

CAROLINE 95 LOGISTICS

0 CARMEL CHURCH LOOP
RUTHER GLEN, VA 22546

CLASS "A" SPECULATIVE INDUSTRIAL BUILDING

AVAILABLE 3RD QUARTER 2022

UP TO 1,158,814 SF INDUSTRIAL BUILDING

PROFESSIONALLY MARKETED BY:

JASON L. HETHERINGTON SIOR

Senior Vice President
T +1 804 401 4002
C +1 804 301 0599
jason.hetherington@cbre.com

CHRISTOPHER E. TODD

First Vice President
P +1 757 448 2132
C +1 757 752 1095
chris.todd@cbre.com

BRAD LOWRY

Associate
+1 804 337 1128
Brad.lowry@cbre.com

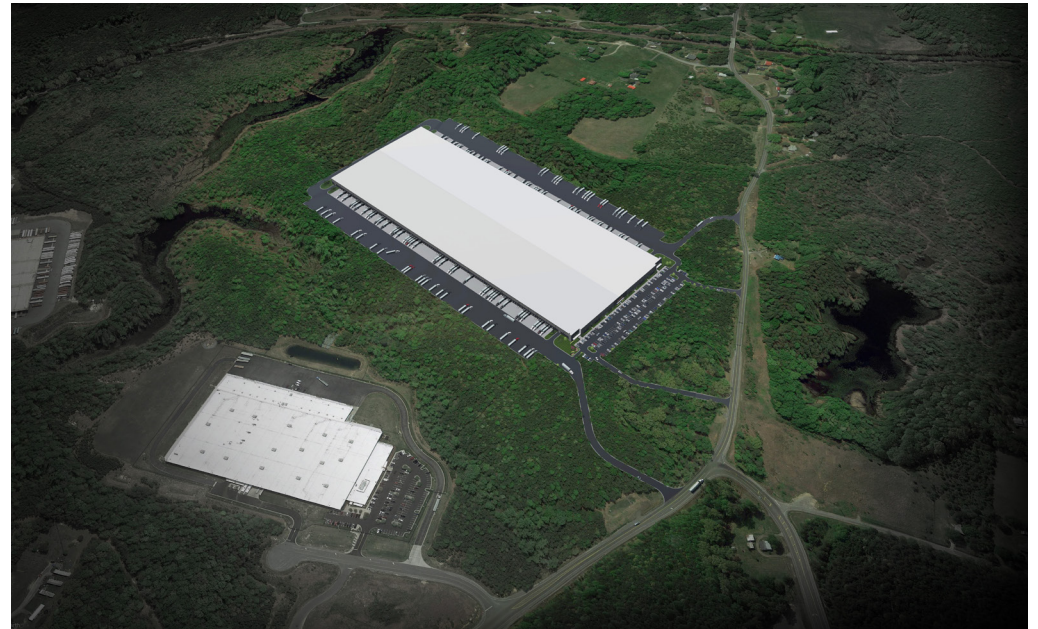
CBRE

FLINT
DEVELOPMENT



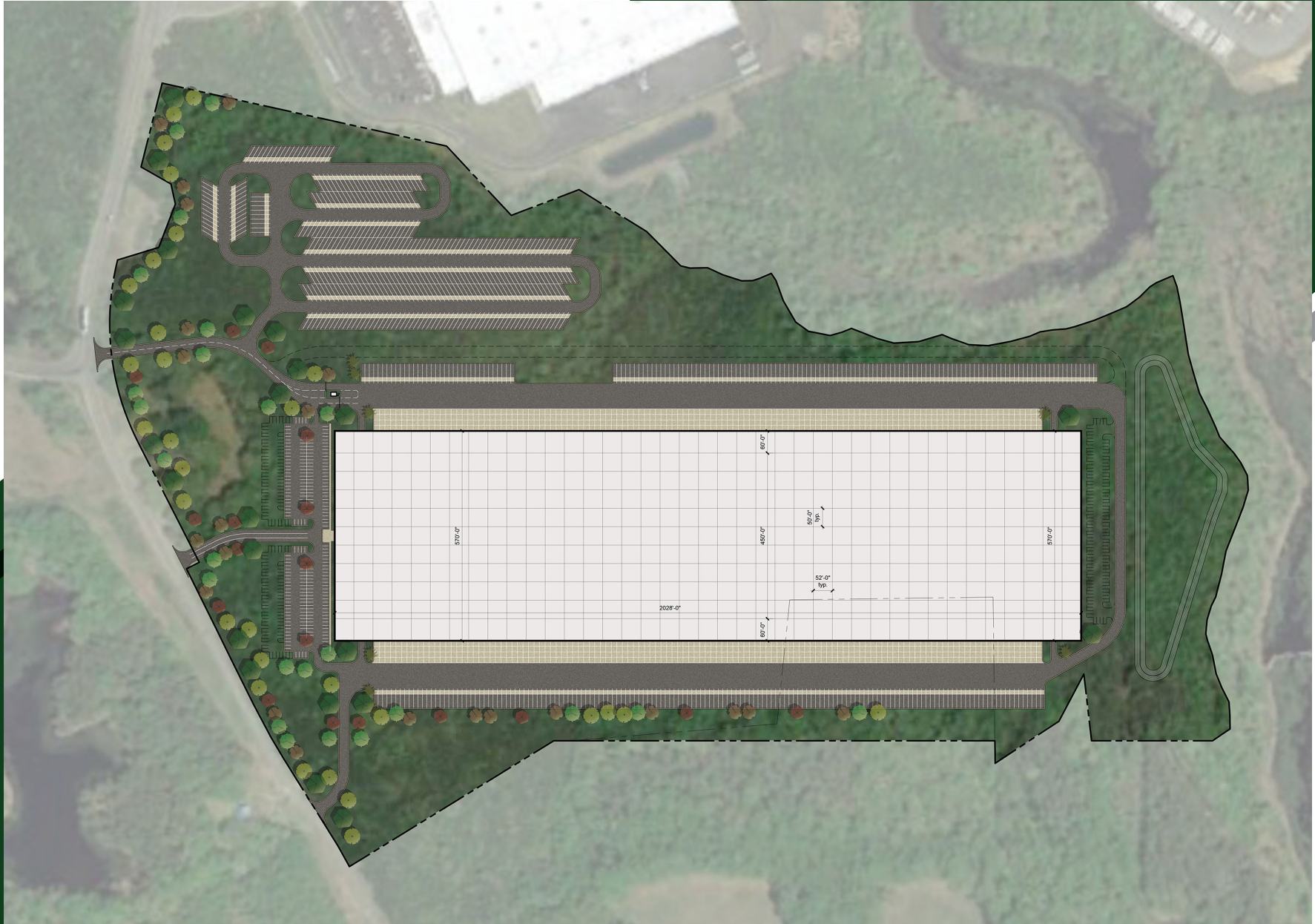
CAROLINE 95 LOGISTICS

Square Footage	Up To 1,158,814 SF
Clear Height	40' clear
Column Spacing	50' x 52 (60' in speed bays)
Auto Parking	213 spaces, expandable by 182
Trailer Parking	479 spaces
Exterior Walls	Reinforced Tilt-Up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12x12 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	8" Unreinforced (4,000 PSI)
Vapor Barrier	10,000 SF of 15 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors	120 fully equipped, expandable by 120
Drive-In Doors	4
Roofing	45 Mil White TPO with R-30 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/227V
Lighting	LED 30 FC with motion sensors

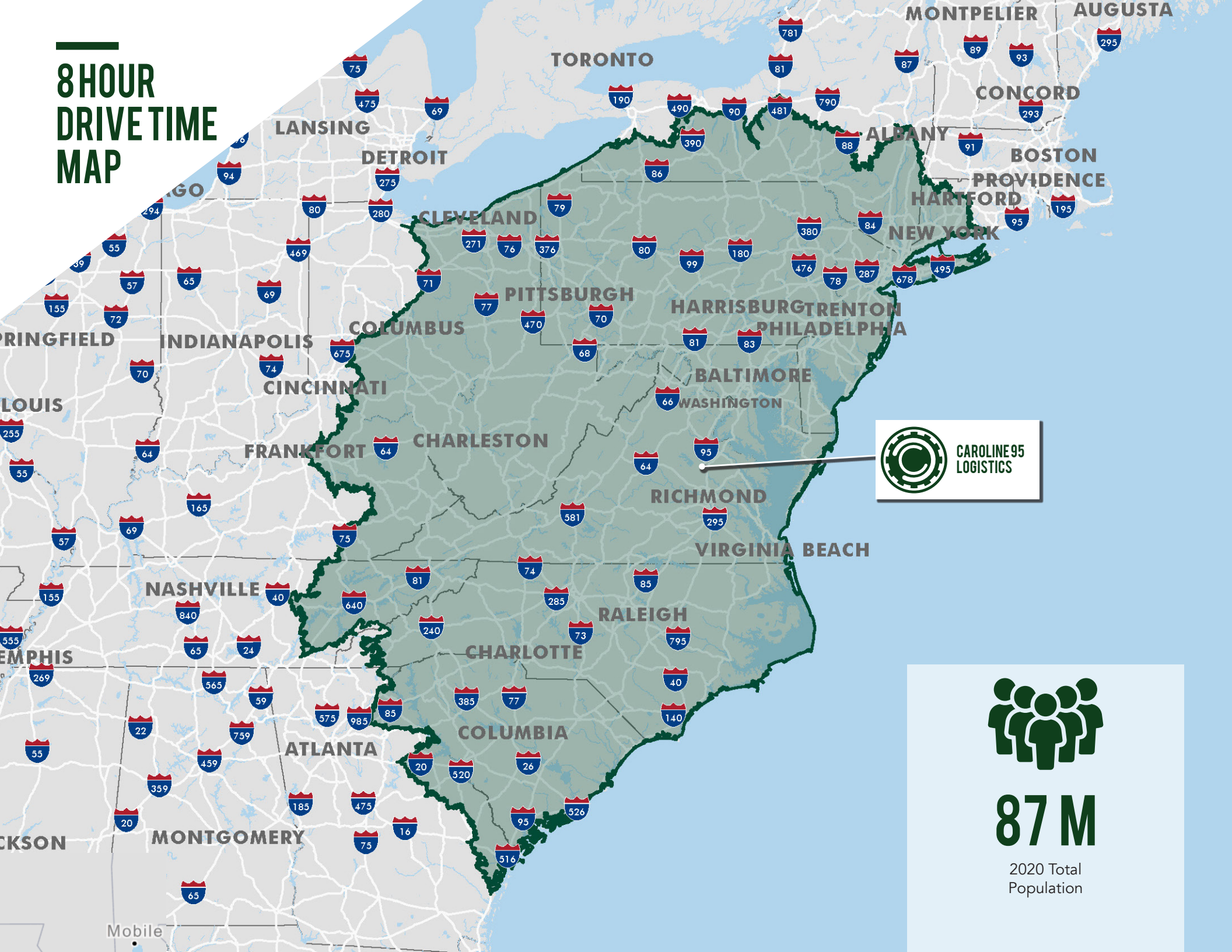


SITE PLAN

1,158,814 SF PROPOSED



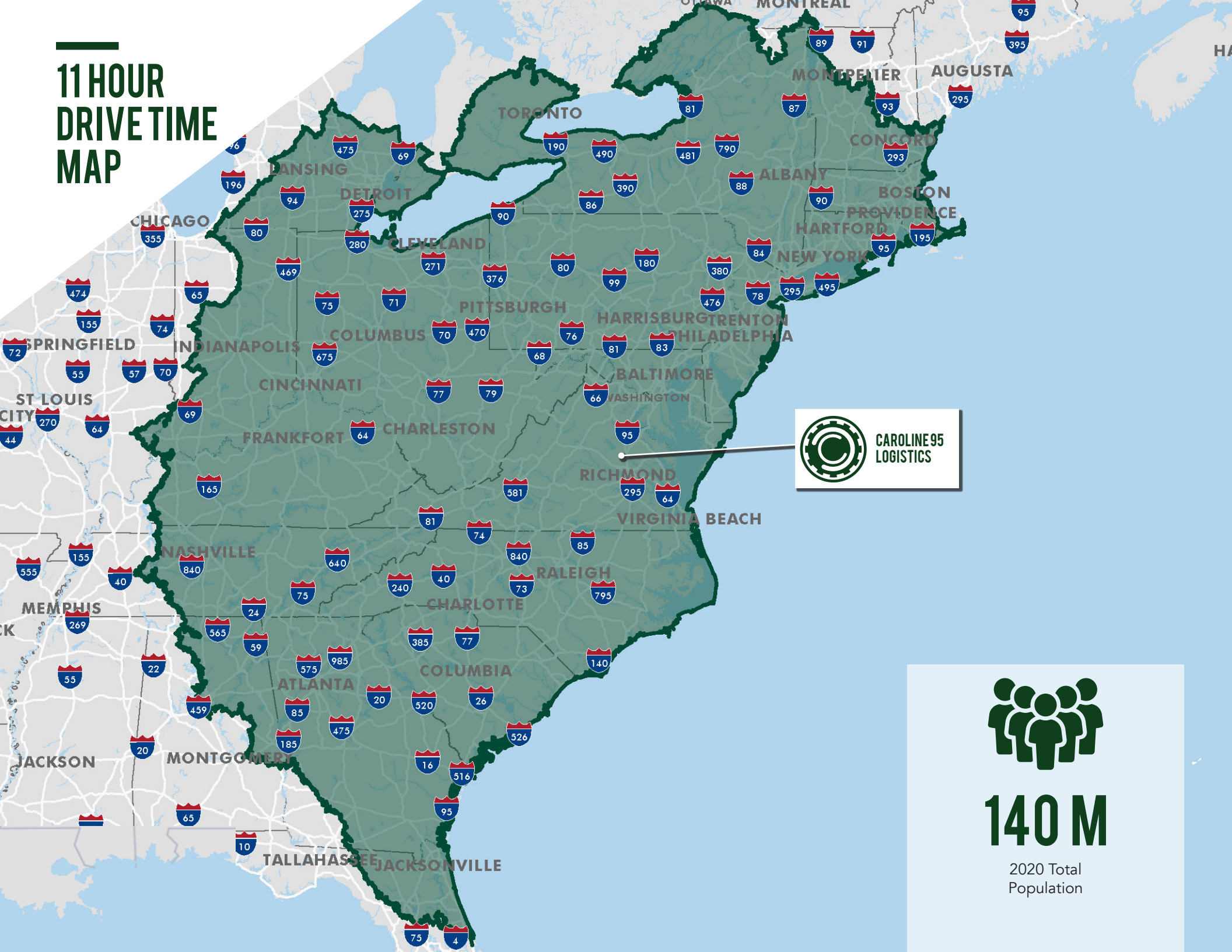
8 HOUR DRIVE TIME MAP



87 M

2020 Total
Population

11 HOUR DRIVE TIME MAP



140 M

2020 Total
Population



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