

I-81 STONEWALL INDUSTRIAL PARK

WINCHESTER, VIRGINIA



UP TO 820,000 SF AVAILABLE
of Class A Warehouse/Logistics Space

70 ACRES • ZONED M1

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CBRE

THE PROPERTY



The I-81 Stonewall Industrial Park is a proposed state-of-the-art warehouse project with industrial opportunities of 369,000 SF to 820,000 SF (in 1 or 2 buildings). The site is zoned M-1 which allows for a variety of industrial uses. Located in Frederick County's largest, most active and fastest growing industrial centers, it offers great access to Interstate 81 and the mid-Atlantic population centers.

- Concrete, State-of-the-art Construction
- 180' Truck Court with Ample Trailer Storage
- 32' Clear Ceiling Heights
- ESFR Sprinkler System
- LED Lighting
- 7" Concrete Floors

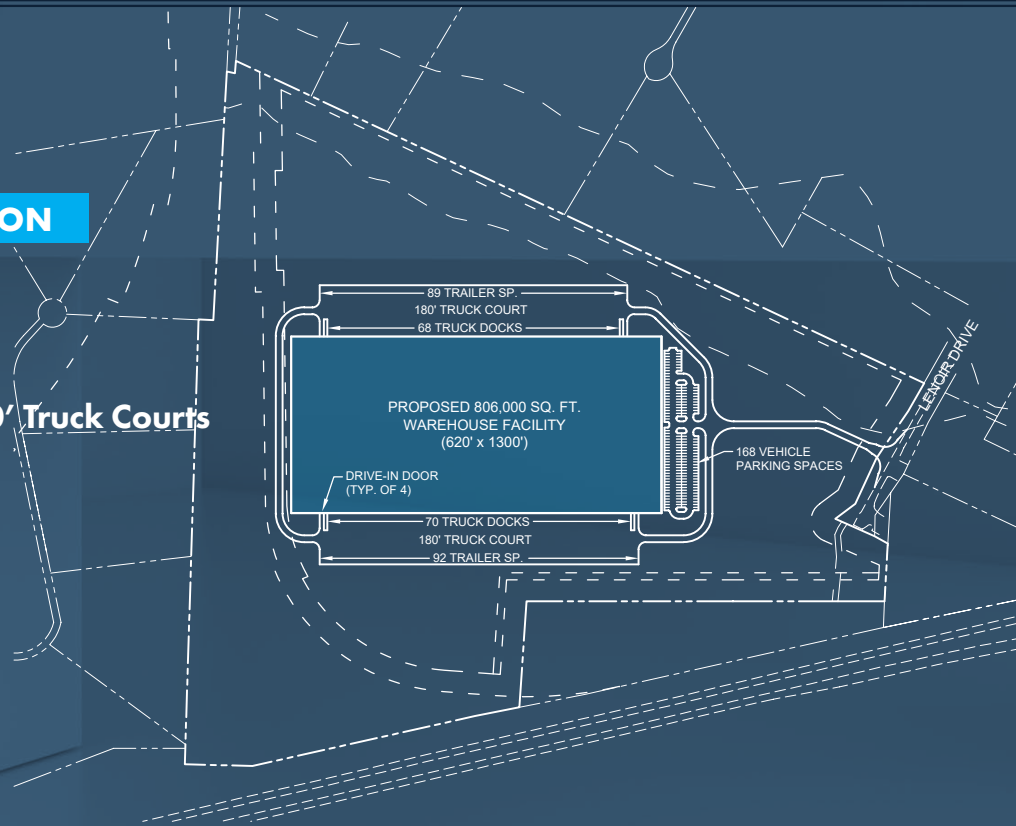


SITE PLAN 1



SINGLE BUILDING PLAN OPTION

- 806,000 SF Warehouse
- 138 Loading Docks
- Cross-Docked Loading with 180' Truck Courts
- 4 Drive-Ins
- 181 Trailer Parking Spaces
- 168 Car Parking Spaces



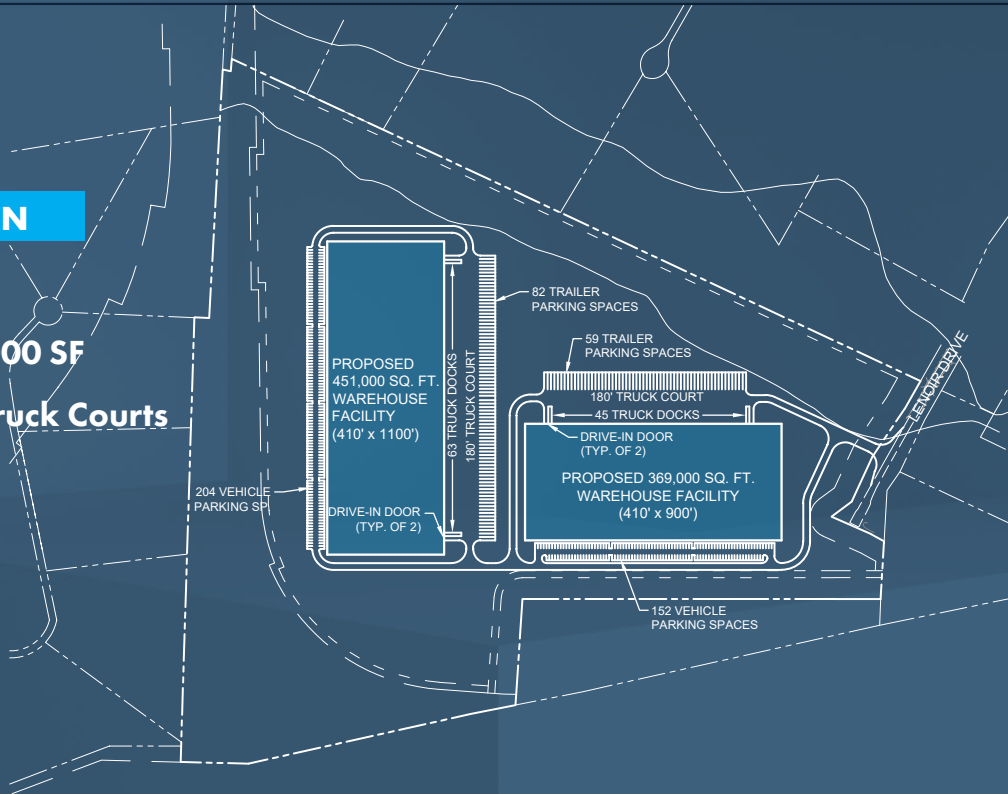


SITE PLAN 2



TWO BUILDING PLAN OPTION

- 820,000 SF Total
- 2 Buildings: 451,000 SF & 369,000 SF
- 108 Loading Docks with 180' Truck Courts
- 4 Drive-Ins
- 141 Trailer Parking Spaces
- 356 Car Parking Spaces



THE LOCATION



USERS IN THE MARKET

- | | |
|-------------------|-------------------------|
| 1 Amazon | 11 Mercury Paper |
| 2 McKesson Corp | 12 TREX Decking |
| 3 Home Depot | 13 Mercury Paper |
| 4 Rubbermaid | 14 Kohls |
| 5 Fiat | 15 Home Depot |
| 6 Rite Aid | 16 FEDEX Ground |
| 7 Kraft/Heinz | 17 Rubbermaid |
| 8 Kraft Foods | 18 FBI |
| 9 Ford | 19 Family Dollar |
| 10 MIC Industries | 20 Ferguson Enterprises |

DISTANCE TO

- Route 37..... 0.5 Miles
- Interstate 81 0.75 Miles
- Route 7 1.5 Miles
- Route 50 3 Miles
- Winchester Regional Airport 4 Miles
- Interstate 66 15 Miles
- Virginia Inland Port 16 Miles
- Dulles International Airport 42 Miles
- Washington DC 63 Miles

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