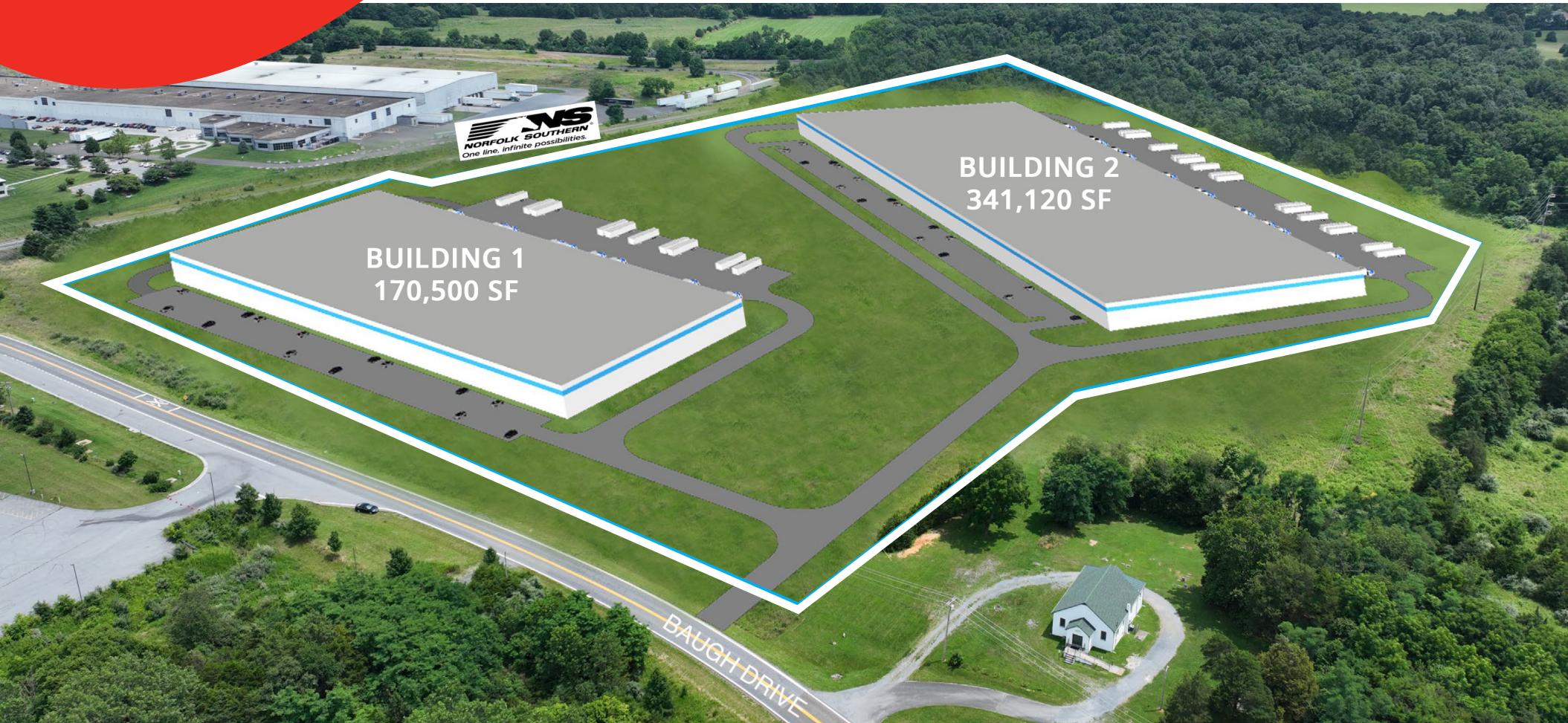


COMING SOON!

INTERSTATE 66 INDUSTRIAL PARK

Front Royal, Virginia



Two Facilities Totaling 511,620 Square Feet of Class A Industrial/Logistics Space

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Area Map



MAJOR TENANTS

- 1. Family Dollar
- 2. Ferguson
- 3. Warren County EDA
- 4. Hearthside Food Services
- 5. Baugh Sysco
- 6. Toray Plastics
- 7. Axalta Coating Systems
- 8. WCS/Home Depot
- 9. IT Renew (Iron Mountain)
- 10. Baugh Logistics Center
- 11. US Foods
- 12. McLane Foodservice
- 13. GSA

DATA CENTERS

- 1. Amazon
- 2. QTS Manassas
- 3. Iron Mountain
- 4. Stack Infrastructure
- 5. Equinix
- 6. Digital Realty Trust
- 7. Amazon Data Services
- 8. Vadata, Inc.
- 9. QTS Realty Trust
- 10. Google
- 11. Microsoft
- 12. Amazon
- 13. Amazon
- 14. QTS Realty Trust
- 15. Equinix
- 16. Amazon
- 17. Stack Infrastructure
- 18. AmazonWeb Services
- 19. Cyrus One, Inc.
- 20. Vadata, Inc.
- 21. Amazon
- 22. Vantage Data Centers
- 23. Equinix
- 24. Amazon
- 25. Amazon
- 26. CoreSite

Virginia Inland Port

VIP Logistics Center

Baugh Sysco

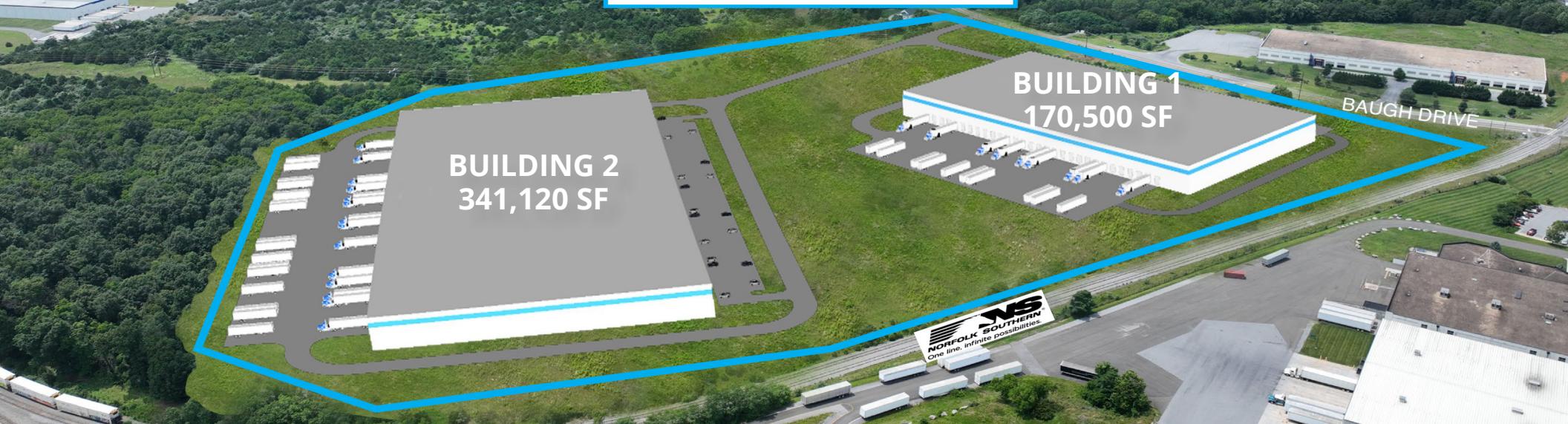
Route 522

Interstate 66 Industrial Park

BUILDING 1
170,500 SF

BUILDING 2
341,120 SF

BAUGH DRIVE



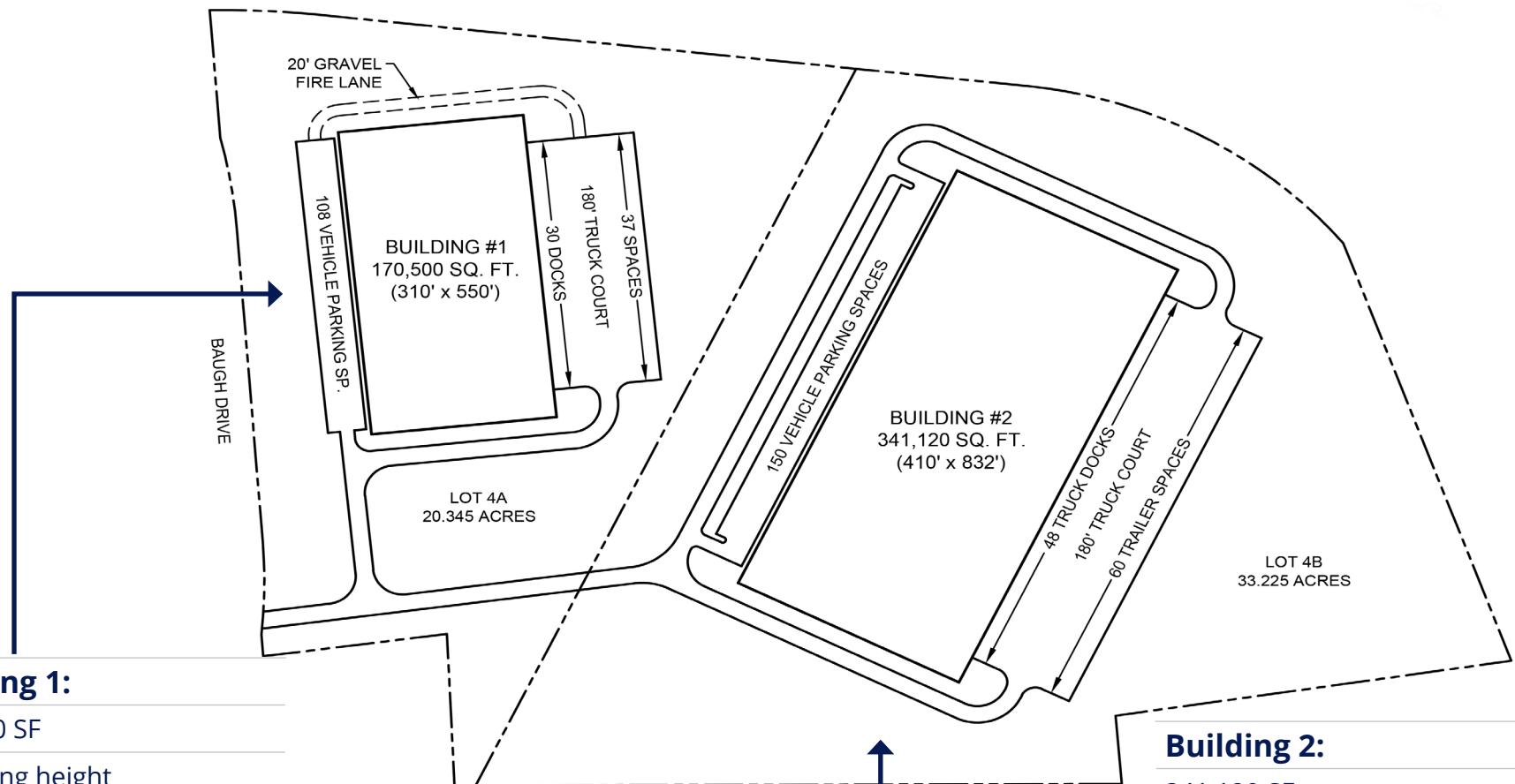
Class A Industrial/Logistics Space Available for Pre-Lease

Interstate 66 Industrial Park is a 53.57 acre site located in Warren County, VA capable of supporting up to 511,620 square feet of Class A industrial/logistics facilities. The site is located just outside the Town of Front Royal less than 2 miles to the Virginia Inland Port, a substantial intermodal facility and free trade zone that acts as a market driver for the entire region. Located just 3 miles from Interstate 66 and 10 miles east of Interstate 81, the Interstate 66 Industrial Park is uniquely positioned to offer multiple logistic avenues and transportation options. Neighboring occupiers include Family Dollar (900,000 SF), Baugh-Sysco (800,000 SF), and Ferguson Enterprises (630,000 SF).

Highlights:

- Excellent access from I-66 via Route 522
- Less than 2 miles to Virginia Inland Port in Front Royal, VA
- Build-to-suit lease opportunity with an experienced, well-capitalized developer
- Industrial-grade utilities to site (sewer, water, electric, and natural gas)

Site Plan



Building 1:

170,500 SF
32' ceiling height
550' Wide x 310' Deep
30 Loading Docks
108 Employee Parking Spaces
37 Trailer Drops
50 x 50 Column Spacing
ESFR Sprinklers
180' Truck Court
Rail-Access

Building 2:

341,120 SF
32' ceiling height
832' Wide x 410' Deep
48 Loading Docks
150 Employee Parking Spaces
60 Trailer Drops
50 x 50 Column Spacing
ESFR Sprinklers
180' Truck Court
Rail-Access

Recent Improvements to the Virginia Inland Port

Virginia Inland Port (VIP)



\$15M Investment

Expanding on-terminal track capacity by 40%

Addition of 4 x rubber-tire gantry cranes to increase efficiency of rail loading/unloading

Reconfiguring and expanding the terminal's container yard capacity

Virginia Inland Port Features

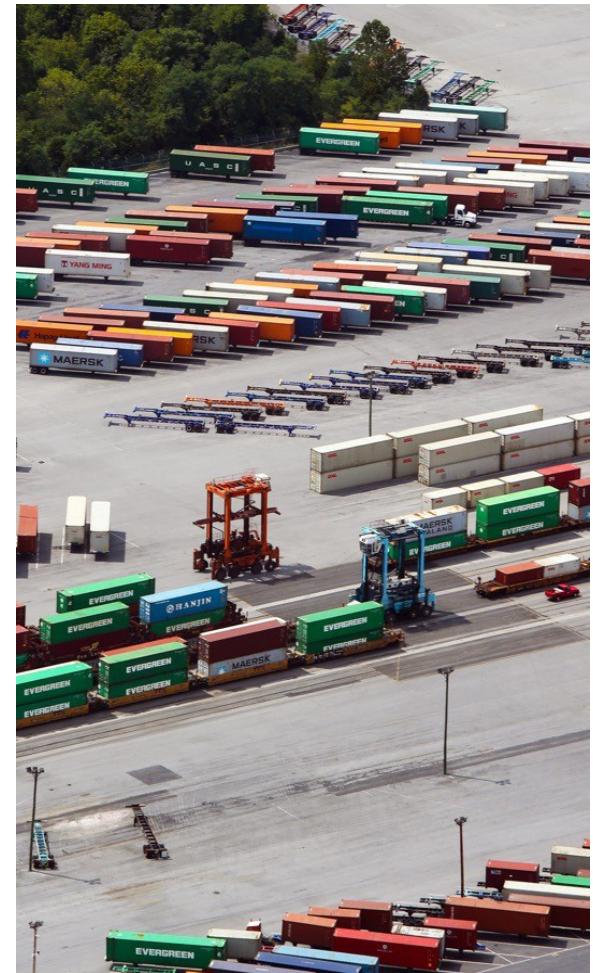
Virginia Inland Port (VIP)



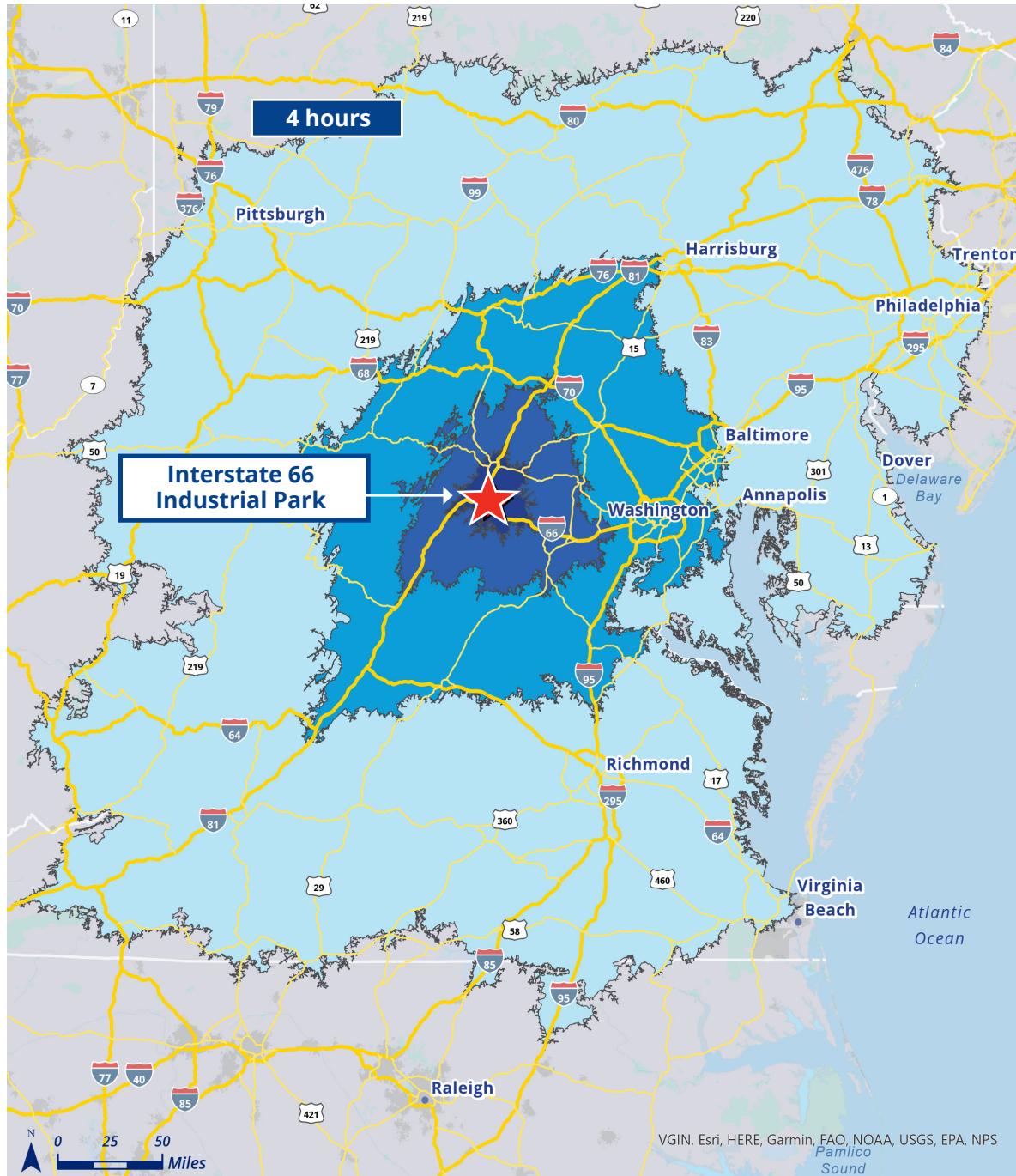
TERMINAL SPECS

- 161 Acres
- 78,000 TEU Capacity
- Rail Service via NS
- 24/7 Container Availability
- 24 Reefer Plugs & Servicing On Terminal
- 17,820' Rail Track
- HRCP Chassis Supply On Terminal
- Up to 13k Forklift
- Onsite Log-Stuffing Operation

- Strategic location to serve the U.S. Mid-Atlantic, Northeast & Midwest
- Frequent and streamlined rail service connecting to ocean terminals
- Efficient truck turn times
- Ease of accessing and terminating empty containers
- Ability to move higher-weighted containers
- Available port-provided chassis supply on terminal
- Substantial CO2 emission savings
- US Customs-designated port of entry



4-Hour Drive Time



Uniquely Positioned to Offer Multiple Logistic Avenues and Transportation Options.

Interstate 66 Industrial Park, located at the intersection of Interstates 66 and 81, provides the ideal logistical position for companies seeking to service the DC Metropolitan area and the dense Mid-Atlantic markets in the US.

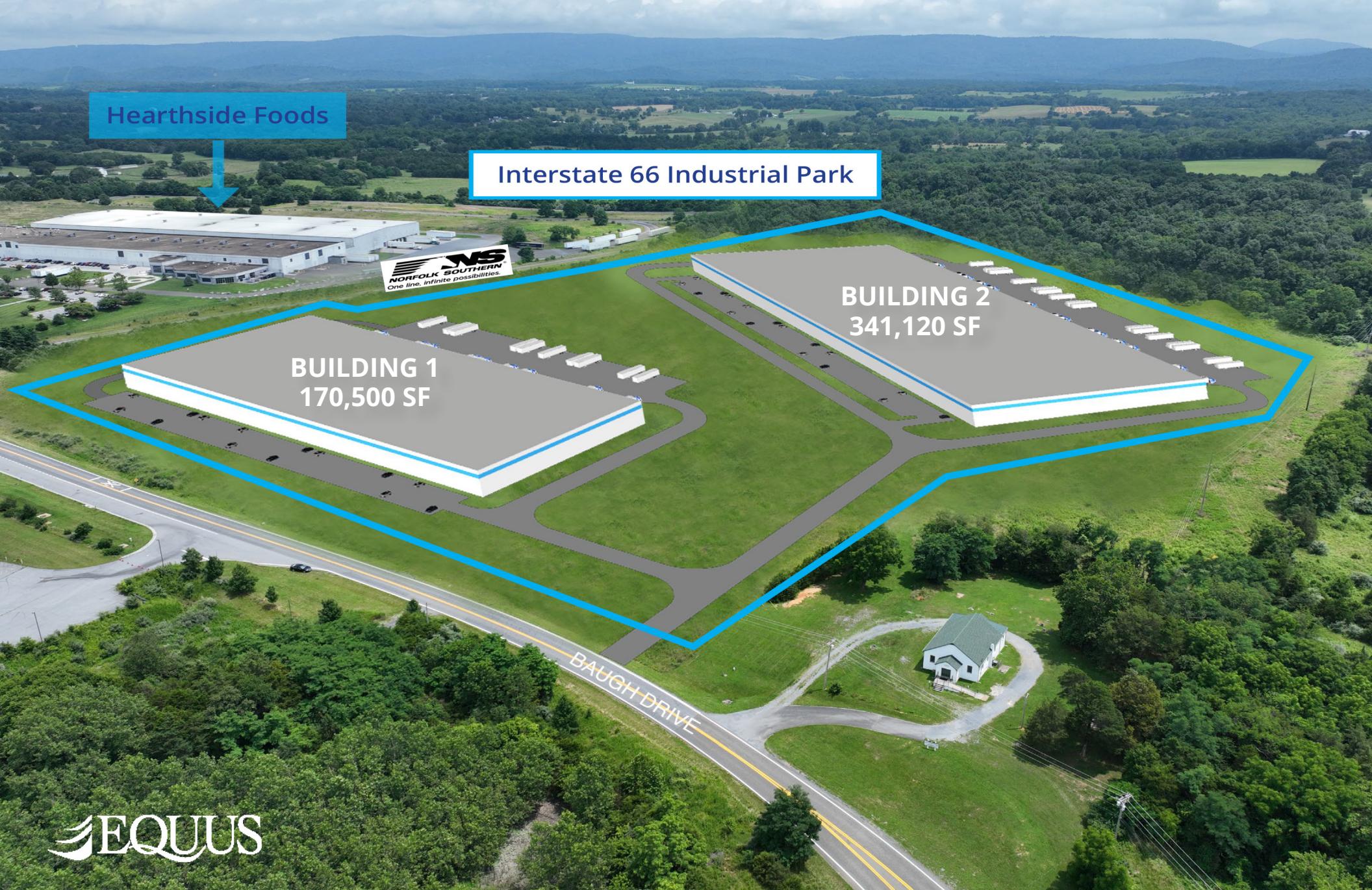
Tenants in the I-66 Industrial Park will have immediate access to the adjacent Virginia Inland Port and can access nearly 30 million people within a 4-hour drive.

DRIVE TIME TO CITIES

Washington, DC	1 hour 22 minutes
Harrisburg, PA	2 hours 10 minutes
Baltimore, MD	2 hours 12 minutes
Richmond, VA	2 hours 36 minutes
Pittsburgh, PA	3 hours 56 minutes
Philadelphia, PA	4 hours 12 minutes
Norfolk, VA	4 hours 20 minutes
Greensboro, NC	4 hours 32 minutes
Raleigh, NC	5 hours 3 minutes

DRIVE TIME POPULATION

30 minutes	179,750
1 hour	1,039,646
2 hours	8,307,032
4 hours	29,923,948



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