

PATRIOT 95 LOGISTICS

6241 Patriot Highway | Thornburg, Virginia 22580



**TWO BUILDING INDUSTRIAL DEVELOPMENT
TOTALING +/- 850,000 SF**



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PROPERTY HIGHLIGHTS



Immediate access to Route 1 & I-95



52 miles to Richmond International Airport



Proximity to The Port of Virginia and The Port of Baltimore



80 miles to Dulles International Airport



MORRIS RD.

THORNBURG

MUDD TAVERN RD.

95

1

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BUILDING 1
301,015 SF

BUILDING 2
555,675 SF

95

PROPERTY DESCRIPTION



BUILDING 1

Building Square Footage	301,015 SF
National Building Dimensions	320' x 936'
Clear Height	36' clear
Column Spacing	52'-0" x 50'-0" 52'-0" x 70'-0" speed bay
Auto Parking	180 spaces
Trailer Parking	62 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" Unreinforced 4,000 PSI
Vapor Barrier	15 Mil Vapor Barrier Under the Slab at Potential Office Areas
Dock Doors	32 Built 24 Future 56 Total
Drive-in Doors	2 12'x14' overhead doors
Roofing	45 Mil White TPO with R-20 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	2000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

BUILDING 2

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	317 spaces
Trailer Parking	142 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" Unreinforced 4,000 PSI
Vapor Barrier	2 Bays of 15 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors	56 Built 64 Future 120 Total
Drive-in Doors	4 12'x14' overhead doors
Roofing	45 Mil White TPO with R-20 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 / BUILDING 1

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

52'-0" x 50'-0" typical structural bay spacing

36'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-20 insulation

ESFR fire sprinkler system

Metal deck shop primed white

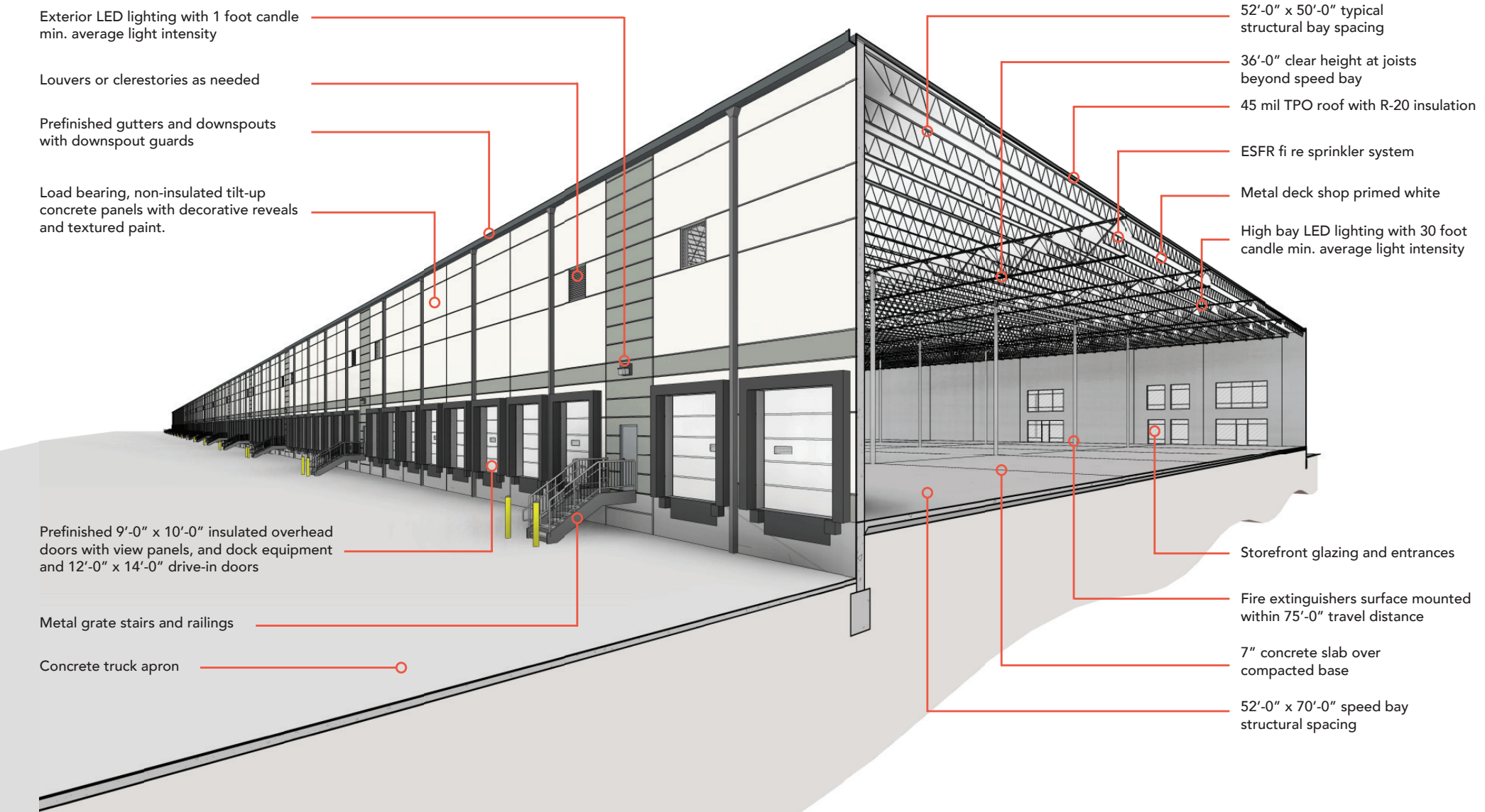
High bay LED lighting with 30 foot candle min. average light intensity

Storefront glazing and entrances

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

7" concrete slab over compacted base

52'-0" x 70'-0" speed bay structural spacing



DESIGN SPECS / BUILDING 2

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-20 insulation

ESFR fire sprinkler system

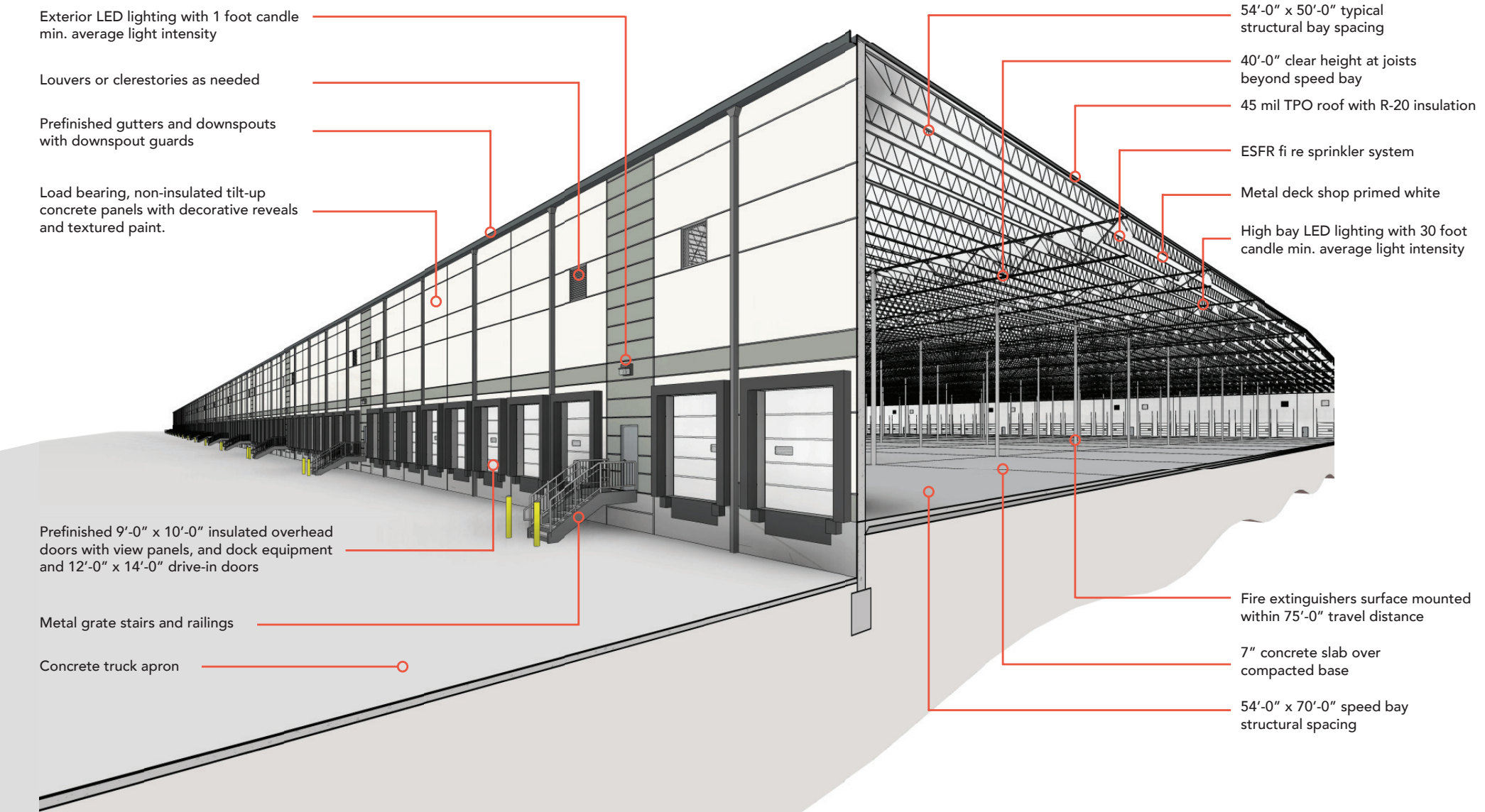
Metal deck shop primed white

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

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 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

- 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



BALTIMORE

Port of Baltimore

Baltimore/Washington International

WASHINGTON, DC

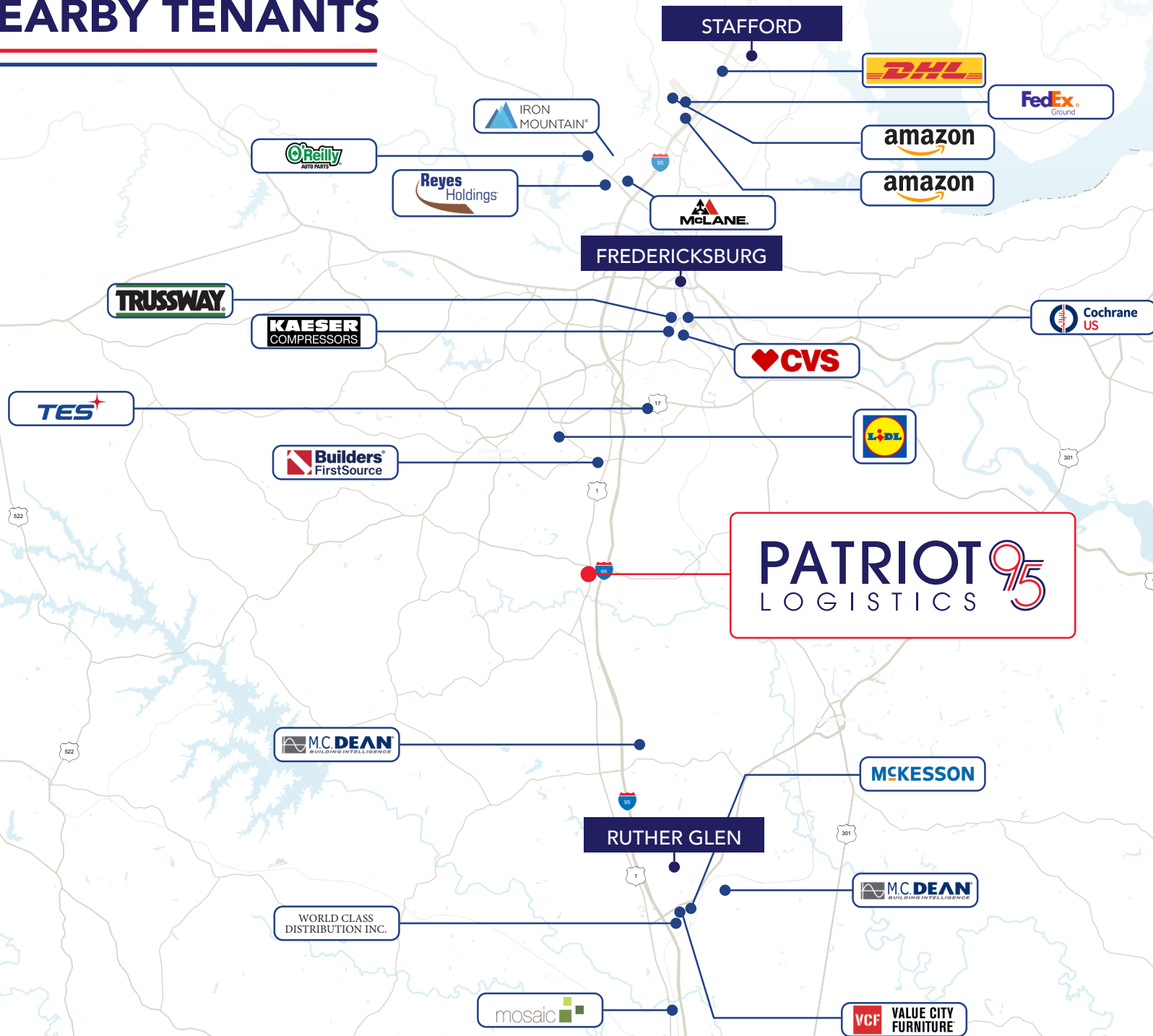
Dulles International

Ronald Reagan Washington National



- 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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