

**CAPITOL** 95  
LOGISTICS



**934,534 SF LOGISTICS  
WAREHOUSE DELIVERING Q4 2025**



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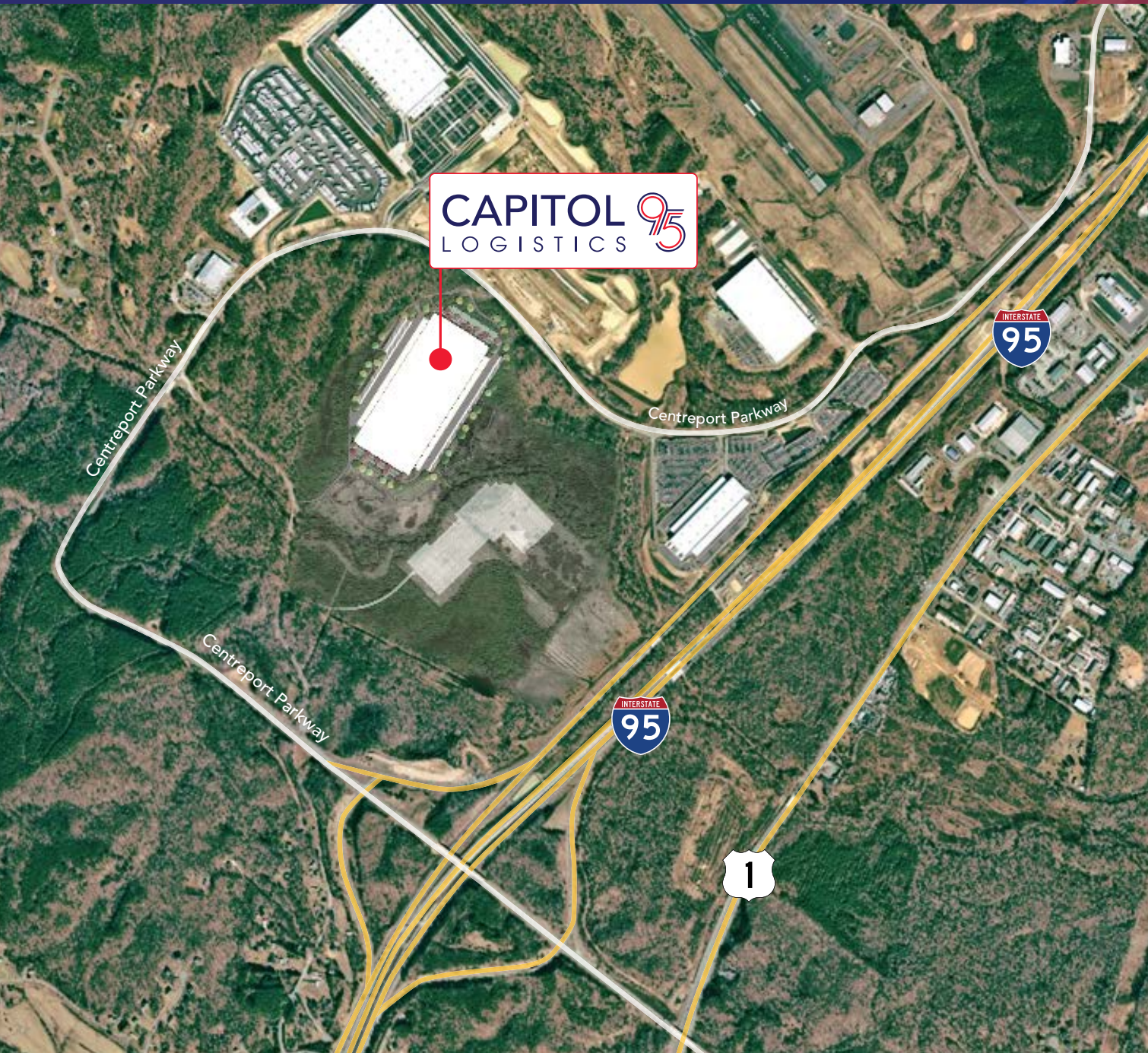
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# PROPERTY HIGHLIGHTS



**55 miles**  
to Dulles  
International Airport

**70 miles**  
to Richmond  
International Airport



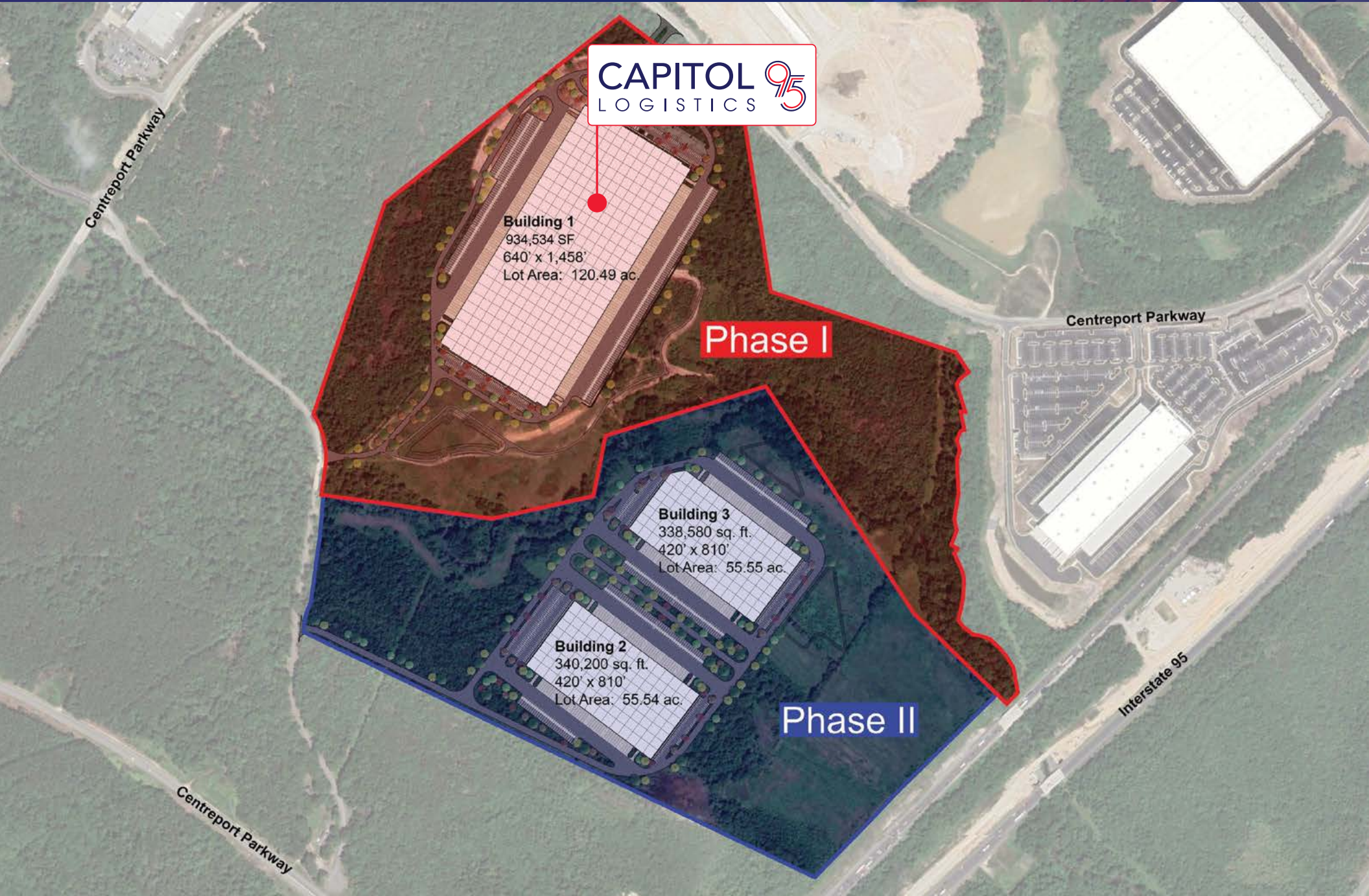
**88 miles**  
to The Port  
of Baltimore

**149 miles**  
to The Port  
of Virginia



**Immediate access**  
to Route 1 & I-95

# SITE PLAN PHASES



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Centreport Parkway

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

**Phase I**

Centreport Parkway

**Building 3**  
338,580 sq. ft.  
420' x 810'  
Lot Area: 55.55 ac.

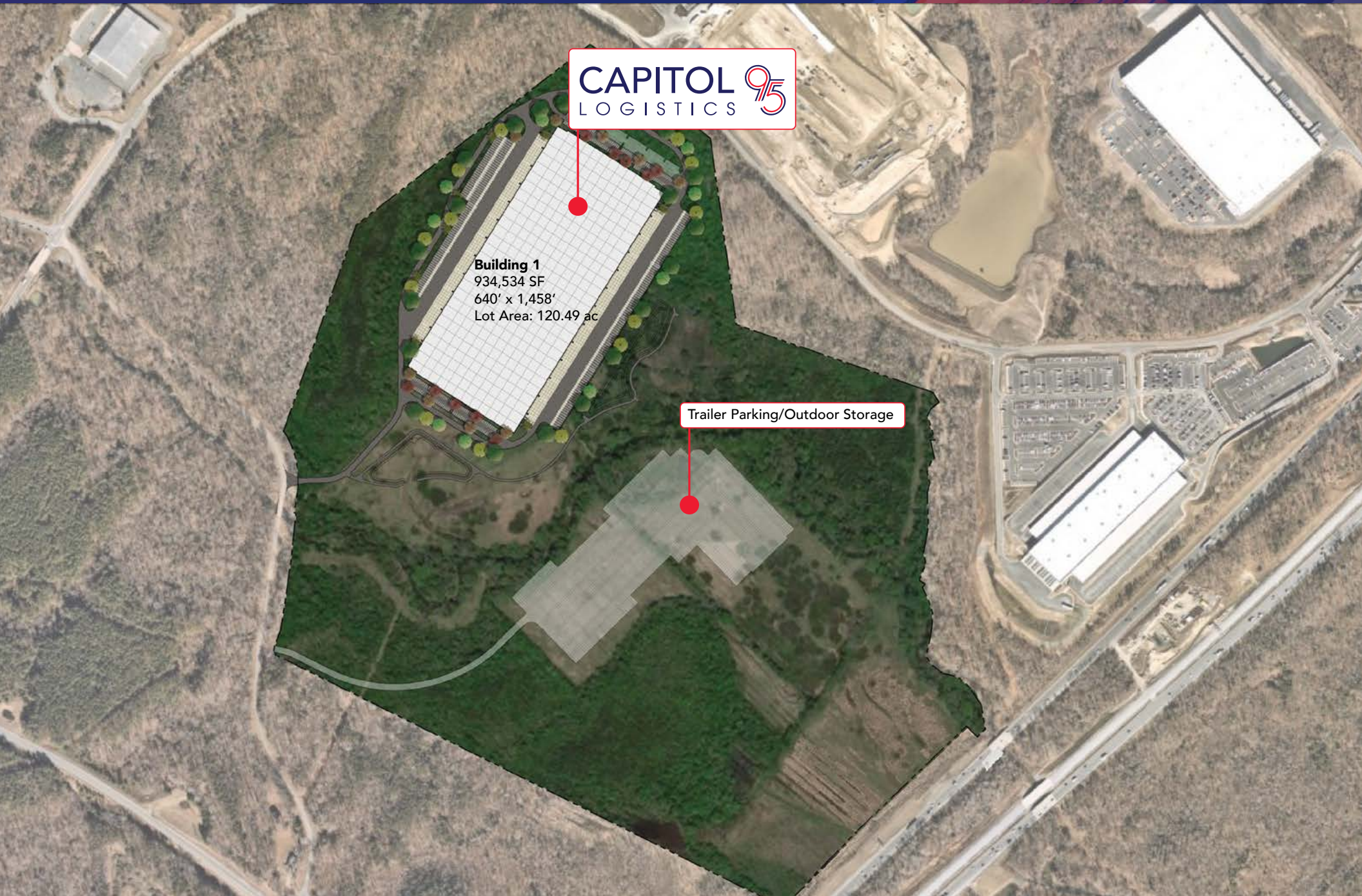
**Building 2**  
340,200 sq. ft.  
420' x 810'  
Lot Area: 55.54 ac.

**Phase II**

Interstate 95

Centreport Parkway

# 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"<br>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

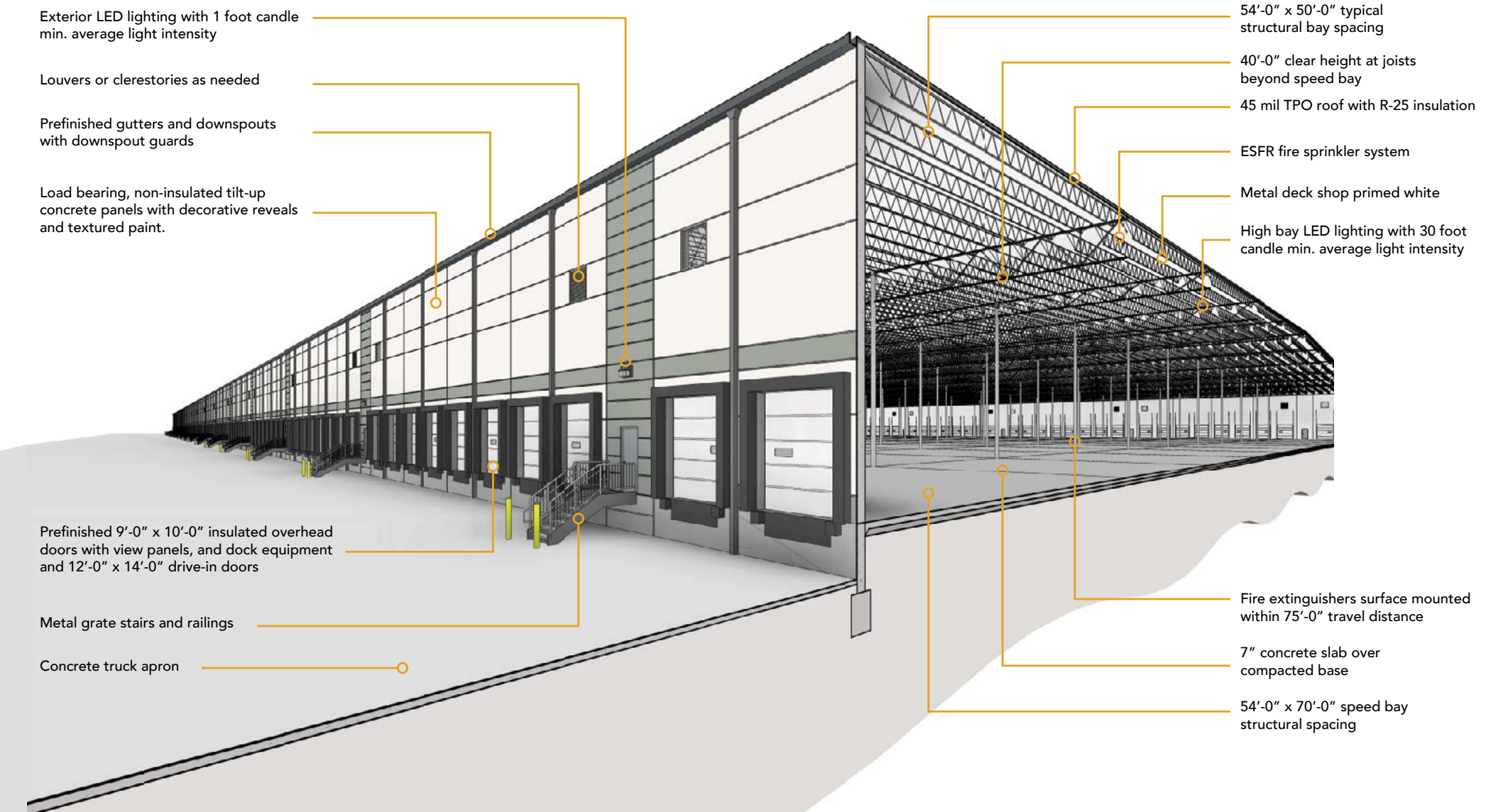
Metal deck shop primed white

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

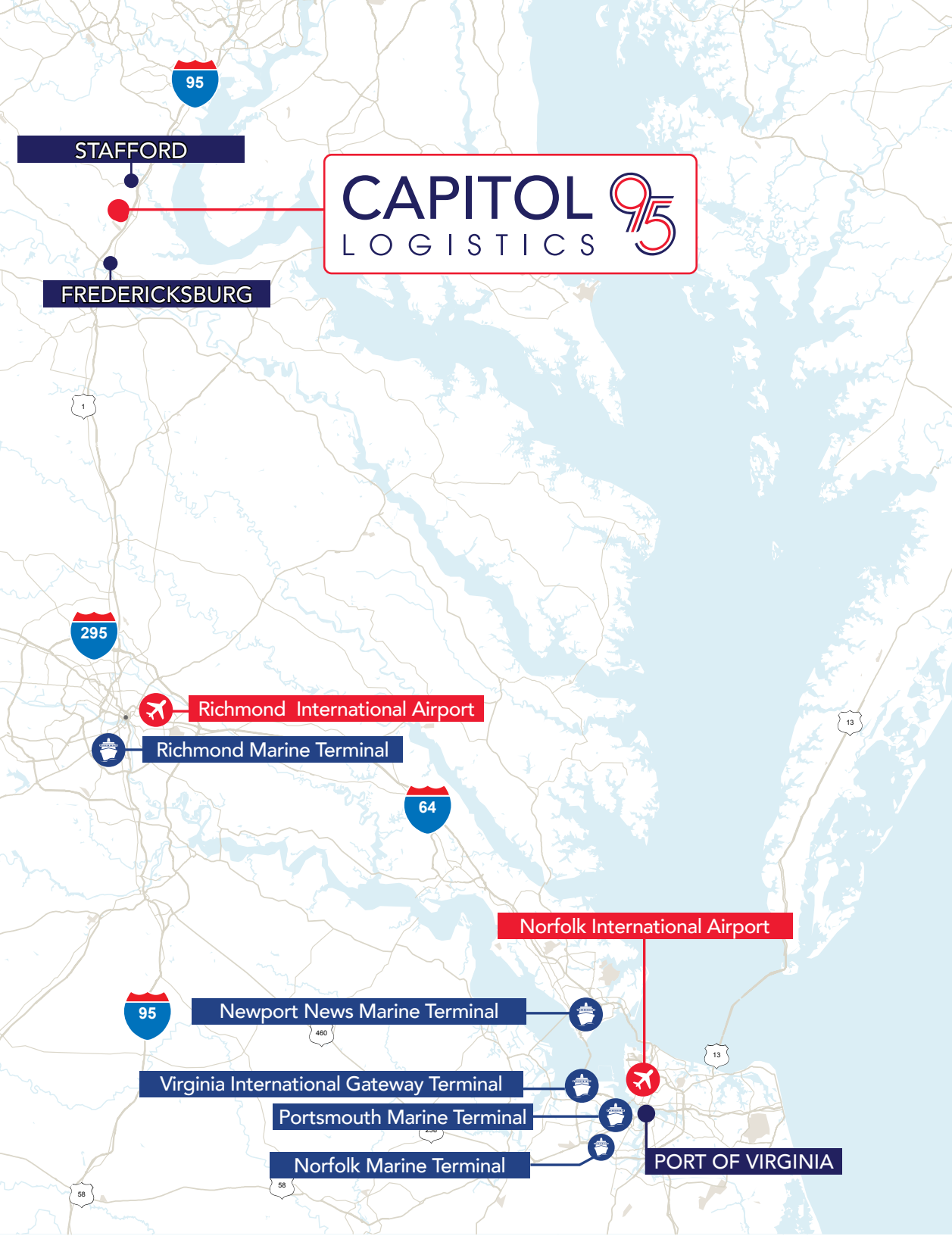
Fire extinguishers surface mounted within 75'-0" travel distance

7" concrete slab over compacted base

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







# PROXIMITY TO THE PORT OF VIRGINIA



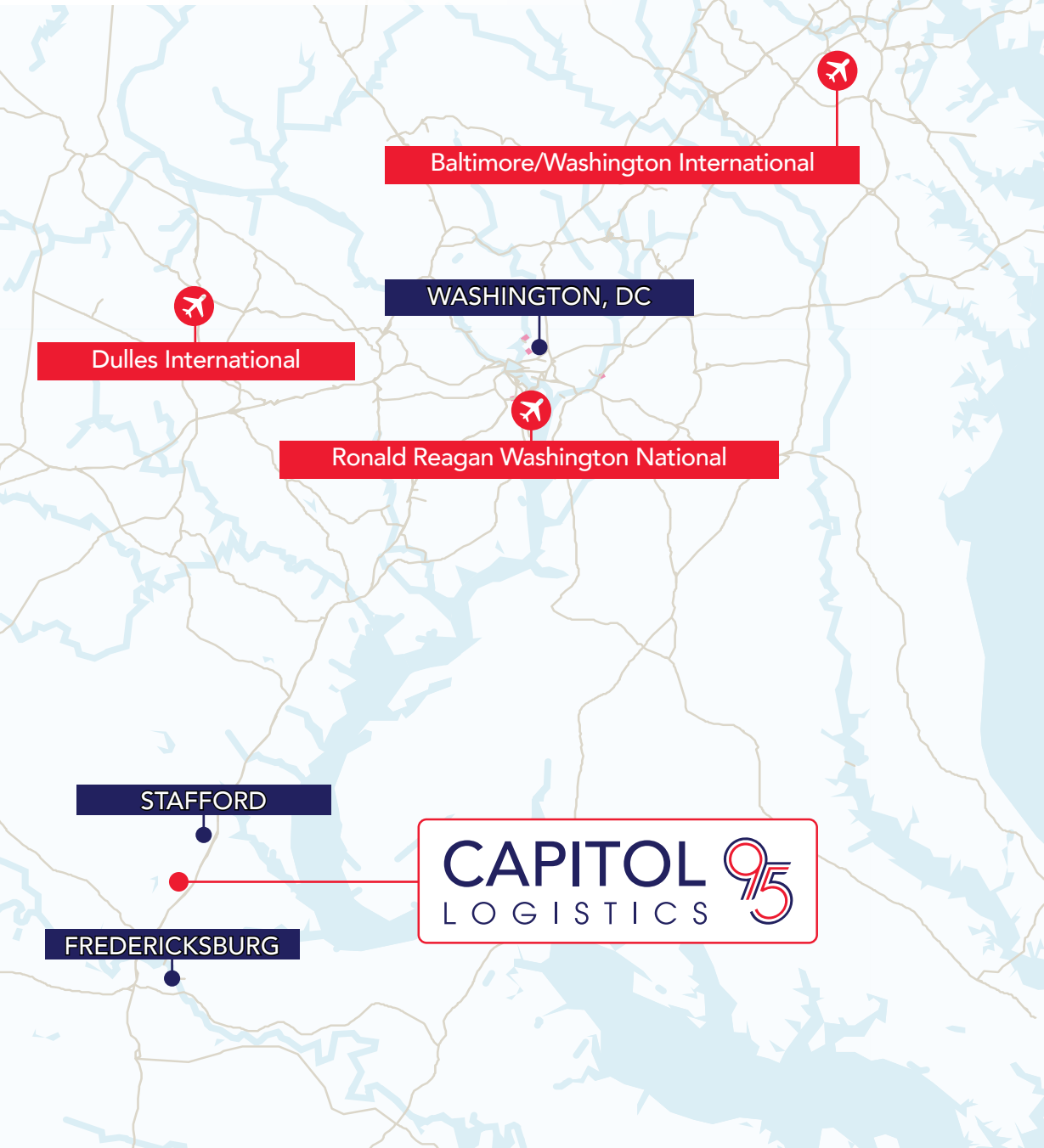
**70 Miles** to Richmond Marine Terminal  
**149 Miles** to Virginia Intl. Gateway

- 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



CAPITOL LOGISTICS 95



AMAZON



O'Reilly  
AUTO PARTS



AMAZON



DHL



FedEx  
Ground



Reyes  
Holdings



FREDERICKSBURG



Cochrane  
US



TES



LIDL



Builders  
FirstSource



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**FLINT**  
DEVELOPMENT

**JLL**

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