CUSHMAN & WAKEFIELD | THALHIMER

VIRGINIA TRADE CENTER

FULLY CONDITIONED | 8000 AMPS (EXPANDABLE)

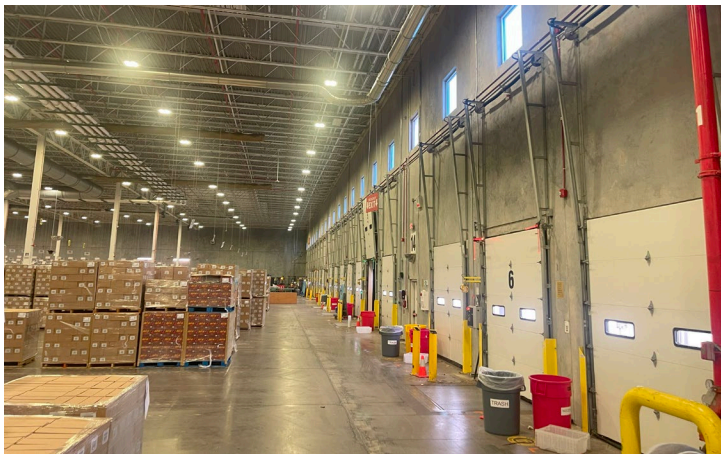
FOR LEASE ±348,107 SF

CLASS A MANUFACTURING & DISTRIBUTION FACILITY

25400 OLD MILL ROAD, WINDSOR, VA 23487

PROPERTY HIGHLIGHTS

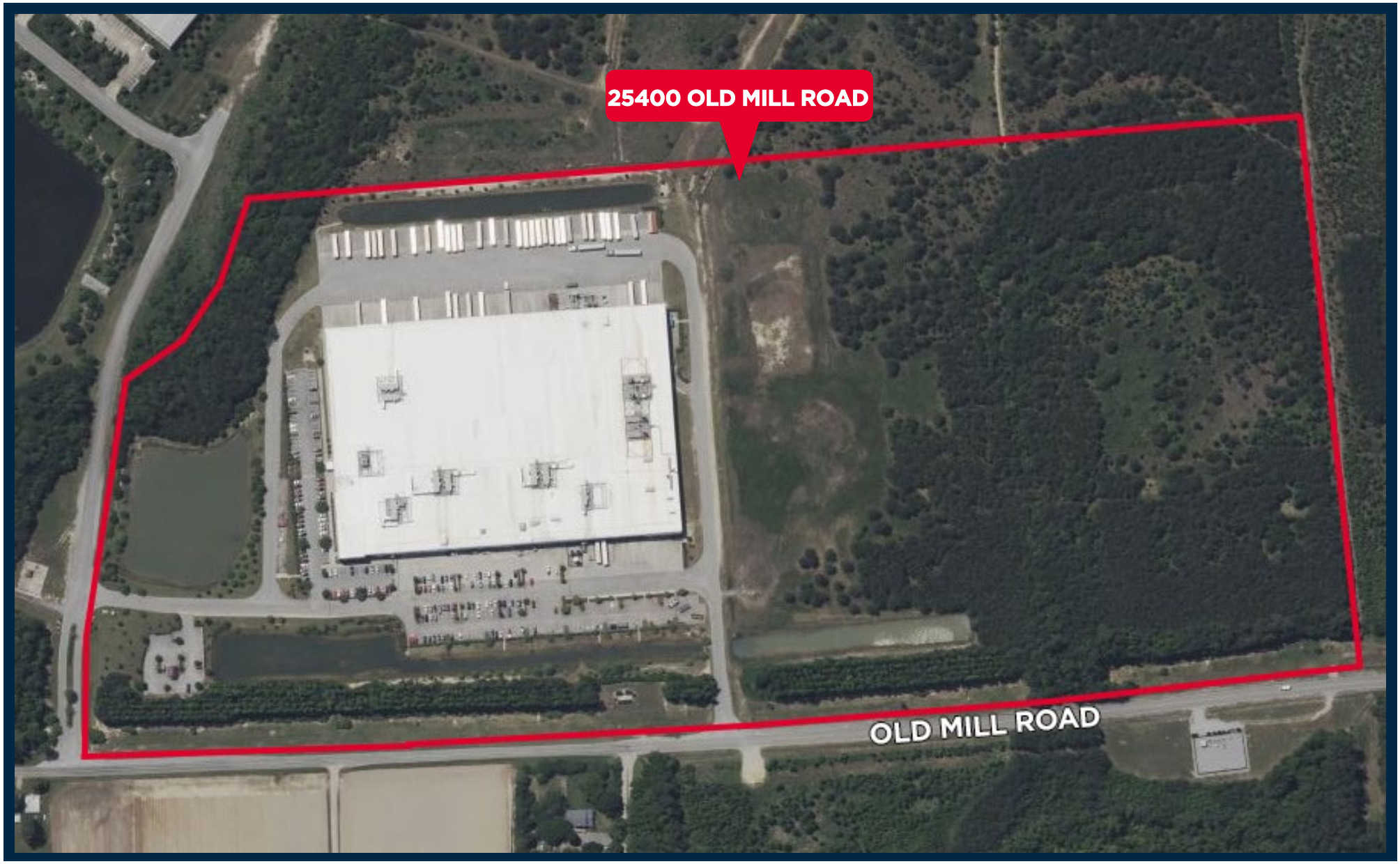
Total SF	±348,107 SF Warehouse – ±313,981 SF; Two-story Office – ±34,126 SF
Site Size	±64 Acres
Layout	Cross-docked
Building Dimensions	470’ x 700’ (approximate)
Column Spacing	50’ x 50’; 60’ speed bay
Clear Height	32.5’
Dock Positions	40
Additional Knock Outs	22
Truck Court	150’ depth
Drive-In Doors	2
Auto Parking	416
Trailer Parking	54 stalls opposite the truck court; ability to expand
Roofing	TPO
Construction Type	CMU Tilt-Up
HVAC	Fully conditioned warehouse via closed loop chilled water system with 10 RTUs, 2 chillers, 1 cooling tower and 2 boilers
Sprinklers	ESFR
Electrical	8,000 amps served by two 2,500-kVA transformers each with 4,000-amp, 480 Y/277-volt, 3-phase, 4-wire service with additional pad and conduit to easily expand power by an additional 2,500 kVA
Lighting	Interior and exterior LED fixtures updated 2020-2024
Zoning	LI, Light Industrial



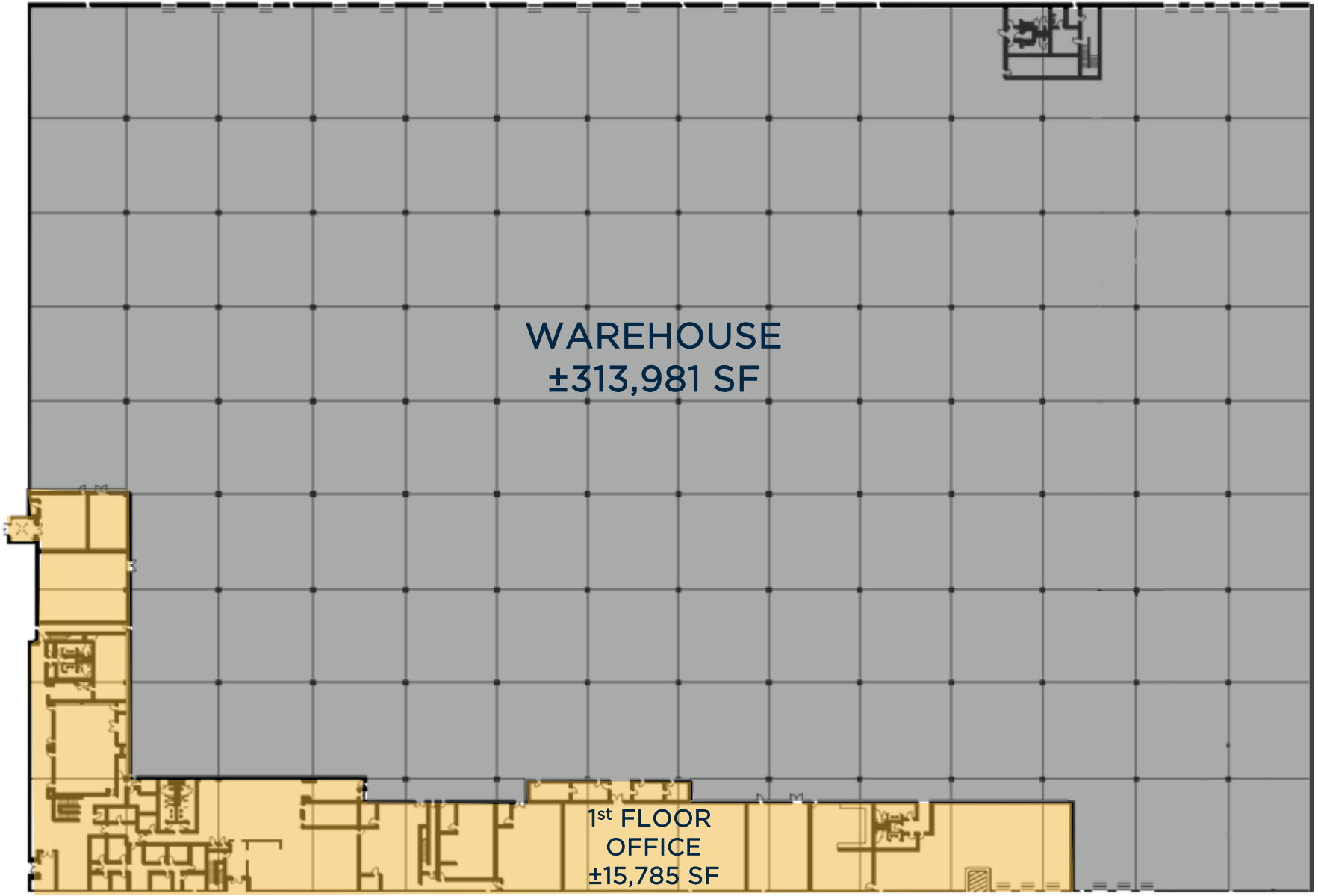
DETAILED BUILDING SPECIFICATIONS

Substructure	Spread footings 6”, 5,000 psi slab-on-grade
Superstructure	Precast concrete perimeter walls, concrete masonry unit interior walls, steel columns, open-web steel girders, and steel open web joists supporting concrete slab-on-metal deck floors and metal deck roofing
Façade / Windows	Predominant sidewall system of painted concrete precast wall panels. Top portions of the warehouse walls have fixed, glazed, double-pane windows in punched openings
Roofing	TPO membrane with drainage by gutters and downspouts at the roof’s east and west edges
Heating and Air Conditioning	Warehouse is 100% conditioned via closed chilled water loop system consisting of: 10 Rooftop air handlers (Trane, various sizes) and 10 ceiling-mounted fan coil units; Two gas-fired condensation boilers (Aerco, ±250 tons each); Two chillers (Trane, ±485 tons each); One cooling tower (Evapco, ±1,300 tons); Supplemental cooling to IT rooms via one ductless split system
Electrical	Service enters below ground from two pad-mounted 2,500-KVA transformers and feeds two Square D switchboards, each with 4,000-amp, 480Y/277-volt, 3-phase, 4-wire service. Two separate electrical rooms and conduit and pads to add an additional transformer with switchboard already in place.
Docks & Doors	**West Elevation:** 19 truck-height docks with weather barrier enclosures and dock locks; 15 truck-height doors without weather barrier enclosures or door locks; 1 high-door with steel-framed exterior dock platform **East Elevation:** 6 truck-height loading docks with weather barriers and dock locks; 1 loading dock with precast concrete ramp * 16 former dock-level openings were infilled by current occupant with CMU * 6 dock openings were infilled with storefront window systems
Clear Height	±32’ 6”
Sprinklers	Full ESFR wet-pipe sprinkler system with 10 risers at building perimeter Includes 100-HP WEG electric fire pump
Life Safety	Model 4100ES addressable Simplex fire alarm control panel monitored by Johnson Controls Central alarm tied to the sprinkler system; fire alarm system
Security	CCTV system infrastructure in place for up to 200 cameras
Elevator	One 2,000-lb capacity, 1,500-fpm, two-stop hydraulic elevator (manufactured and serviced by Kone); Connects the lobby to the second-level office area
Site Lighting	Building and pole-mounted fixtures in the parking lots and along driveways Interior and exteriors fixtures updated to LED between 2020 and 2024

LOCATION AERIAL

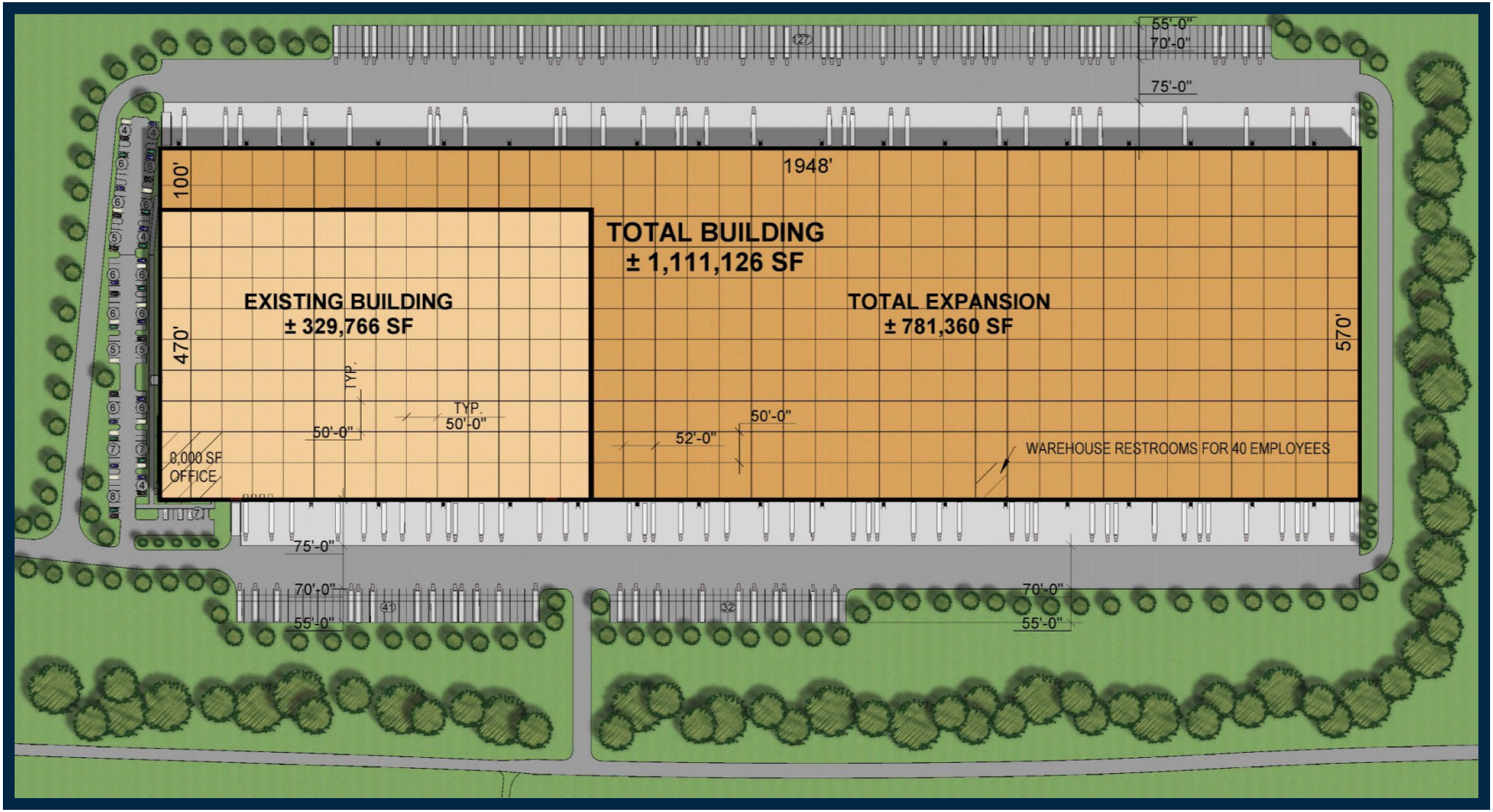


FLOOR PLAN



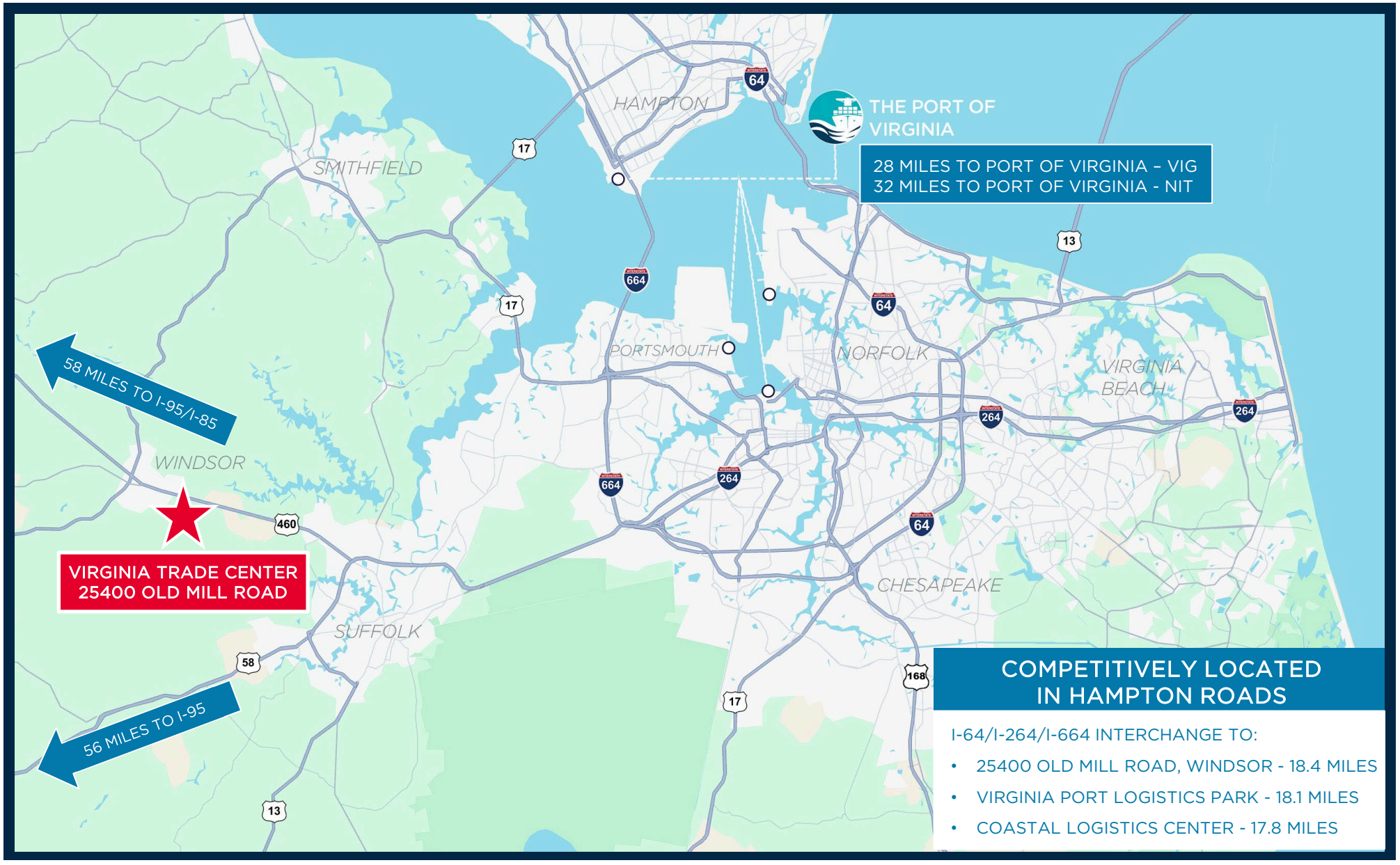
TOTAL OFFICE SF = ±34,126 SF
(±18,341 SF 2nd Floor)

EXPANSION CONCEPT



DISCLAIMER: This is a conceptual plan only. Civil engineer to confirm exact expansion capabilities based on tenant specifications.

REGIONAL MAP



SUBMARKET MAP

STATE AND LOCAL INCENTIVES

ISLE OF WIGHT COUNTY

- Real Estate Tax Rate $0.81/$100
  One of the Lowest Real Estate Tax Rates with the Hampton Roads MSA
- Machine and Tools Tax $1.95/$100
  One of the Lowest M&T Tax Rates in Hampton Roads MSA
- Economic Development Incentive cash grant for qualified business, up to five years value of machinery and tools taxes paid
- Project falls within $600 flat drayage rate per container from the Port for most drayage providers
- 1 of 5 domestic delivery points on the ICE Futures U.S. Coffee "C" contract (Hampton Roads)

STATE INCENTIVES

- **International Trade Facility Tax Credit**
  Tax credit for either new job creation or capital investment in an international trade facility as a result of moving 10% more cargo through a Virginia Port Authority-operate cargo facility than in the preceding taxable year.
- **Port Volume Increase Tax Credit**
  Credit is available to companies who increase port cargo through public or private facilities located in Virginia by a minimum of 5% in a single year.
- **The Virginia Enterprise Zone (VEZ)**
  Program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG), to qualified investors and job creators within those zones, while the locality provides local incentives.
- **Foreign Trade Zone (FTZ) #20**
  Activated businesses in an FTZ can reduce or eliminate duty on imports and take advantage of other benefits to encourage foreign commerce within the U.S. Any company that imports product into the U.S. and does any of the following processes could qualify for the Foreign Trade Zone program. Merchandise in a zone can be assembled, cleaned, displayed, destroyed, exhibited, manipulated, manufactured, mixed, processed, relabeled, repackaged, repaired, salvaged, sampled, stored, or tested.

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