

Federally Designated Regional Technology  
and Innovation Hub (APM Tech Hub)

**CROSSPOINTE**  
LOGISTICS CENTER



**AVAILABLE OPPORTUNITIES**

**3.3M SF INDUSTRIAL PARK**

Wells Station Road | Prince George, VA



**FORT GREGG-ADAMS**  
 Head of Army Logistics  
 (formerly Fort Lee)

**THE PORT OF VIRGINIA**  
 27 miles to Richmond  
 Marine Terminal

I295/US460  
 Interchange  
 Exit 3

195/Wagner Rd  
 Interchange  
 Exit 48

195/Rivers Rd  
 Interchange  
 Exit 47

Wells Station  
 Road

**THE PORT OF VIRGINIA**  
 71 miles to VA  
 International Gateway  
 Terminal

**FOOD LION**  
 Distribution Center

**NEARBY TENANTS**

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**PROPERTY OVERVIEW**

Crosspointe Logistics Center is a state-of-the-art logistics and manufacturing campus located in the Richmond market along the I-95 corridor, with immediate access to I-95, I-85, and I-295, Route 460, and Port of Virginia terminals. The 900-acre parcel includes a recently leased 292,000 square feet manufacturing building. Development plans are underway with a 7-building industrial campus consisting of 3.3 million square feet of newly constructed Class A manufacturing & distribution facilities.

**SITE OVERVIEW**

**EXISTING:**

- Building 1 - 291,689 SF LEASED

**PHASE I:**

- Building 1: 400,000 SF expandable to 895,000 SF
- Building 2: 1,200,000 SF
- Building 3: 250,000 SF

**PHASE II:**

- Building 4: 226,300 SF
- Building 5: 625,000 SF

**PHASE III:**

- Building 6: 500,000 SF

## BUILDING 1 SPECIFICATIONS

### SQUARE FOOTAGE

TOTAL BUILDING SF	400,000 - 895,000
DIMENSIONS	1,790' x 500'

### PROPERTY FEATURES

COLUMN SPACING	50' x 50'
TRUCK COURT DEPTH	195'
TRAILER PARKING	545
CAR PARKING	452

## BUILDING 2 SPECIFICATIONS

### SQUARE FOOTAGE

TOTAL BUILDING SF	1,200,000
DIMENSIONS	1666.67' X 600'

### PROPERTY FEATURES

COLUMN SPACING	50' x 50'
TRUCK COURT DEPTH	195'
TRAILER PARKING	616
CAR PARKING	498

## BUILDING 3 SPECIFICATIONS

### SQUARE FOOTAGE

TOTAL BUILDING SF	250,000
DIMENSIONS	800' x 310'

### PROPERTY FEATURES

COLUMN SPACING	50' x 50'
TRUCK COURT DEPTH	195'
TRAILER PARKING	121
CAR PARKING	96

## BUILDING 4 SPECIFICATIONS

### SQUARE FOOTAGE

TOTAL BUILDING SF	226,300
DIMENSIONS	730' x 310'

### PROPERTY FEATURES

COLUMN SPACING	50' x 50'
TRUCK COURT DEPTH	195'
TRAILER PARKING	213
CAR PARKING	323

## BUILDING 5 SPECIFICATIONS

### SQUARE FOOTAGE

TOTAL BUILDING SF	625,000
DIMENSIONS	1,250' x 500'

### PROPERTY FEATURES

COLUMN SPACING	50' x 50'
TRUCK COURT DEPTH	195'
TRAILER PARKING	409
CAR PARKING	361

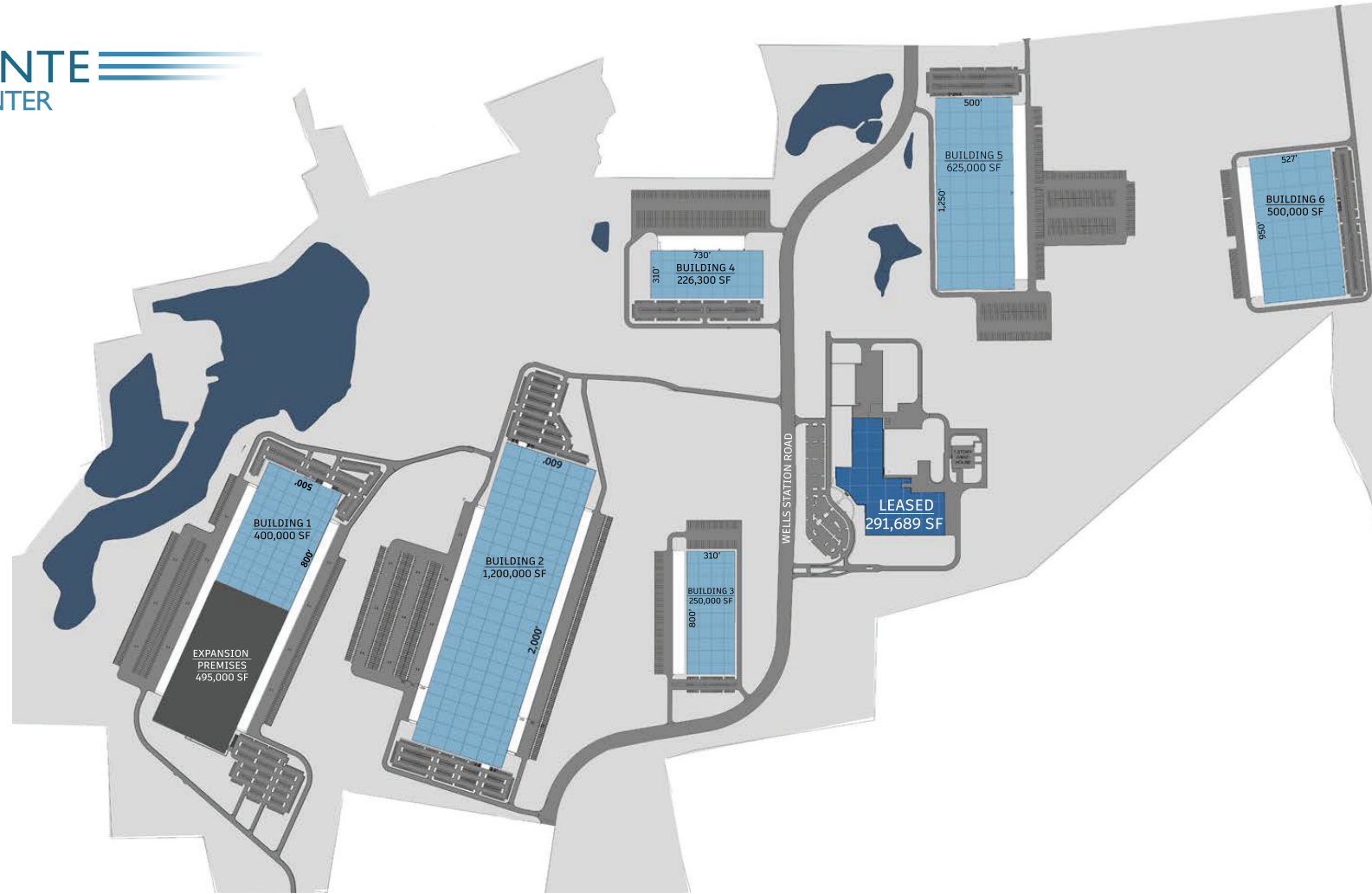
## BUILDING 6 SPECIFICATIONS

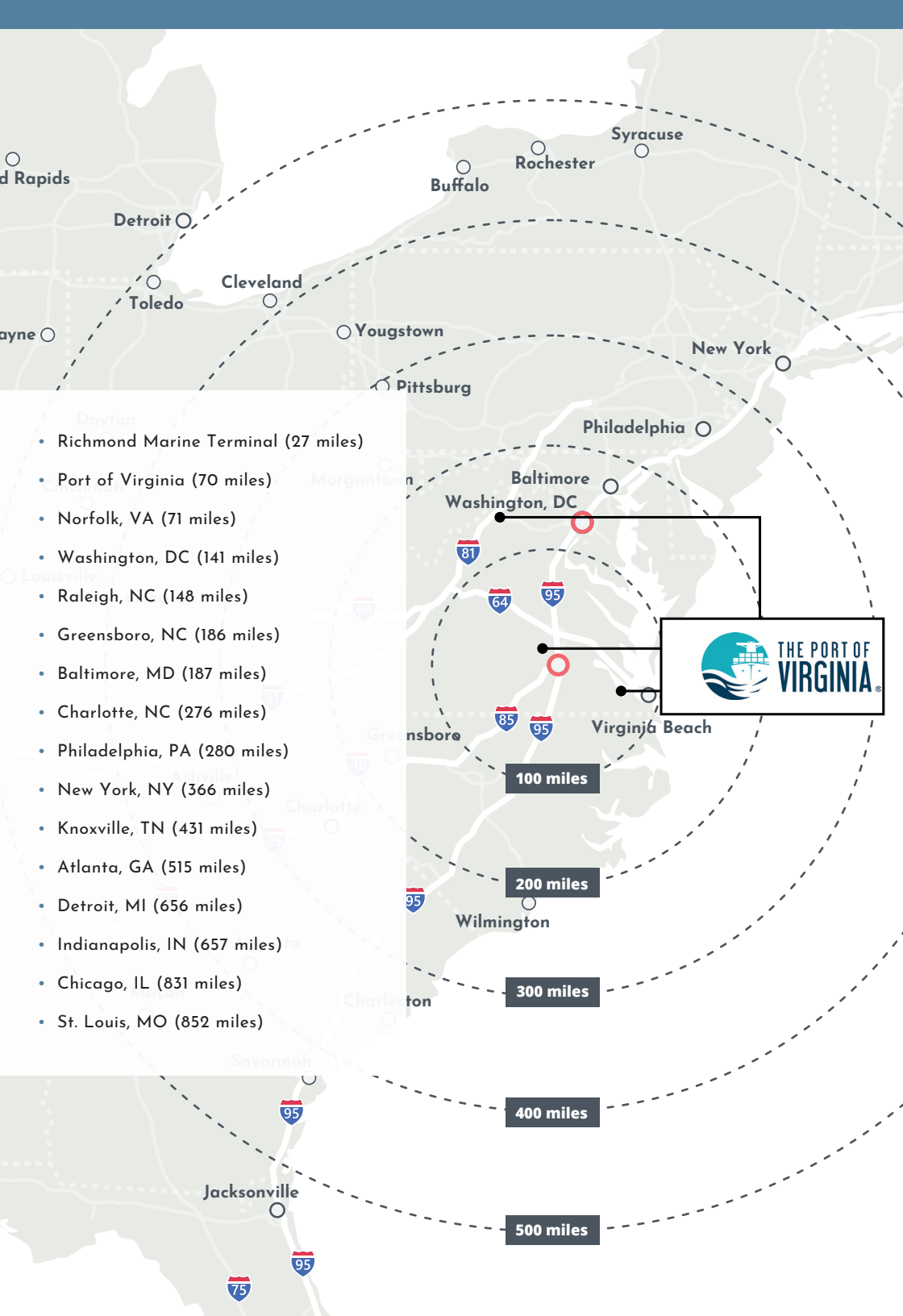
### SQUARE FOOTAGE

TOTAL BUILDING SF	500,000
DIMENSIONS	950' x 527'

### PROPERTY FEATURES

COLUMN SPACING	50' x 50'
TRUCK COURT DEPTH	195'
TRAILER PARKING	62
CAR PARKING	389





## DEMOGRAPHICS

The labor market serving Crosspointe Industrial Park includes a workforce of over 720,000. Home to Fort Gregg-Adams and the Defense Logistics Agency (less than 15 minutes from the facility), Virginia's Gateway Region has access to elite logistics expertise not found anywhere else in the country—or world. Supply chain innovators such as Amazon (two 1 million SF and an 800,000 SF facility), ALDI (500,000 SF regional headquarters and distribution), Walmart, and Medline all selected Virginia's Gateway Region for major facilities, complementing the over 600 acres and 4.9 million square feet of logistics investments announced in Virginia's Gateway Region since 2011.

	10 miles	20 miles	30 miles
<b>2022 Total Population</b>	135,941	298,339	942,814
<b>2022 Total Daytime Population</b>	141,539	288,309	943,560
<b>2022 Average Household Income</b>	\$77,110	\$89,013	\$98,679



## WHO WE ARE

SL Industrial Partners is a division of the Silverman Group who oversees industrial leasing and development projects throughout the United States. This division of the Silverman Group currently owns and manages 25 million square feet of industrial product across 20 states. Our prominent development team is currently underway with 15 million square feet of new product across 9 states, including both build to suit and speculative opportunities available in emerging industrial markets such as Windsor CT, Charlotte & Greensboro NC, Charleston SC, Atlanta GA as well as South Florida.



SL Industrial Partners



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