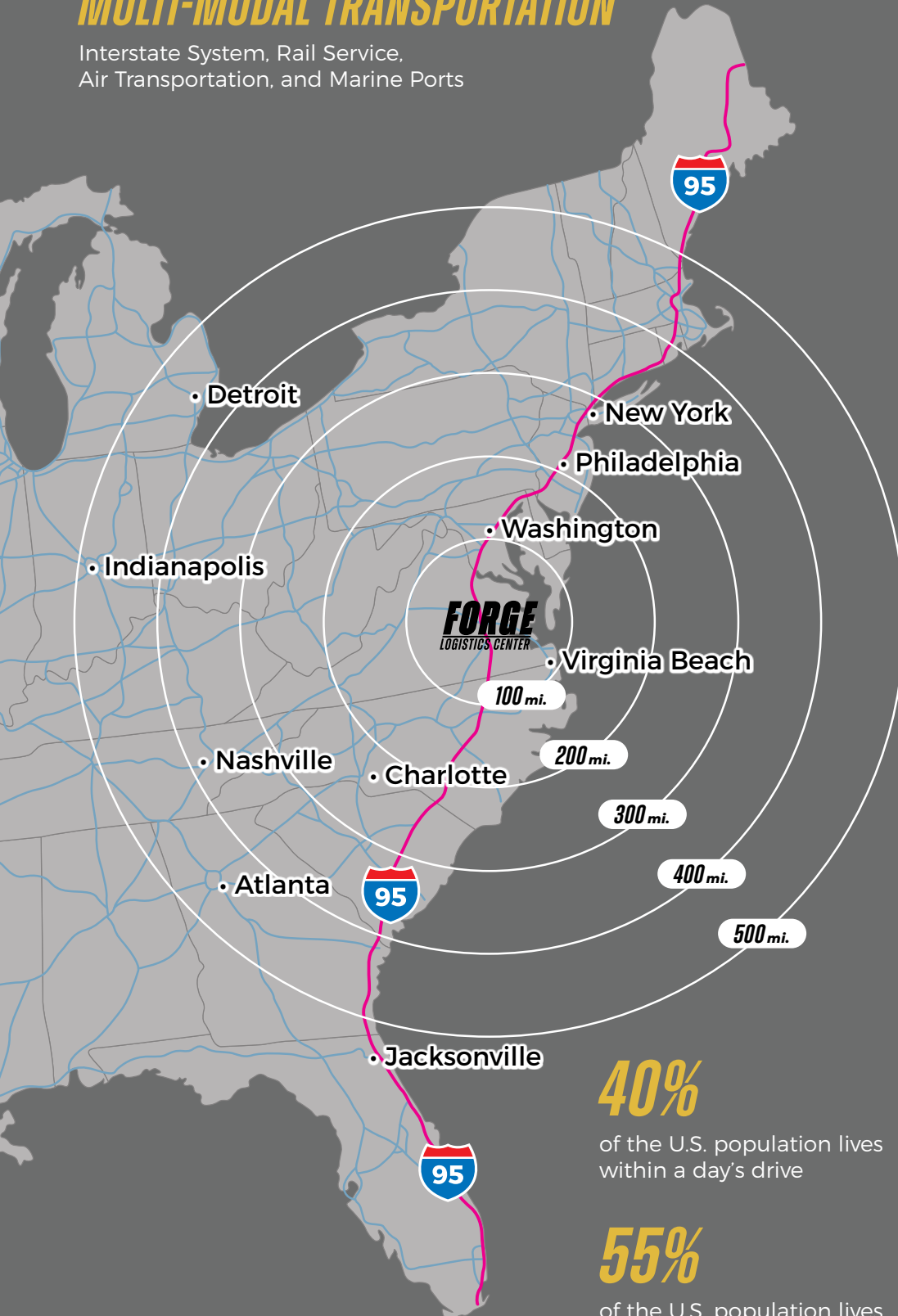
## ***PROVEN LOCATION AND SUCCESSFUL NEIGHBORS***

This area has become home to the region's largest and most successful fulfillment operators: Lumber Liquidators, HP, Associated Distributors, USPS, and XPO logistics - all located within minutes of this site. Additionally, social media giant Facebook is in the midst of developing a 2.5M square foot data facility east of Richmond.

# EASTERN U.S. DISTANCE FROM FORGE LOGISTIC CENTER

## MULTI-MODAL TRANSPORTATION

Interstate System, Rail Service, Air Transportation, and Marine Ports



**28**

miles to  
Downtown Richmond, VA

**52**

miles to  
Hampton, VA

**69**

miles to  
Norfolk, VA

**127**

miles to  
Washington, DC

**134**

miles to  
Dulles Airport

**160**

miles to  
Durham, NC

**274**

miles to  
Philadelphia, PA

**40%**

of the U.S. population lives  
within a day's drive

**55%**

of the U.S. population lives  
within a 750 mile radius

# PROJECT OVERVIEW

## FORGE LOGISTICS CENTER

ADDRESS	Intersection of Route 106 & I-64, Emmaus Church Road
TOWN	Providence Forge
STATE	Virginia
COUNTY	New Kent
SITE SIZE	> 125 acres (with expansion options)
MIN. CONTIGUOUS BUILDING	± 150,000 s.f.
MAX. CONTIGUOUS BUILDING	± 1,500,000 s.f.
ZONING	EO; IND (industrial/manufacturing/distribution)

## UTILITIES

ELECTRIC POWER	Dominion Virginia Power; transmission line along Route 106
NATURAL GAS	Virginia Natural Gas; 8" line along Route 106
WATER	New Kent County; 500K gallon/day capacity; 12" water line along Route 106
SEWER	Public sewer provided by New Kent County; 12" line along Route 106
TELECOM	Verizon and Cox Communications; fiber line adjacent to property

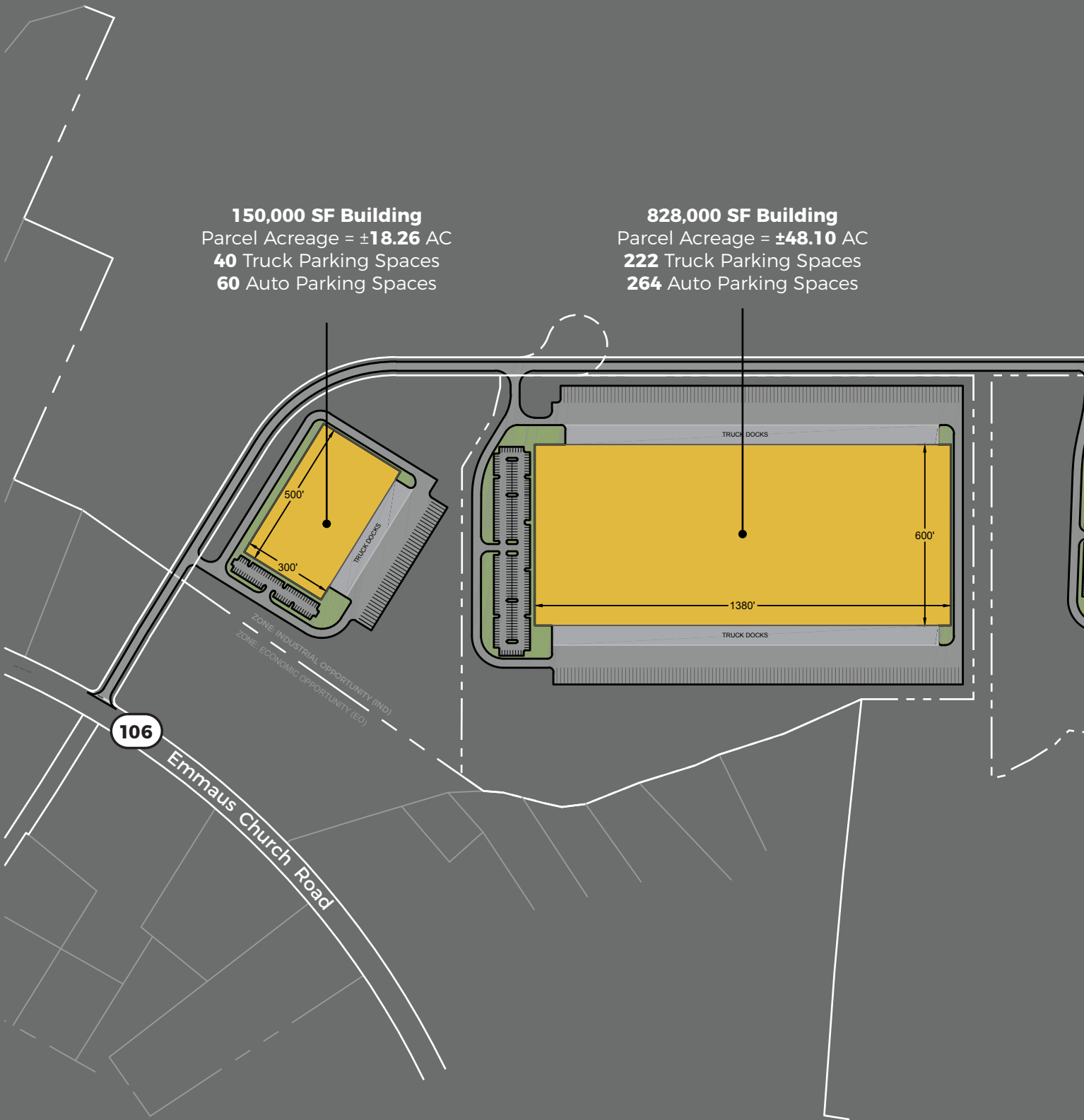
## TRANSPORTATION

INTERSTATE	Quick connectivity to I-64 (<1 mile) and I-295
AIRPORTS	Richmond International Airport (<20 miles)
PORTS	Port of Virginia (70 miles) and Port of Richmond (25 miles)



**150,000 SF Building**  
Parcel Acreage = ±**18.26** AC  
**40** Truck Parking Spaces  
**60** Auto Parking Spaces

**828,000 SF Building**  
Parcel Acreage = ±**48.10** AC  
**222** Truck Parking Spaces  
**264** Auto Parking Spaces

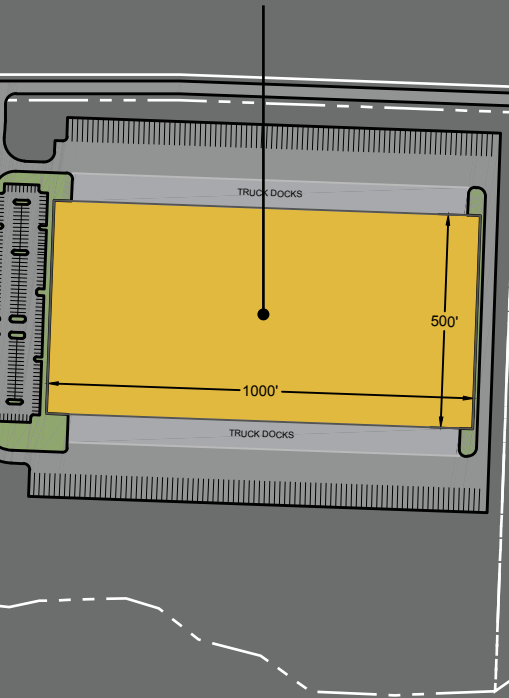


# ***CONCEPTUAL SITE PLAN***



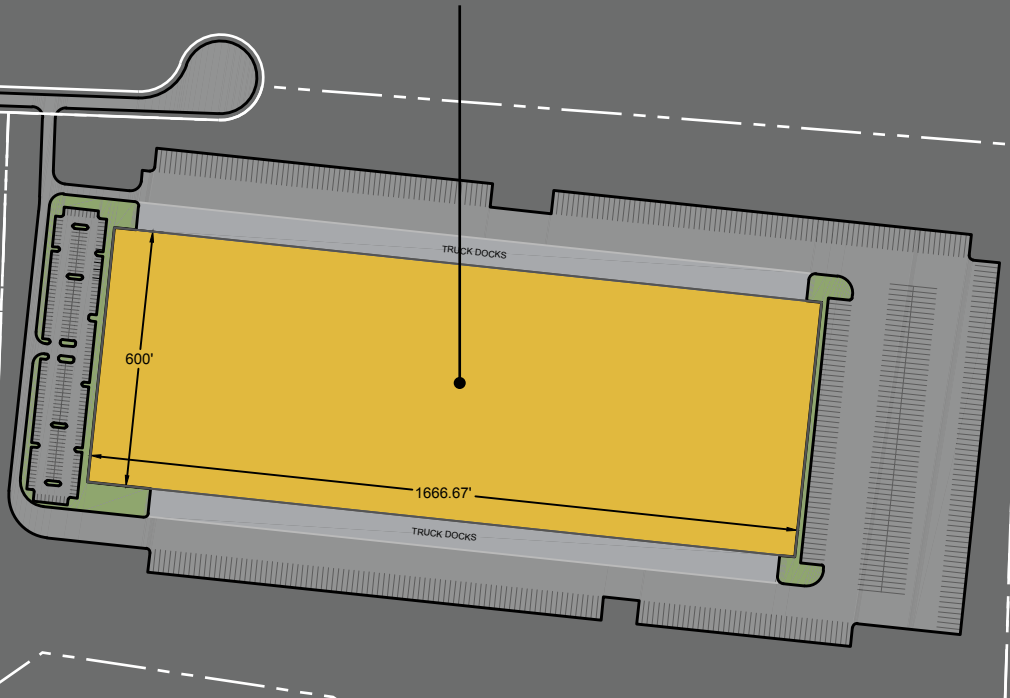
**500,000 SF Building**

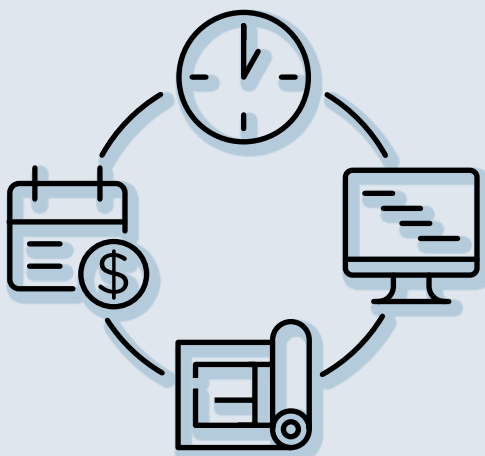
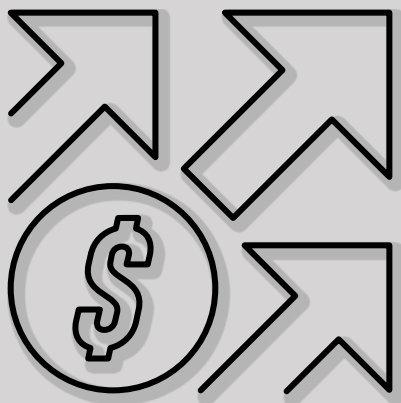
Parcel Acreage = ±44.33 AC  
173 Truck Parking Spaces  
209 Auto Parking Spaces



**1,000,002 SF Building**

Parcel Acreage = ±85.87 AC  
523 Truck Parking Spaces  
264 Auto Parking Spaces





# ***WORKFORCE***

With a population of almost half a million people within thirty minutes of the property, companies will benefit from a deep and attractive workforce. New Kent County has the second fastest growth rate of any locality in Virginia over the last 10 years.

# ***TAX BASE AND INCENTIVES***

New Kent carries the lowest real estate tax base in the Richmond area and the lowest effective machinery & tools tax rate in the state. Additionally, the county has approved cash grants on a case-by-case basis for job creation - equivalent to \$5,000 per full-time job created. New Kent is absolutely committed to offering an attractive, competitive incentive package to procure new businesses' commitment to the area.

# ***DEVELOPMENT TEAM***

Scannell Properties takes tremendous pride in delivering quality, competitively priced developments that exceed client expectations. Over the past thirty years, Scannell has successfully crafted a service platform of industry experts in finance, development, real estate law, and project management - allowing them to be proactive, resourceful, timely, and nimble.

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