

AXIAL GATEWAY 95

BY CRESCENT
COMMUNITIES



16401 WALTHALL
INDUSTRIAL PARKWAY
CHESTERFIELD, VA 23834

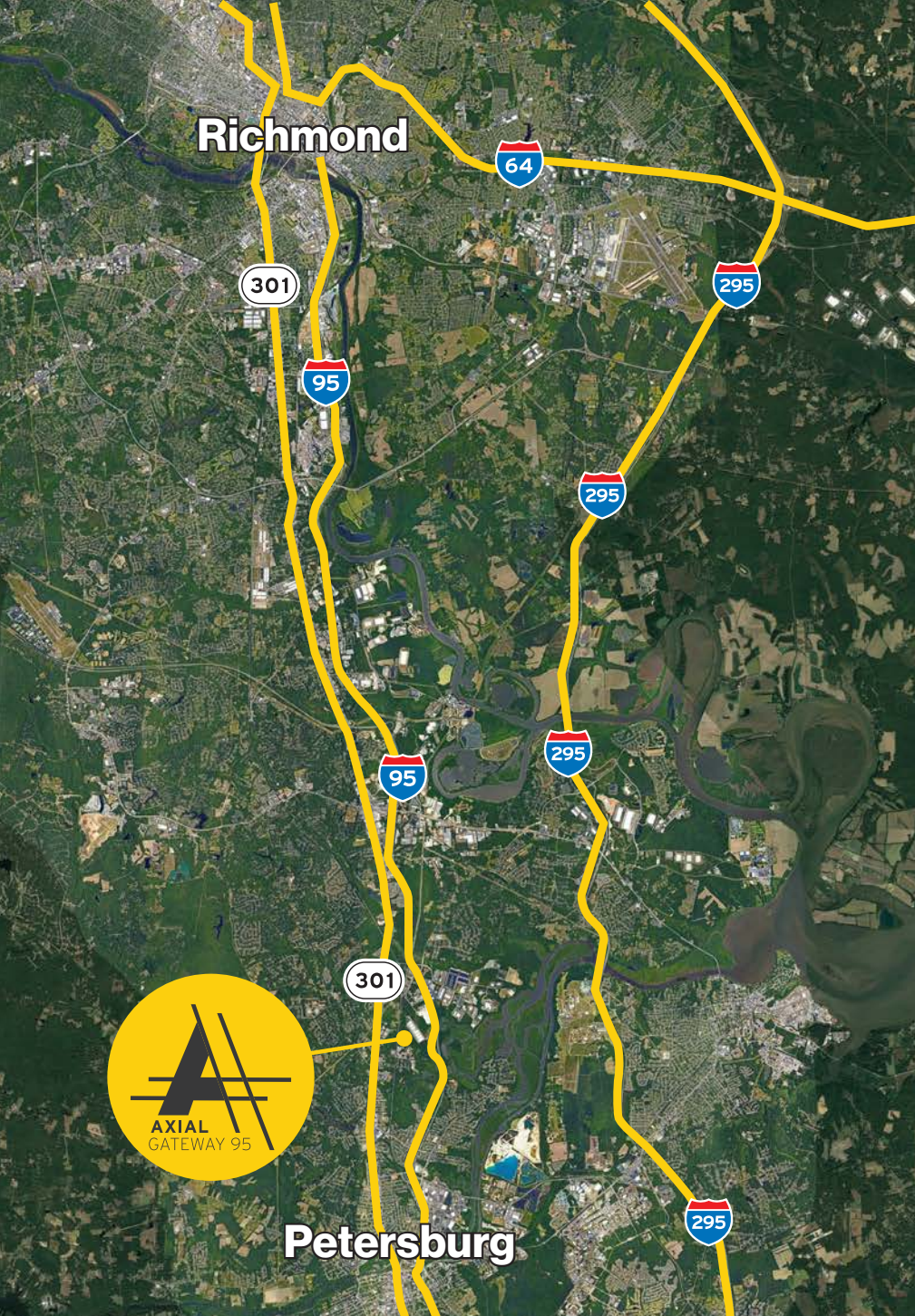
MUSCOE GARNETT
+1 804-200-6340
Muscoe.garnett@jll.com

ADAM LAWSON
+1 804-200-6384
Adam.lawson@jll.com



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AXIALINDUSTRIAL.COM



Building Details

Building Size: 505,068 SF

Site: +/- 57 acres

Dimensions: 320' x 1,576'

Modern Clear Heights: 36'

Column Spacing: 52' x 52'

Dock Doors: 66

Pit Levers: (8) 35k lb
mechanical pit levelers

Slab: 8" concrete

Auto Parking: 436 spaces
with future expansion

Trailer Parking: 115 spaces
with future expansion

Concrete tilt wall

Rear-load configuration

Single or multi-tenant
design flexibility

3,810 SF office included in
base building

185' Deep Truck Court

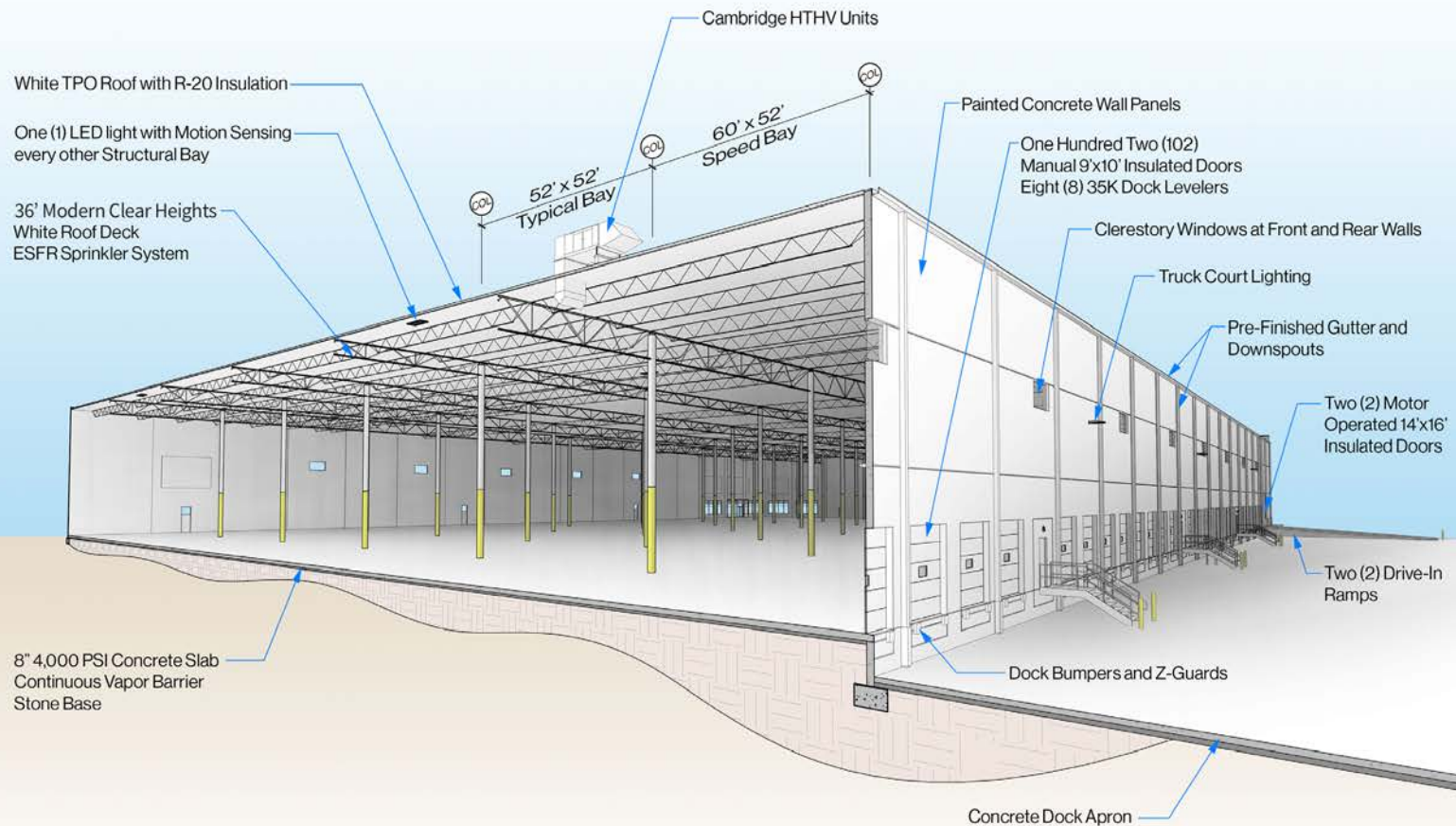
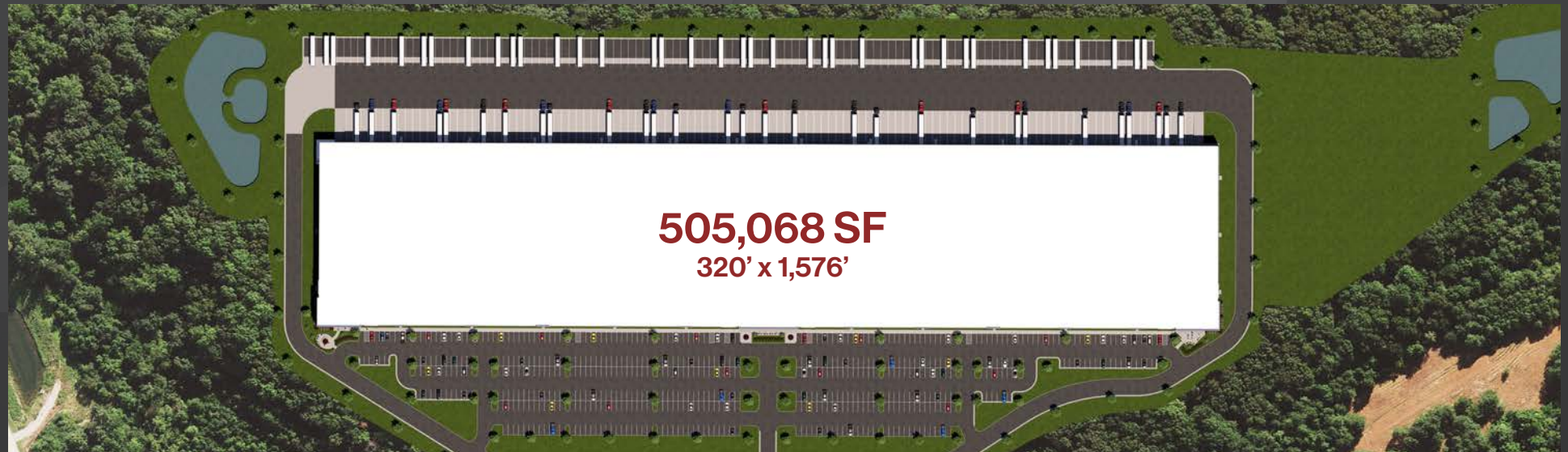
3600 AMPS



Pursuing:

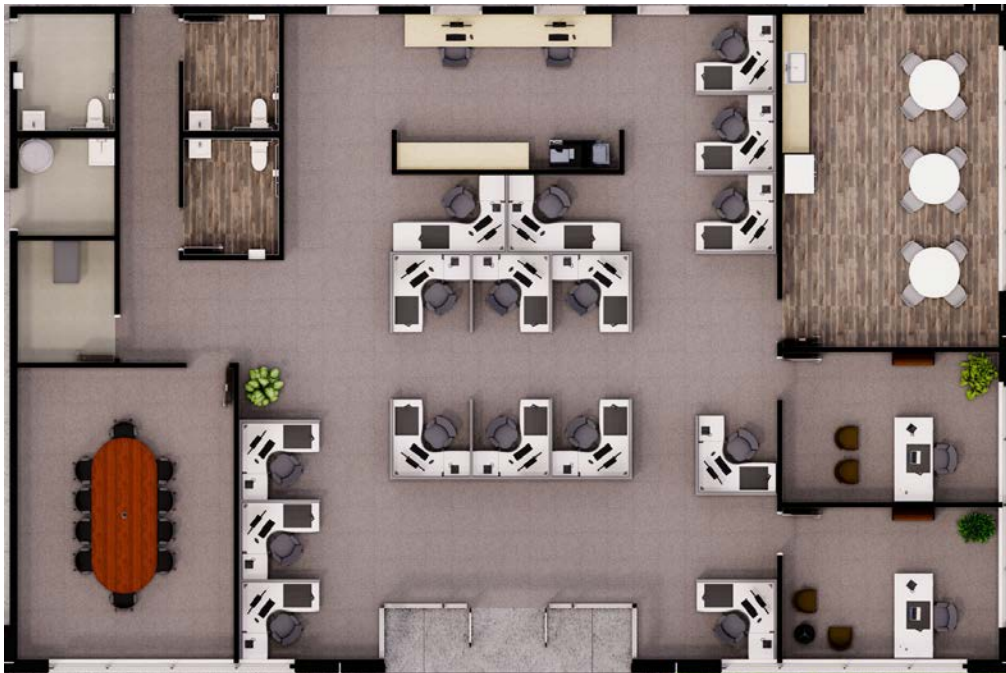


SITE PLAN



OFFICE SPACE PLANS

3,810 SF



REGIONAL MAP

TRANSPORTATION ACCESS



PORT

Ranked one of the Most Advanced Ports in the U.S. by Global Trade Magazine. The Port of Virginia offers efficient access to international markets through its world-class facilities, which can accommodate the largest vessels. The Port of Virginia is the largest intermodal rail port on the East Coast. Richmond's location was strategically established at the highest navigable point on the James River and is today serviced by the Richmond Marine Terminal.



RAIL

In the 1860s, Richmond was the first location in the world to feature a triple railroad crossing. To this day, Richmond's access to rail networks remains strong; the City is served by CSX, Norfolk Southern, and Amtrak.



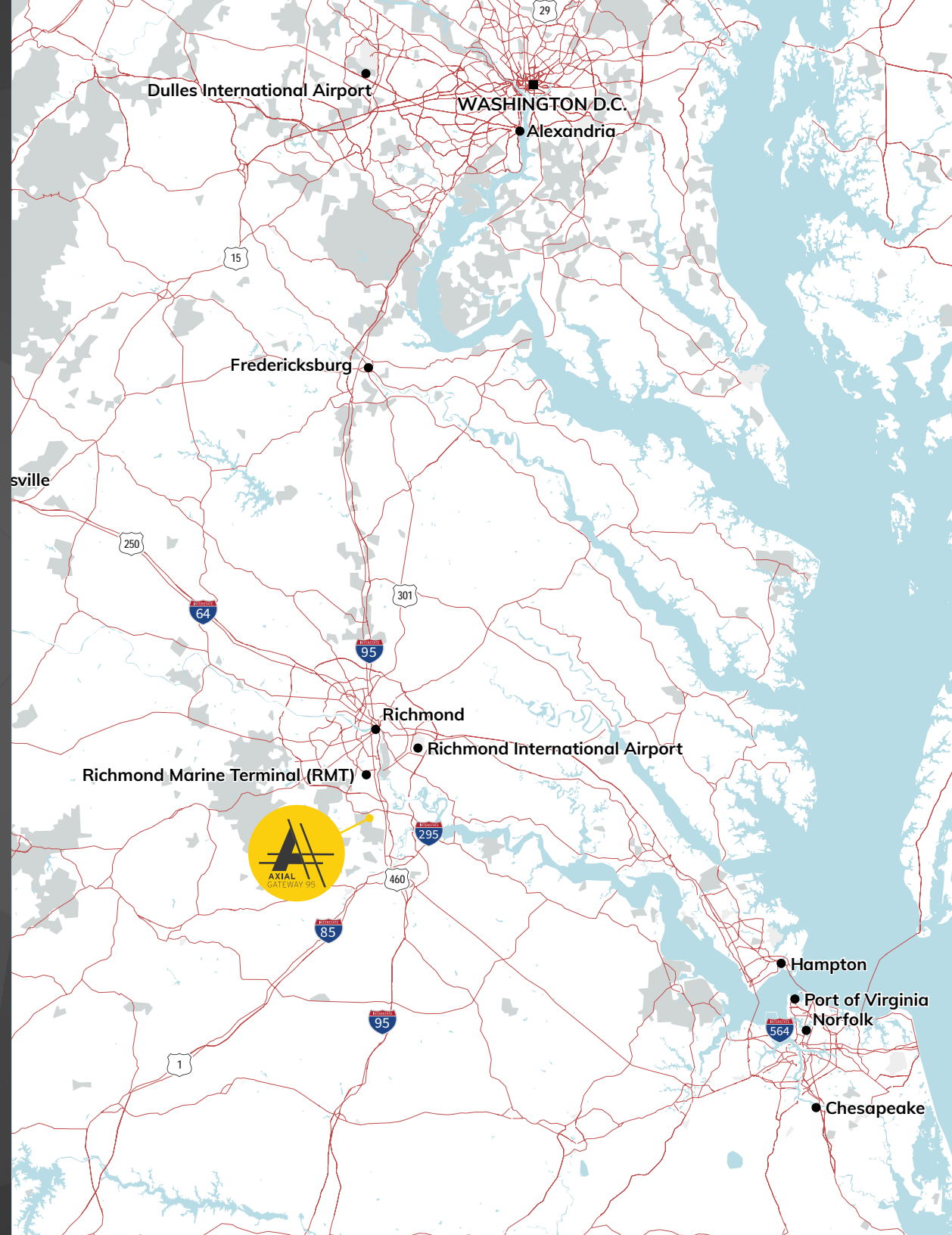
INTERSTATE

Richmond is situated at the confluence of I-95, I-64, and I-85, offering exceptional interregional accessibility and the ability to reach over 49% of the nation's consumers in a one-day drive. Richmond offers seamless connectivity to metros including Hampton Roads MSA, Washington, D.C., Baltimore, Philadelphia, Raleigh-Durham, and Charlotte. Local transportation is enhanced by I-295 (the Outer Beltway) and I-195 (the Richmond Downtown Expressway). Richmond's excellent interstate highway system results in the City having the second lowest average commute time for major metro areas on the Eastern Seaboard with an average commute time of roughly 21.9 minutes.



AIRPORT

Richmond International recently underwent a \$300MM overhaul to help modernize the facilities by creating more efficient entry/exit points and increasing the number of gates and ticketing counters available. RIC is served by seven air carriers, offering non-stop flights to major domestic destinations.





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