

CAPITOL 95 LOGISTICS



**934,534 SF LOGISTICS WAREHOUSE
DELIVERING Q2 2026**



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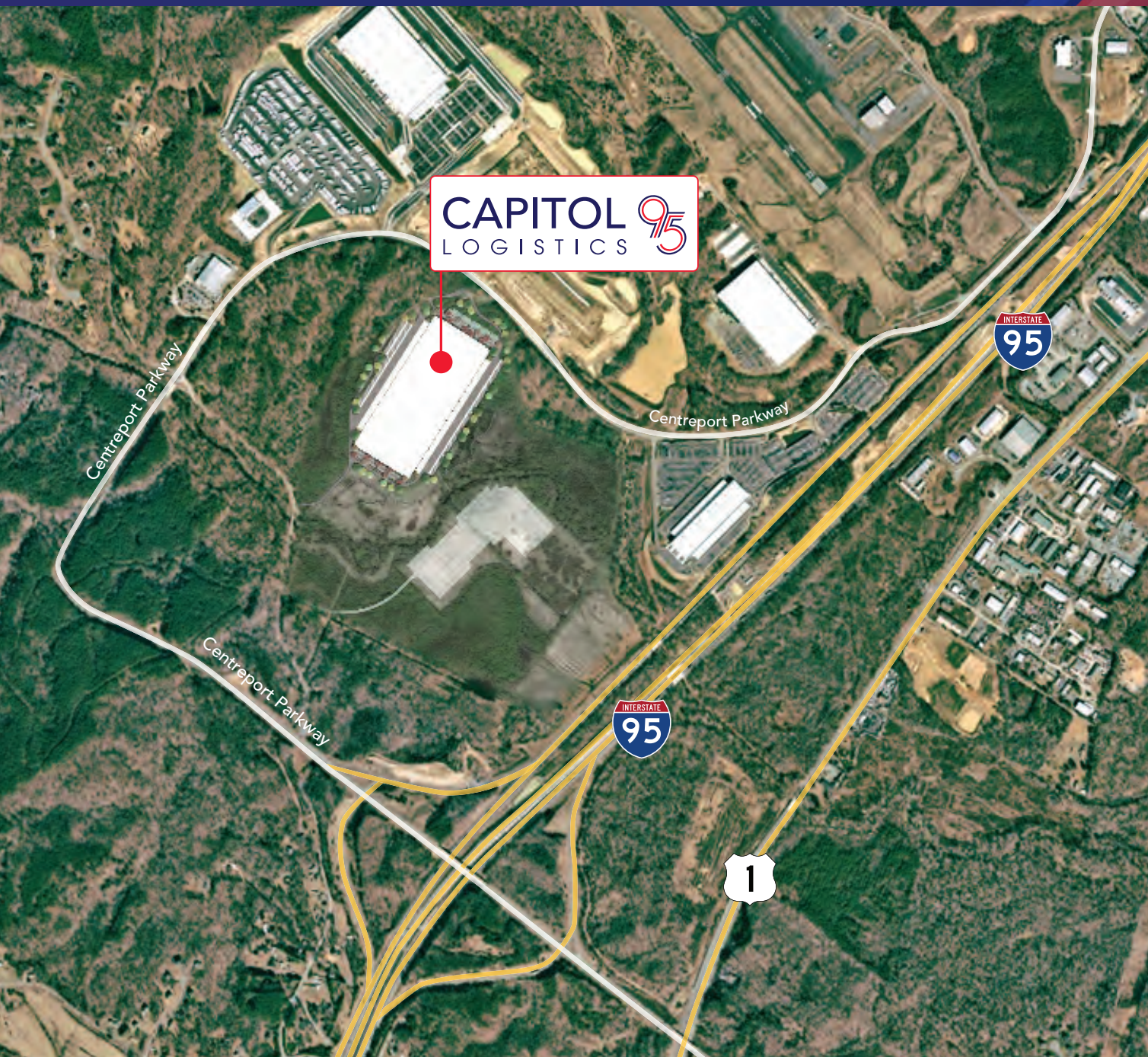
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PROPERTY HIGHLIGHTS



55 miles
to Dulles
International Airport

70 miles
to Richmond
International Airport



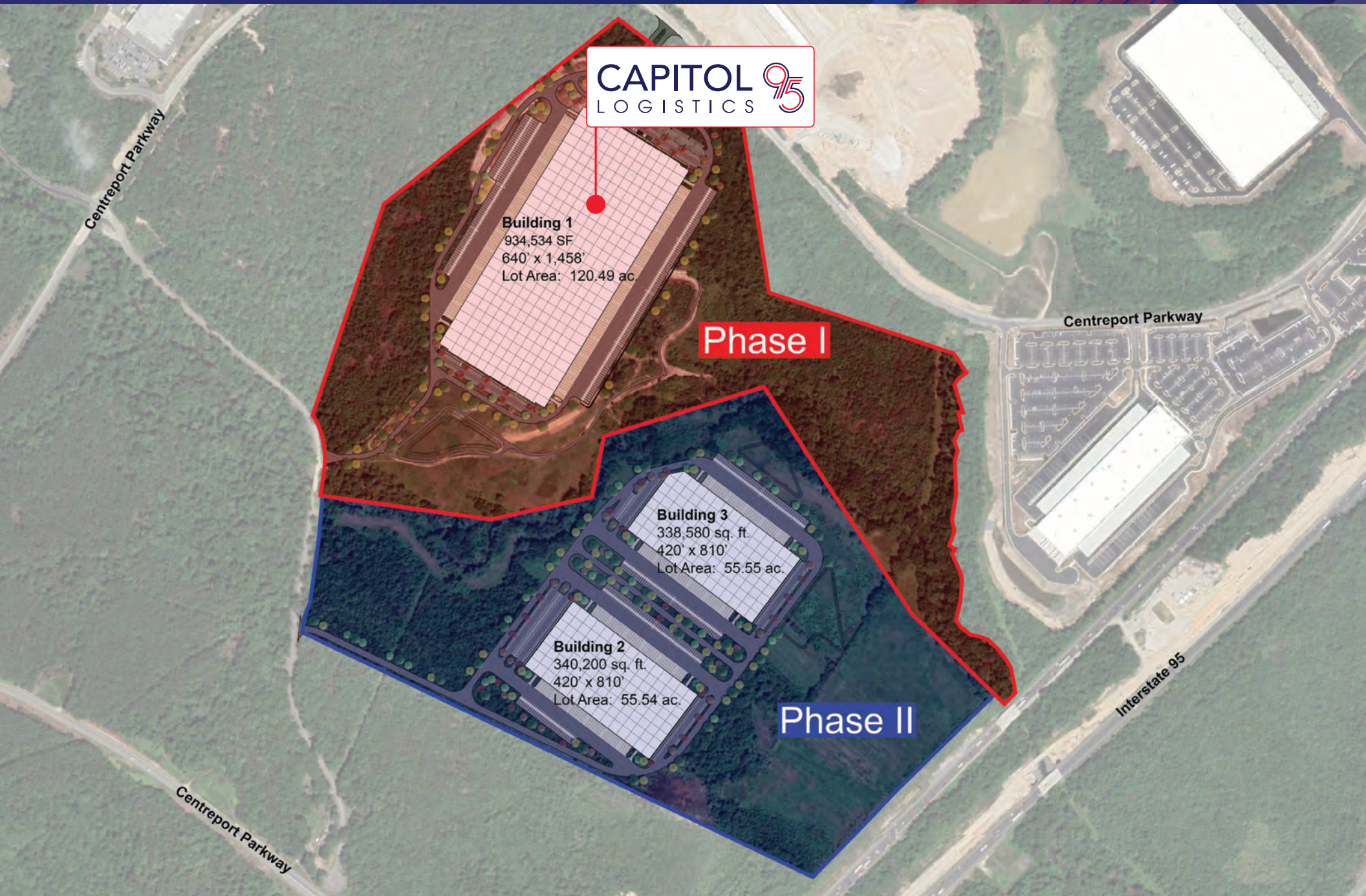
88 miles
to The Port
of Baltimore

149 miles
to The Port
of Virginia



Immediate access
to Route 1 & I-95

SITE PLAN - OPTION 1



SITE PLAN - OPTION 2



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Building 1
934,534 SF
640' x 1,458'
Lot Area: 120.49 ac

Trailer Parking/Outdoor Storage

PROPERTY DESCRIPTION

Building Square Footage	934,534 SF
Normal Building Dimensions	640' X 1,458'
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 70'-0" speed bay
Auto Parking	126 N + 104 S spaces 112 exp. spaces to north 342 Total
Trailer Parking	213 spaces 633 future spaces 846 Total
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12 x 12 Columns / Steel Bar Joists / White Roof Deck

Slab Construction	7" Unreinforced 4,000 PSI
Vapor Barrier	2 Bays of 15 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors	92 Built 66 Future 158 Total
Drive-in Doors	4
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit



DESIGN SPECS

Exterior LED lighting with 1 foot candle min. average light intensity

Louvers or clerestories as needed

Prefinished gutters and downspouts with downspout guards

Load bearing, non-insulated tilt-up concrete panels with decorative reveals and textured paint.

Prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

Metal grate stairs and railings

Concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

40'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-25 insulation

ESFR fire sprinkler system

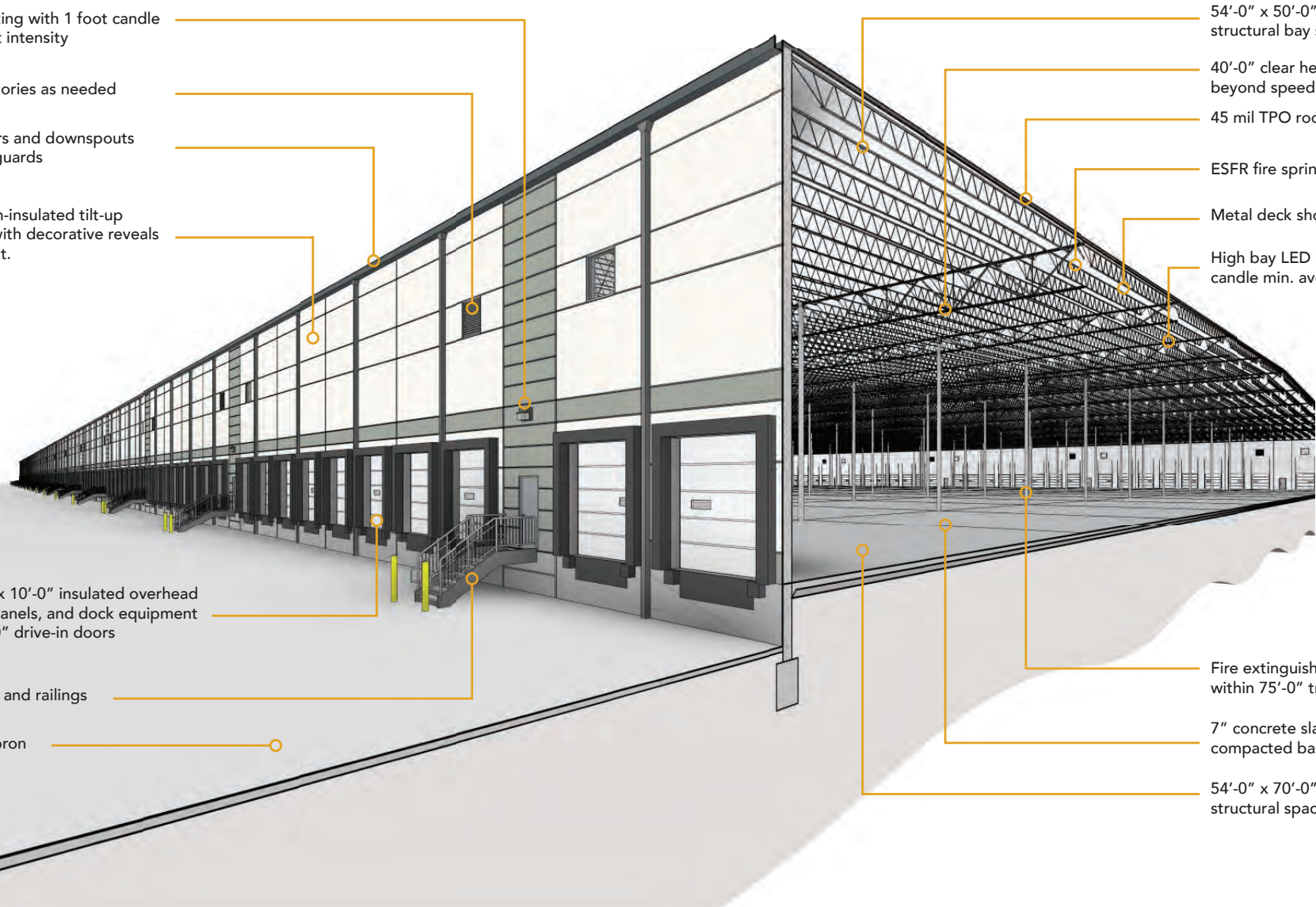
Metal deck shop primed white

High bay LED lighting with 30 foot candle min. average light intensity

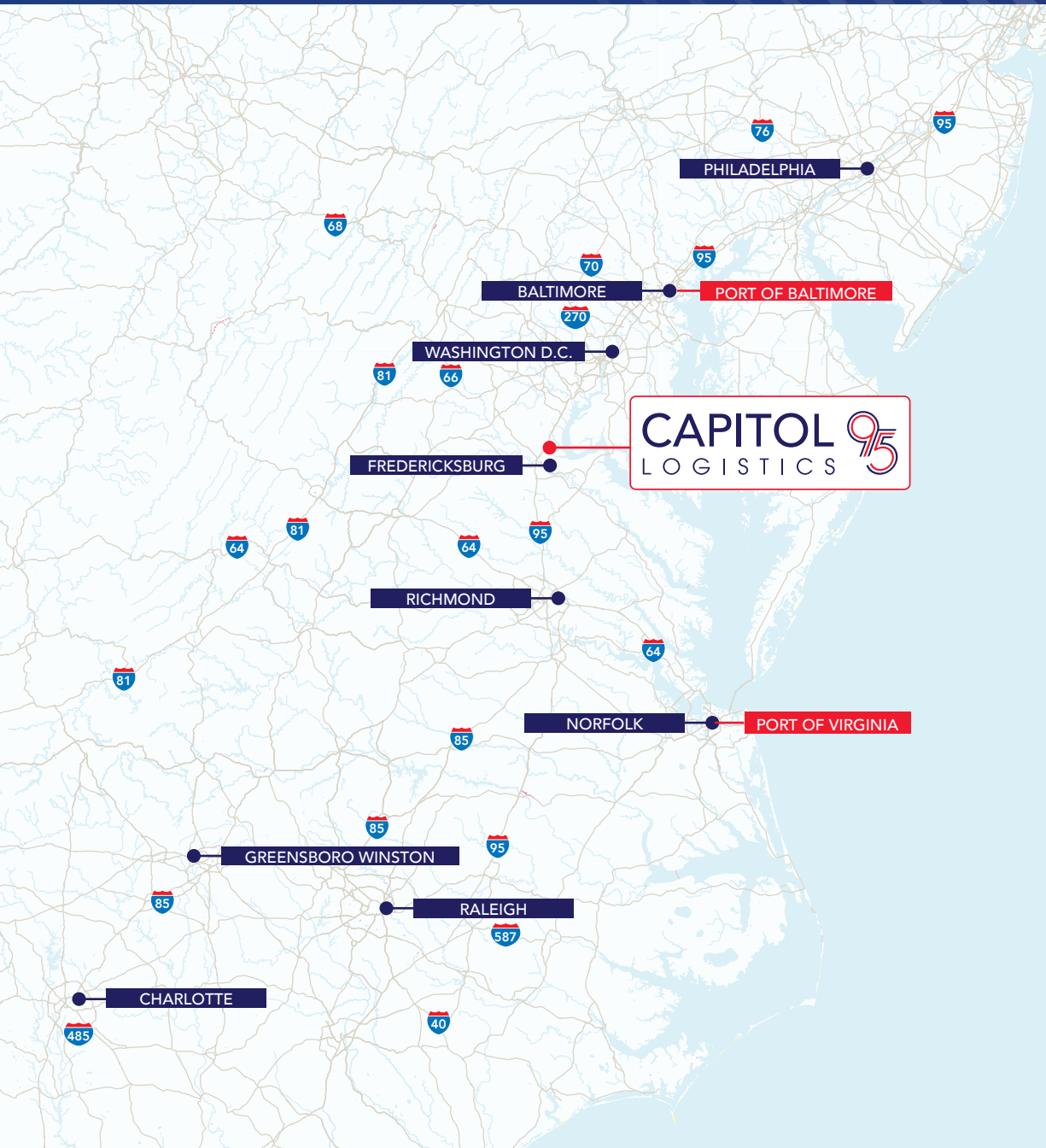
Fire extinguishers surface mounted within 75'-0" travel distance

7" concrete slab over compacted base

54'-0" x 70'-0" speed bay structural spacing



UNBEATABLE DISTRIBUTION LOCATION WITH STRONG CONNECTIVITY



DRIVE TIME ANALYSIS

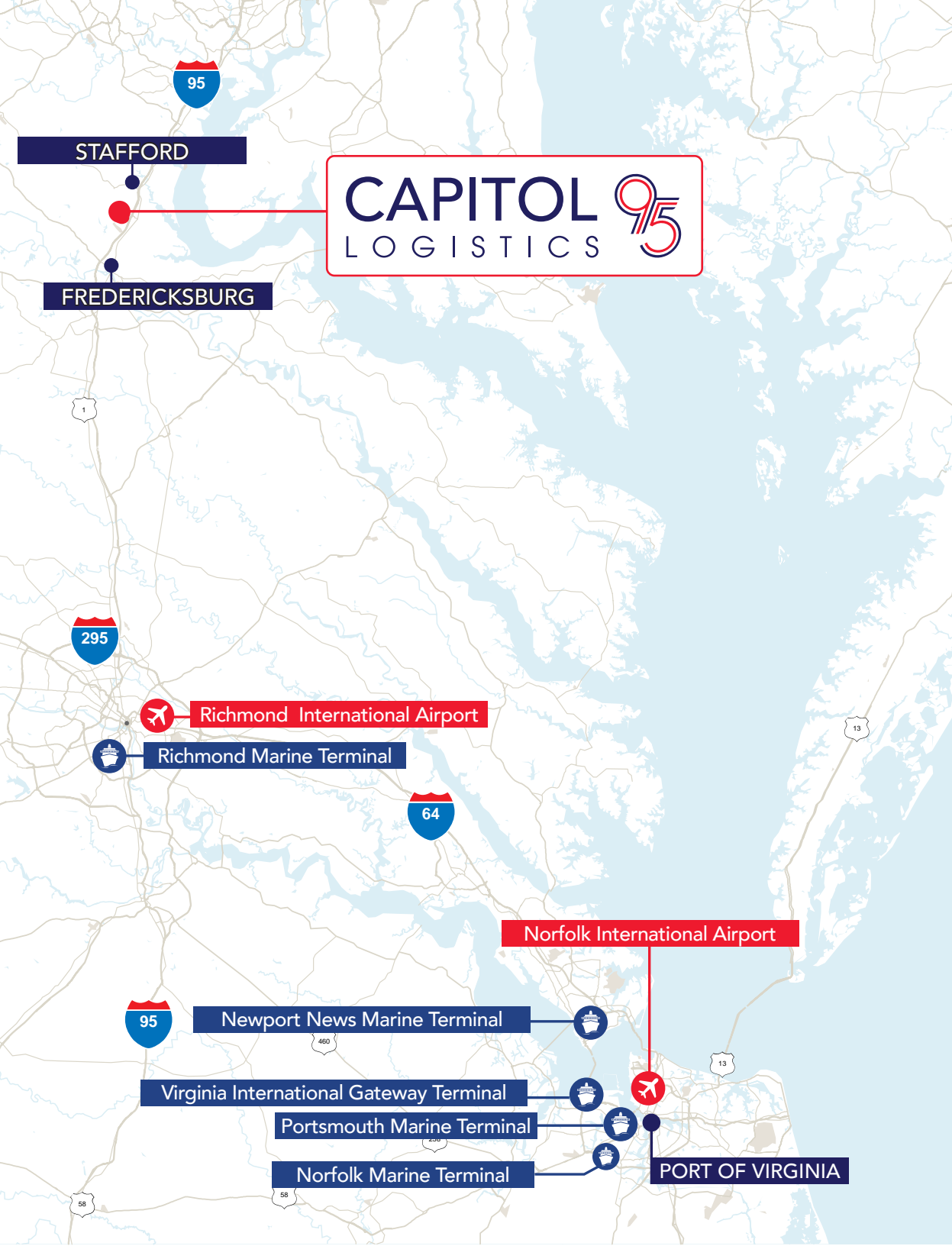
WASHINGTON, D.C.	49 miles
RICHMOND CBD	64 miles
BALTIMORE, MD	92 miles
PHILADELPHIA, PA	204 miles
NEW YORK, NY	280 miles
CHARLOTTE, NC	355 miles
COLUMBUS, OH	420 miles
CHARLESTON, SC	487 miles
PORT OF SAVANNAH	531 miles
ATLANTA, GA	595 miles



The Property has immediate access to Interstate-95, connecting the Property to the most densely populated corridor in the U.S. stretching from Southern Florida all the way to Maine.

THE ENTIRE I-95 REGION REPRESENTS:

- 21% of the nation's road miles
- 1,040 urban area miles - 60%+ of which are heavily congested
- 5.3 Billion Tons of Freight Shipments annually
- 46 Major Seaports - \$172 billion imported through Seaports, 34% of U.S. total
- 40% of U.S. GDP
- 38% of all U.S. jobs
- 110 Million People in the Region
- 272 Average number of people per square mile, 3x more densely populated than U.S. average



PROXIMITY TO THE PORT OF VIRGINIA

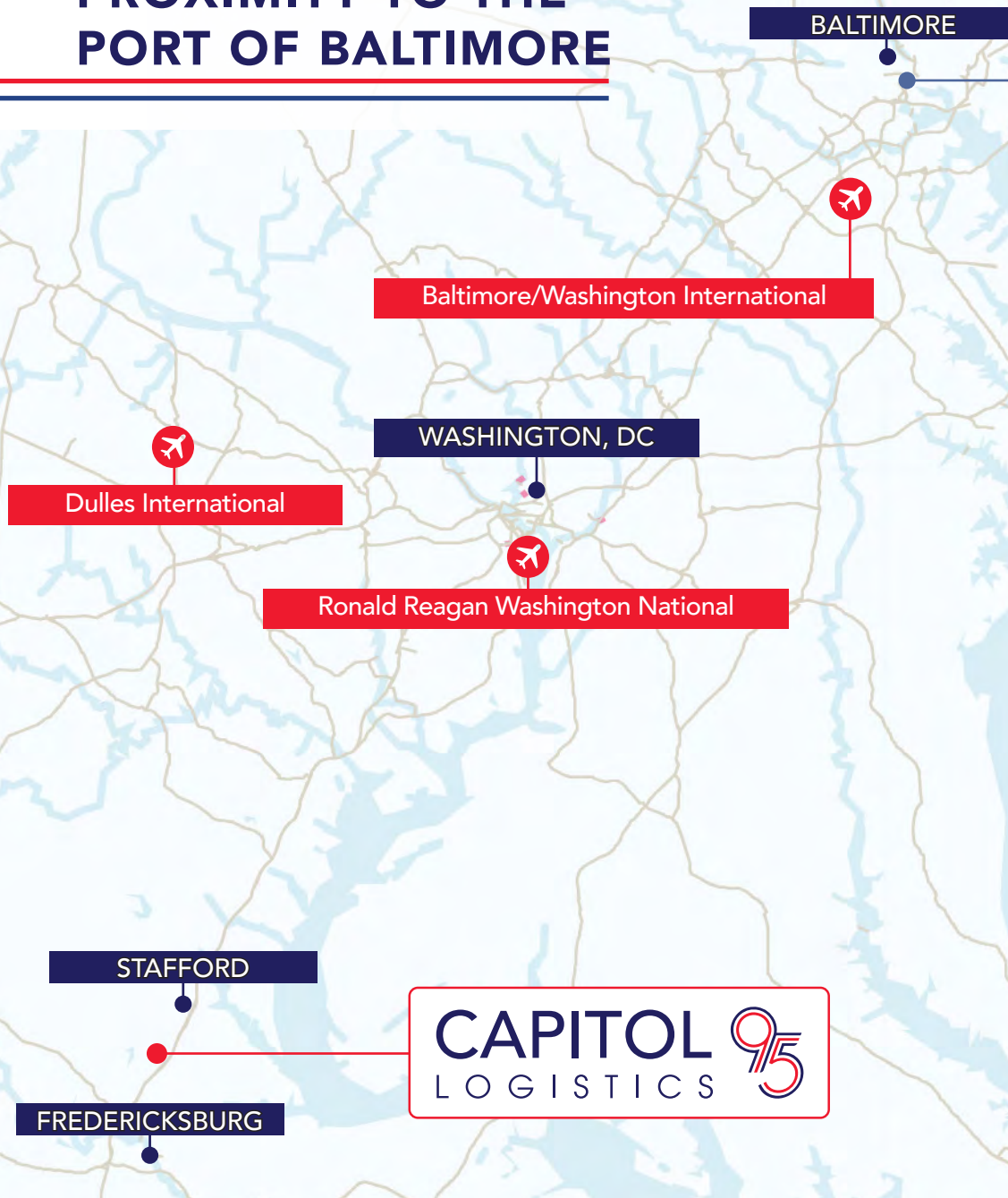


70 Miles to Richmond Marine Terminal
149 Miles to Virginia Intl. Gateway

- Port of Virginia will be the deepest and widest port in the East Coast by 2024
- The future Craney Island Marine Terminal is the largest fully-permitted port expansion project on the east coast
- 75% of the U.S. population lives within a two-day drive from the Port of Virginia
- Richmond Marine Terminal is westernmost port in the Mid-Atlantic and Northeast
- 2.5 hours to open sea with no air draft restrictions
- \$6.95 million available in Virginia Port incentives each year
- Port of Virginia had the highest increase in 2021 TEU volume (25.1%) out of all the U.S. ports and still achieved #1 most efficient port ranking in the world by SP Global
- A comprehensive ESG strategy with a commitment to reach net zero across our business by 2040



PROXIMITY TO THE PORT OF BALTIMORE

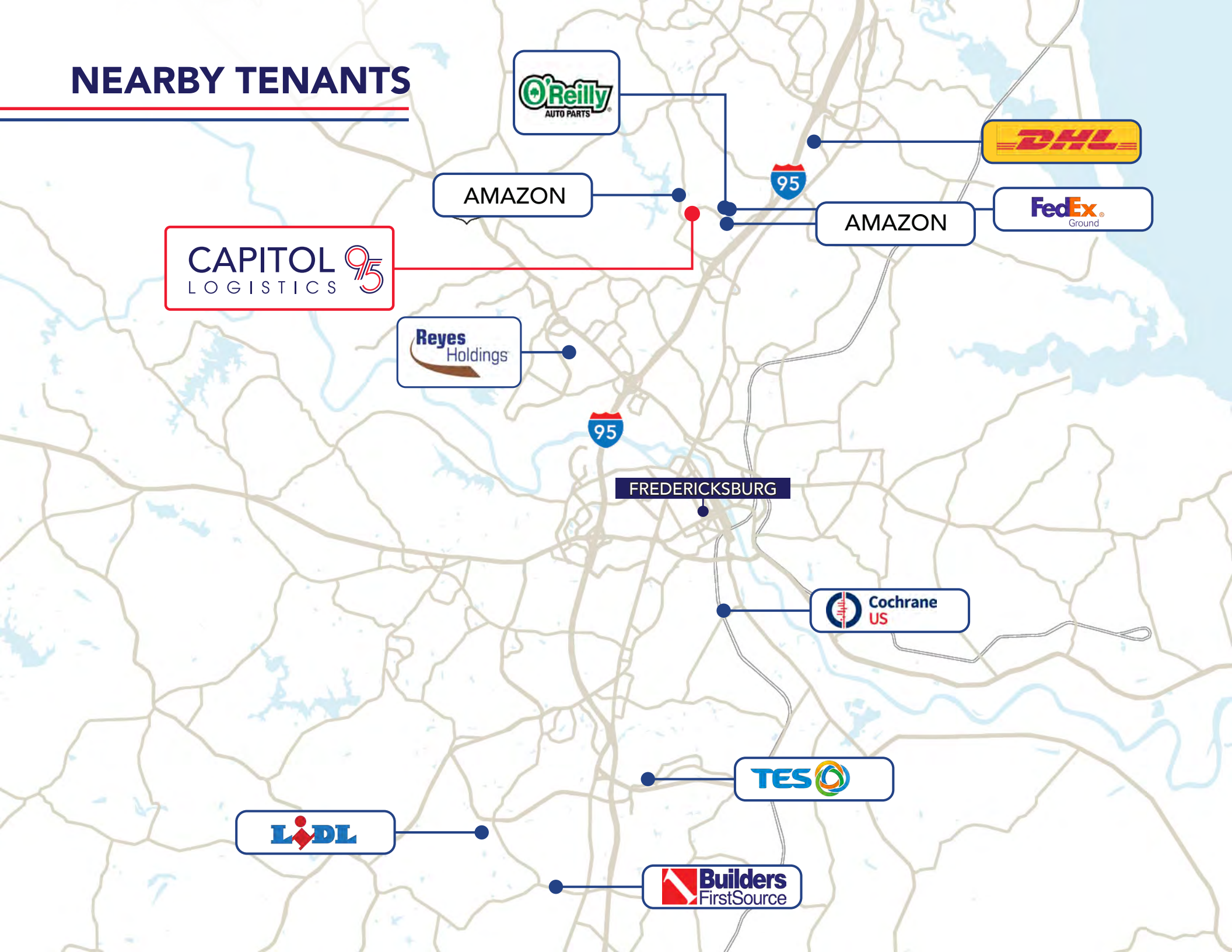


70 Miles to Richmond Marine Terminal
149 Miles to Virginia Intl. Gateway

- Closest East Coast Port to Midwest manufacturing hub
- Howard Street Tunnel Expansion (2025 completion) will allow uninterrupted double-stack rail service from Maine to Florida
- #1 Auto and Roll-on/Roll-off cargo in the U.S.



NEARBY TENANTS





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