NEW WAREHOUSE SPACE FOR LEASE

3601 La Grange Parkway
Toano, Virginia 23168

Property Features

- Less than a mile from Interstate 64, Exit 227.
- Situated in a planned ±80,000 SF manufacturing/ distribution facility within the Stonehouse Commerce Park.
- The ± 229 Acre Stonehouse Commerce Park is located in upper James City County and is home to the following businesses: Lumber Liquidators, Design Masters Associates, Nicewood Enterprises, Avid Medical, Wythe Will Distributing, Inc., C&F Financial Corporation Operation Center, ESG International, Inc, and La Tienda.
- Property is zoned Planned Unit Development Commercial ("PUD-C") in James City County which permits Light Manufacturing, Laboratory,Warehousing, Assembly, Research.

Highlights	
Estimated Completion Date:	Late 2017
Square Footage:	±40,000 SF
Rental Rate:	$6.50 PSF NNN
Zoning:	PUD-C

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RJS & Associates, Inc.
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423 N. Boundary Street, Suite 200
Williamsburg, VA 23185
www.rjsassocs.com

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Building Description

Area: ± 40,000 square feet of warehouse space, can be subdivided

Ceiling Height: 27’ at eave; 29’ at center

Column Spacing: 25’

Floor: 6-10” concrete; reinforced

Loading: Three (3) 10’ x 12’ dock high electric doors

Utilities:

- Natural Gas: 2” medium pressure with 6” steel main in street; Virginia Natural Gas
- Water: 8”; James City County Service Authority
- Sewer: Force main with grinder pumps; Hampton Roads Sanitation District
- Electric: 4,000 amps; Dominion Virginia Power

HVAC: 100% climate controlled

Lighting: Motion activated fluorescent throughout

Insulation: Insulated exterior walls (R-19) and roof (R-30)

Miscellaneous:

- Back Up Generator
- Wet Pipe Sprinkler System
- Wired for security and fire alarm

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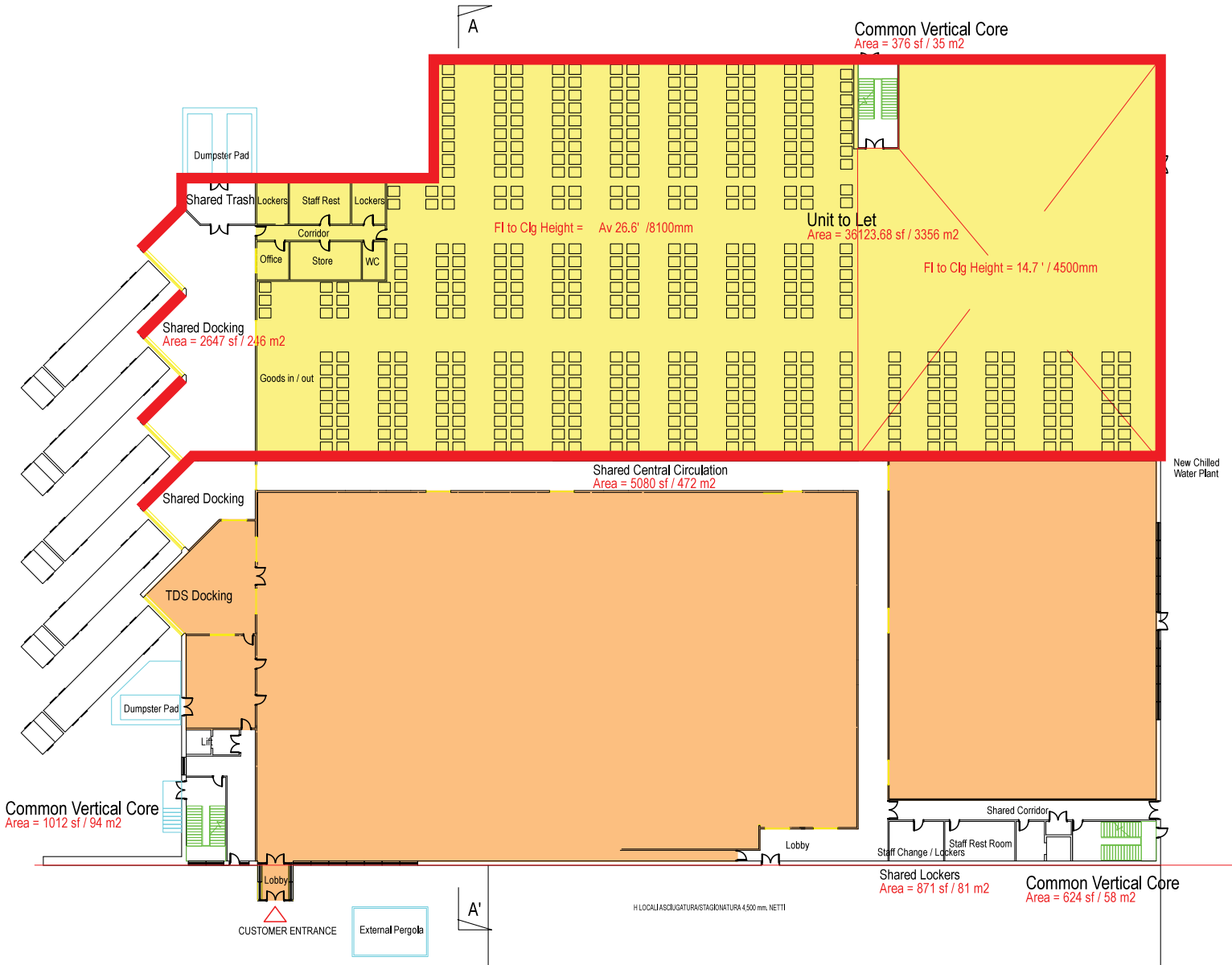

PROPOSED FIRST FLOOR

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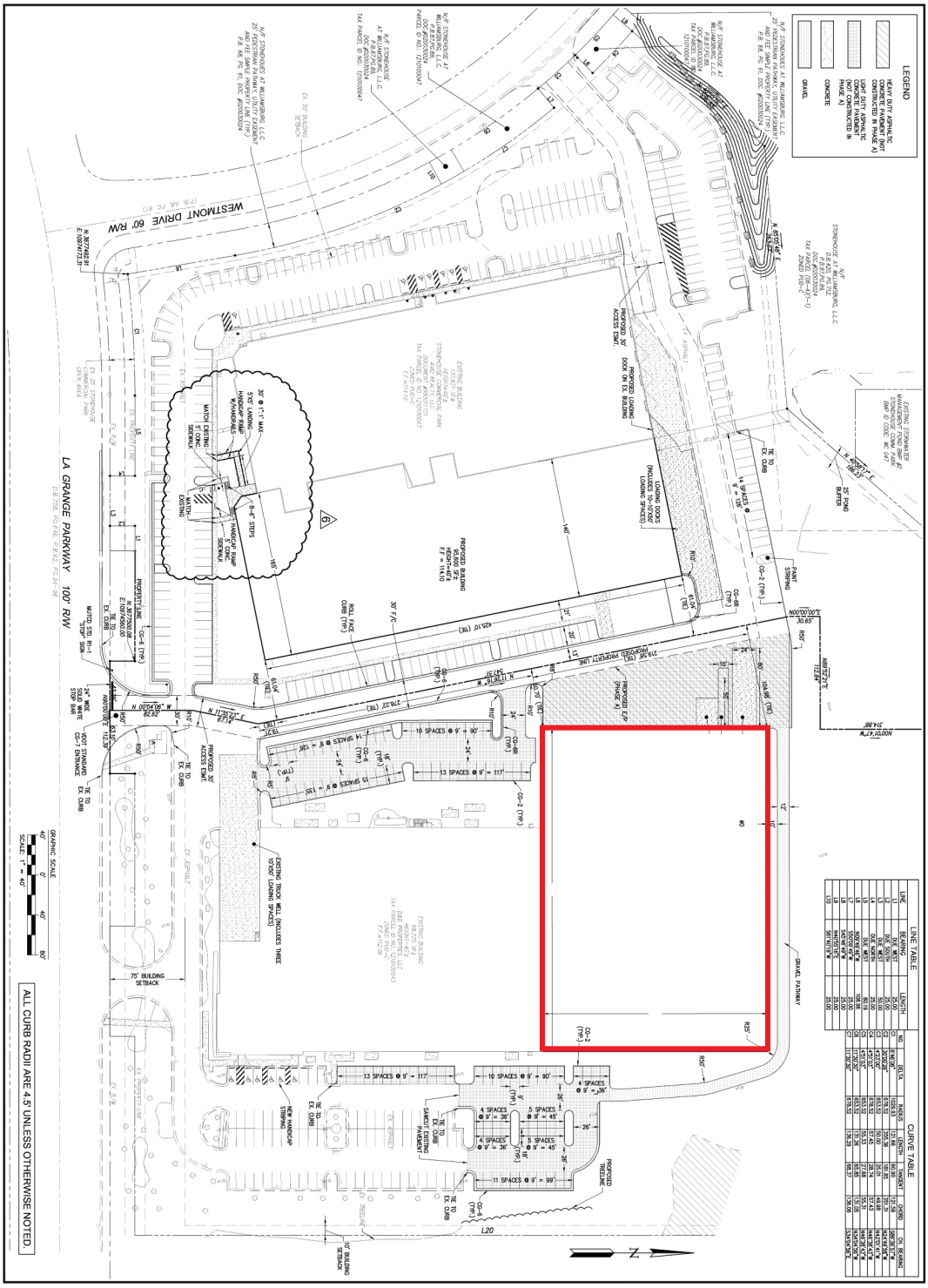

SITE PLAN

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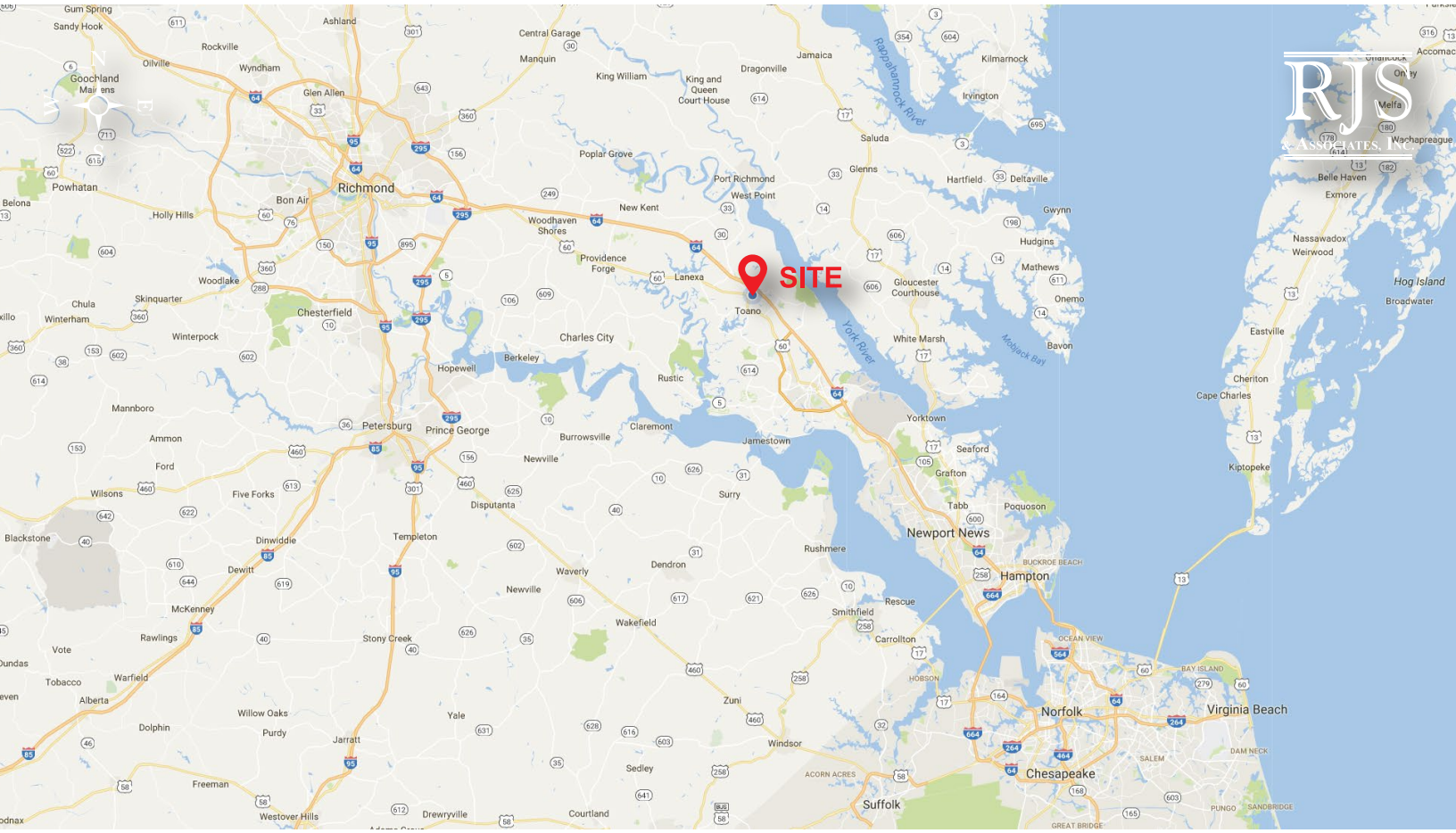

Map

- ± 50 miles west of Norfolk
- ± 30 miles east of Richmond
- ± 38 miles west of the Port of Hampton Roads
- ± 45 miles east of I-95

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