PATRIOT 95 LOGISTICS

6221 Patriot Highway | Thornburg, Virginia 22580

FLINT DEVELOPMENT | JLL

INDUSTRIAL DEVELOPMENT TOTALING +/- 555,675 SF



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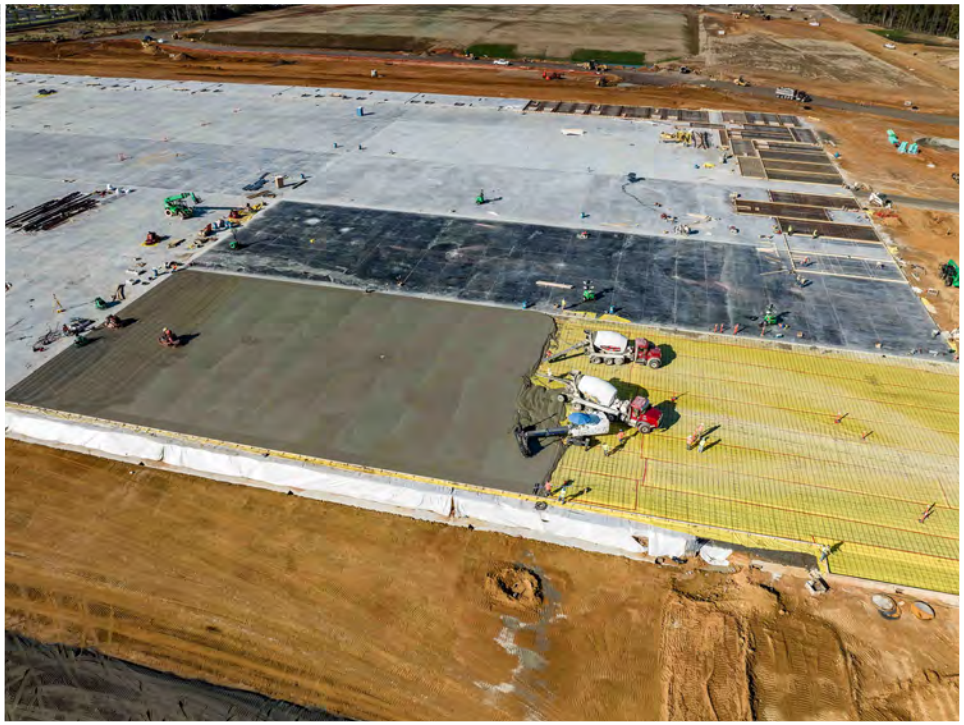
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CURRENT PROGRESS



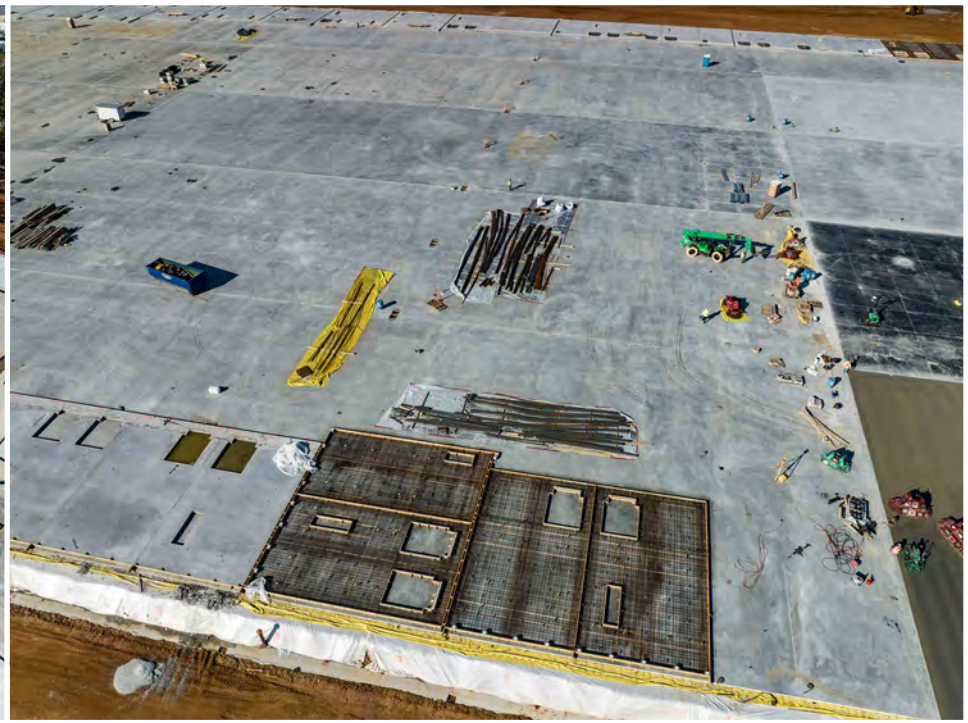






CURRENT PROGRESS









PROPERTY HIGHLIGHTS

- **Immediate access** to Route 1 & I-95
- **Proximity** to The Port of Virginia and The Port of Baltimore
- **52 miles** to Richmond International Airport
- **80 miles** to Dulles International Airport



PROPERTY DESCRIPTION

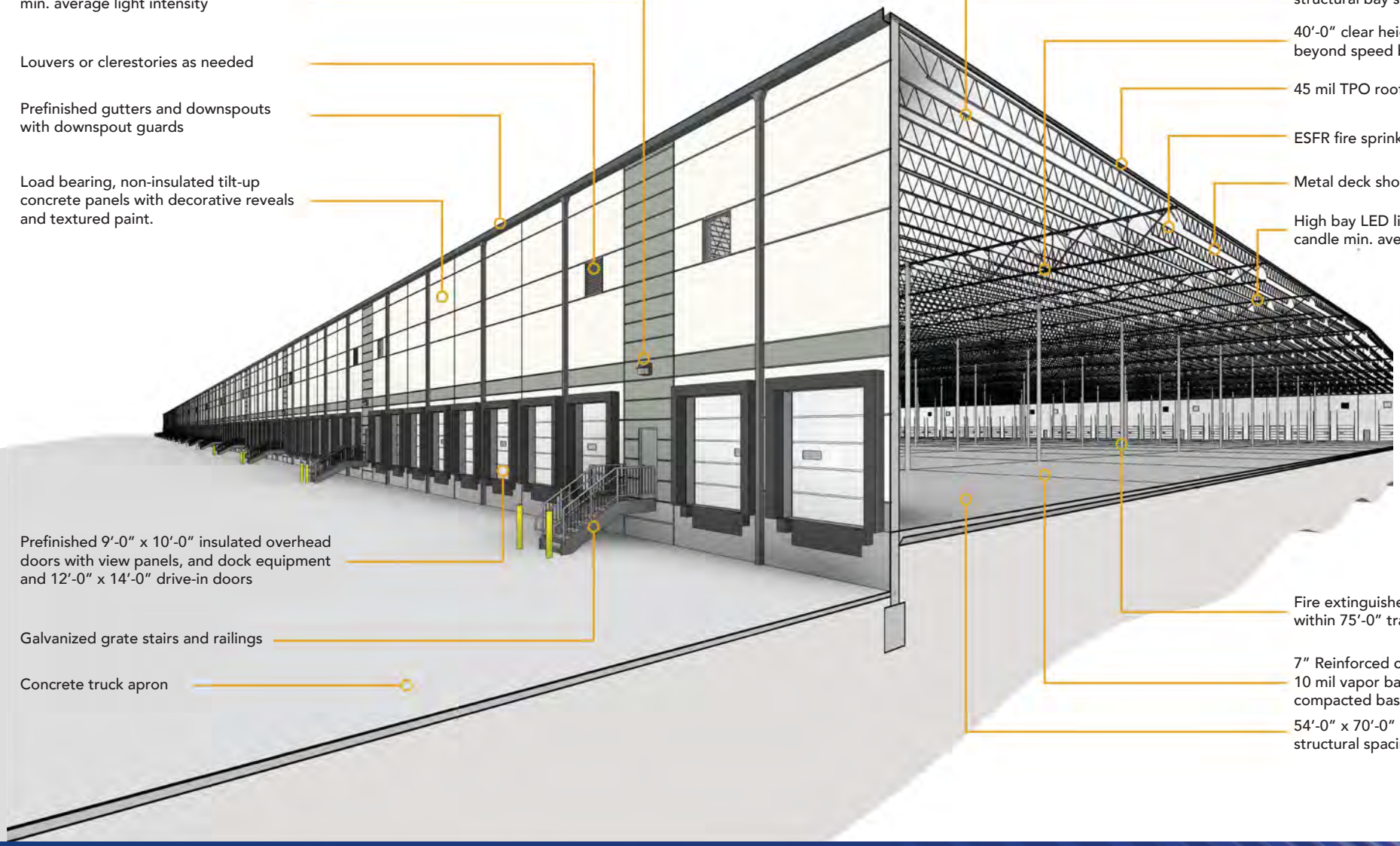
BUILDING 1

Building Square Footage	555,675 SF
National Building Dimensions	540′ x 1026′
Clear Height	40′ clear
Column Spacing	54′-0″ x 50′-0″ 54′-0″ x 70′-0″ speed bay
Auto Parking	307 spaces
Trailer Parking	219 spaces
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″ Reinforced Slab with #3 Bars at 18″ on Center Each Way
Vapor Barrier	10 Mil Vapor Barrier Under the Entire Building Slab
Dock Doors	56 Active | 44 Future | 100 Total
Drive-in Doors	4
Roofing	45 Mil White TPO with R-20 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4,000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit





DESIGN SPECS / BUILDING 1



UNBEATABLE DISTRIBUTION LOCATION WITH STRONG CONNECTIVITY



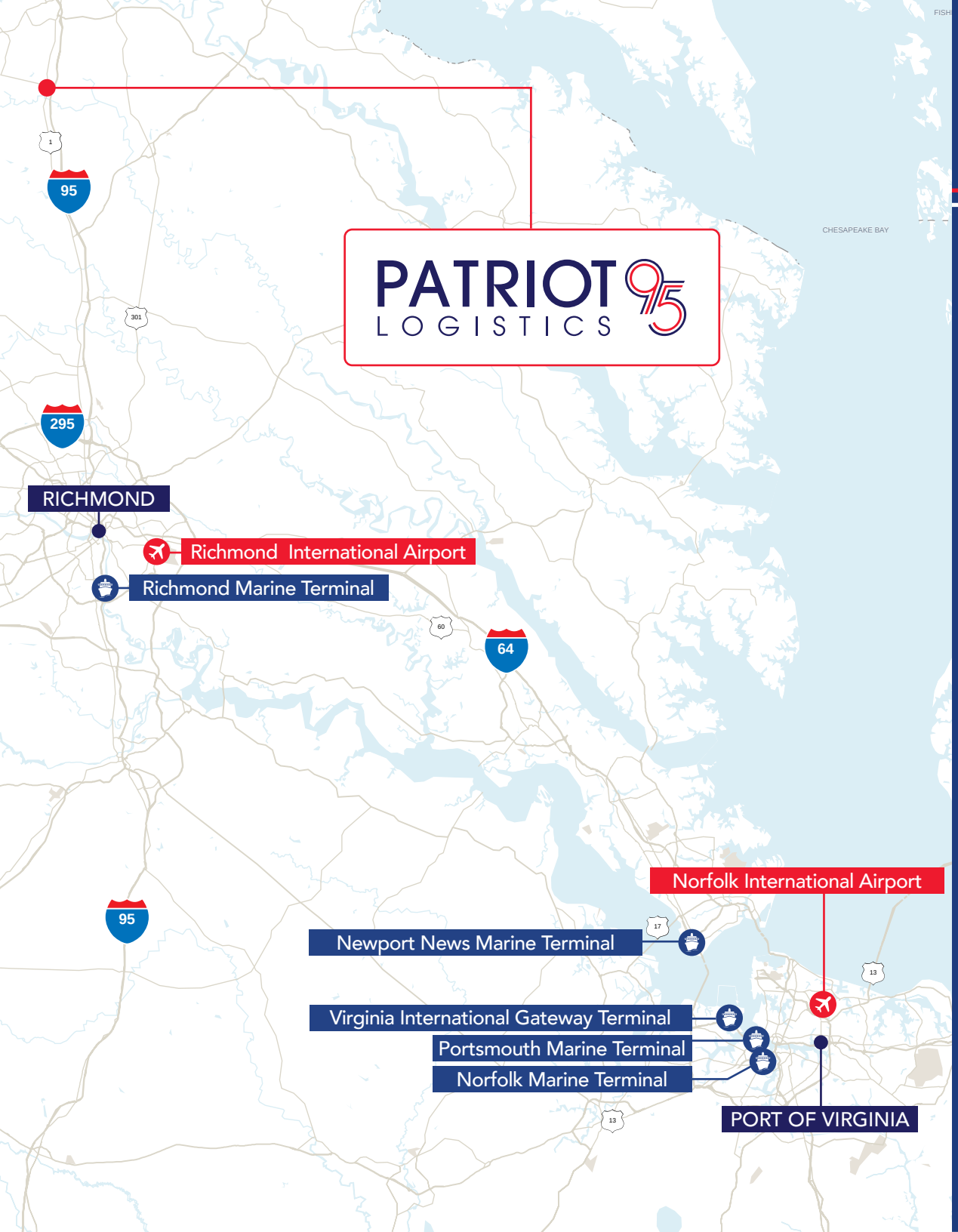
DRIVE TIME ANALYSIS

RICHMOND CBD	45 miles
WASHINGTON, D.C.	65 miles
BALTIMORE, MD	111 miles
PHILADELPHIA, PA	210 miles
CHARLOTTE, NC	335 miles
NEW YORK, NY	297 miles
CHARLESTON, SC	468 miles
PORT OF SAVANNAH	511 miles
COLUMBUS, OH	457 miles
ATLANTA, GA	575 miles

The Property has immediate access to Intestate-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:

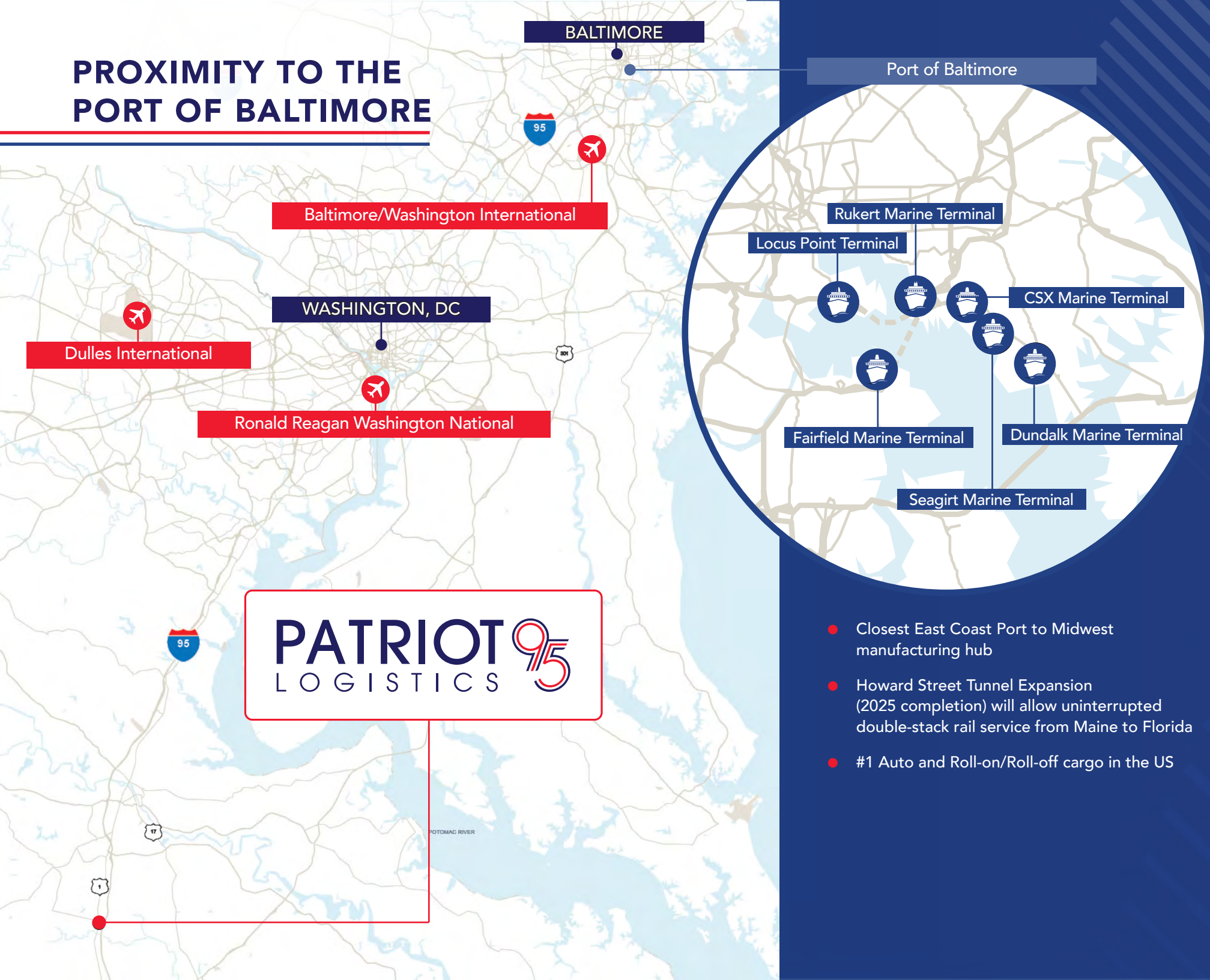
- 21% of the nation's road miles
- 1,040 urban area miles - 60%+ of which are heavily congested
- 5.3 Billion Tons of Freight Shipments annually
- 46 Major Seaports - $172 billion imported through Seaports, 34% of U.S. total
- 40% of U.S. GDP
- 38% of all U.S. jobs
- 110 Million People in the Region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



PROXIMITY TO THE PORT OF VIRGINIA

- 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 post 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

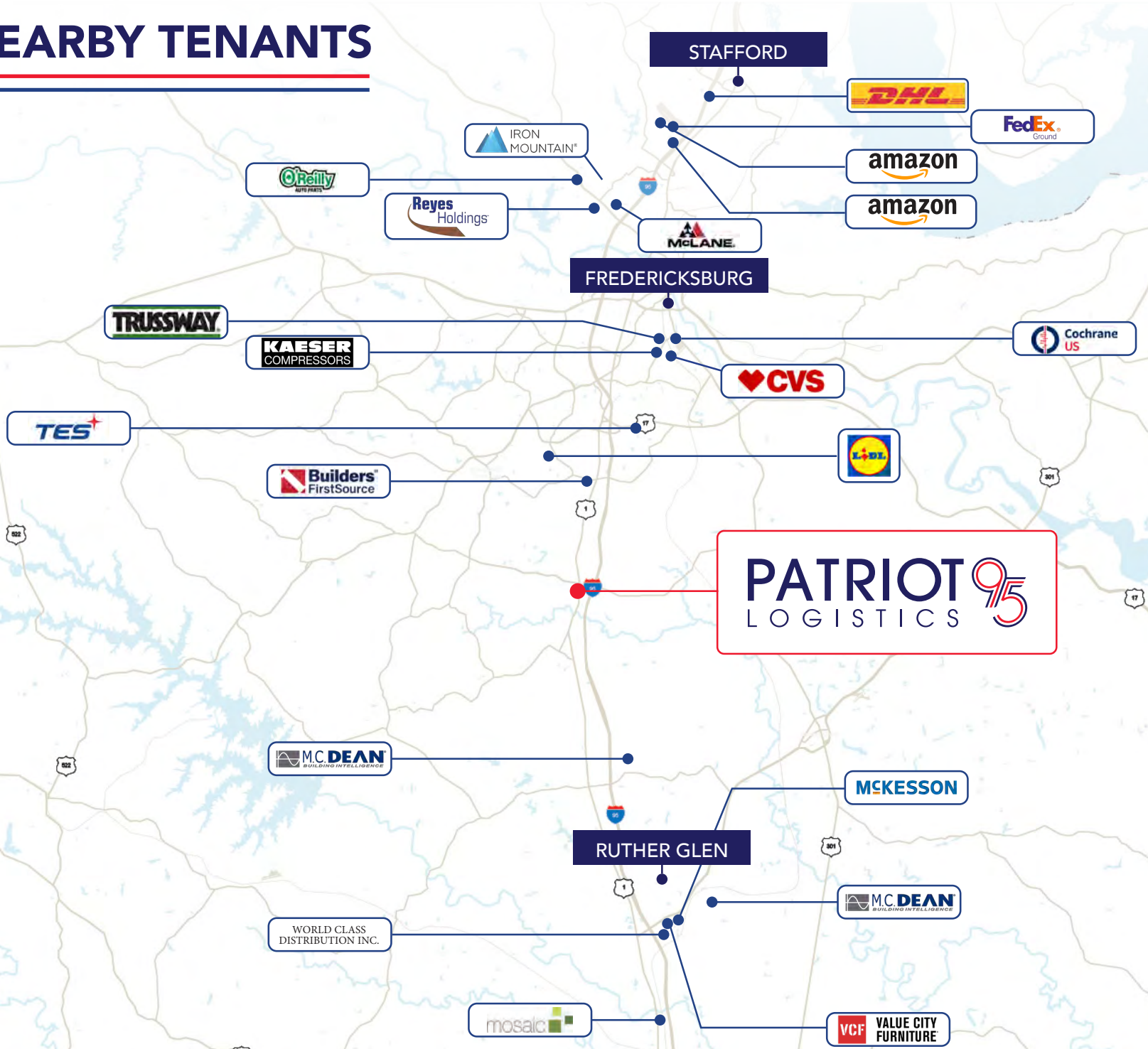
PROXIMITY TO THE PORT OF BALTIMORE



PATRIOT 95 LOGISTICS

- 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 US

NEARBY TENANTS





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