

Crosspointe Logistics Center

Class A Distribution &
Manufacturing Facility

8800 Wells Station Road
Prince George, VA 23875
cbre.com/richmond



Crosspointe Logistics Center

8800 Wells Station Road | Prince George, Virginia



Building Specs

Property Address	8800 Wells Station Road
Total Building Size	291,689 SF
Warehouse & Manufacturing	268,325 SF
Office Area	23,364 SF
Expansion Area	100,000 - 800,000 SF
Year Built	Phase I - 2011 Phase 2 - 2013
Clear Height	28' - 36'
Dock Doors	8 Loading Docks with Existing Dock Equipment
Drive-In Doors	(2) 16' Grade Level Doors (1) 11' Grade Level Doors
Auto Parking	364
Cranes	(2) 10 Ton (3) 2 Ton
Zoning	M-2

Construction Overview

Building Construction Type	Metal Clad Panels & Concrete Tilt Up
Office Roof System	TPO
Warehouse Roof System	Galvalume Standing System
Roof Age	12 Years
Manufacturer's Estimagted Useful Life for Roof	40 Years
Fire Protection System	EESFR Sprinkler System
Interior Warehouse Lighting	LED Lighting
Generac Packup Generator	1 Generator 350 KW (2010)
Electrical	7 Switches, 28,000 Amp, 480Volt 3 Phase (3) Bus Bar; (4) Bus Bar
Water	Prince George County 12"
Sewer	Prince George County 8" Gravity Sewer
Natural Gas	Columbia Gas of VA 4"
Power	Prince George Electric Cooperative 25 MVA (Dual)
Telecom	Mid Atlantic Broadband Cooperative
Compressed Air	(1) 150HP; (1) 200HP
HVAC	Fully Conditioned Facility
(DI) Deionized Water Capacity	24,000 Gallons

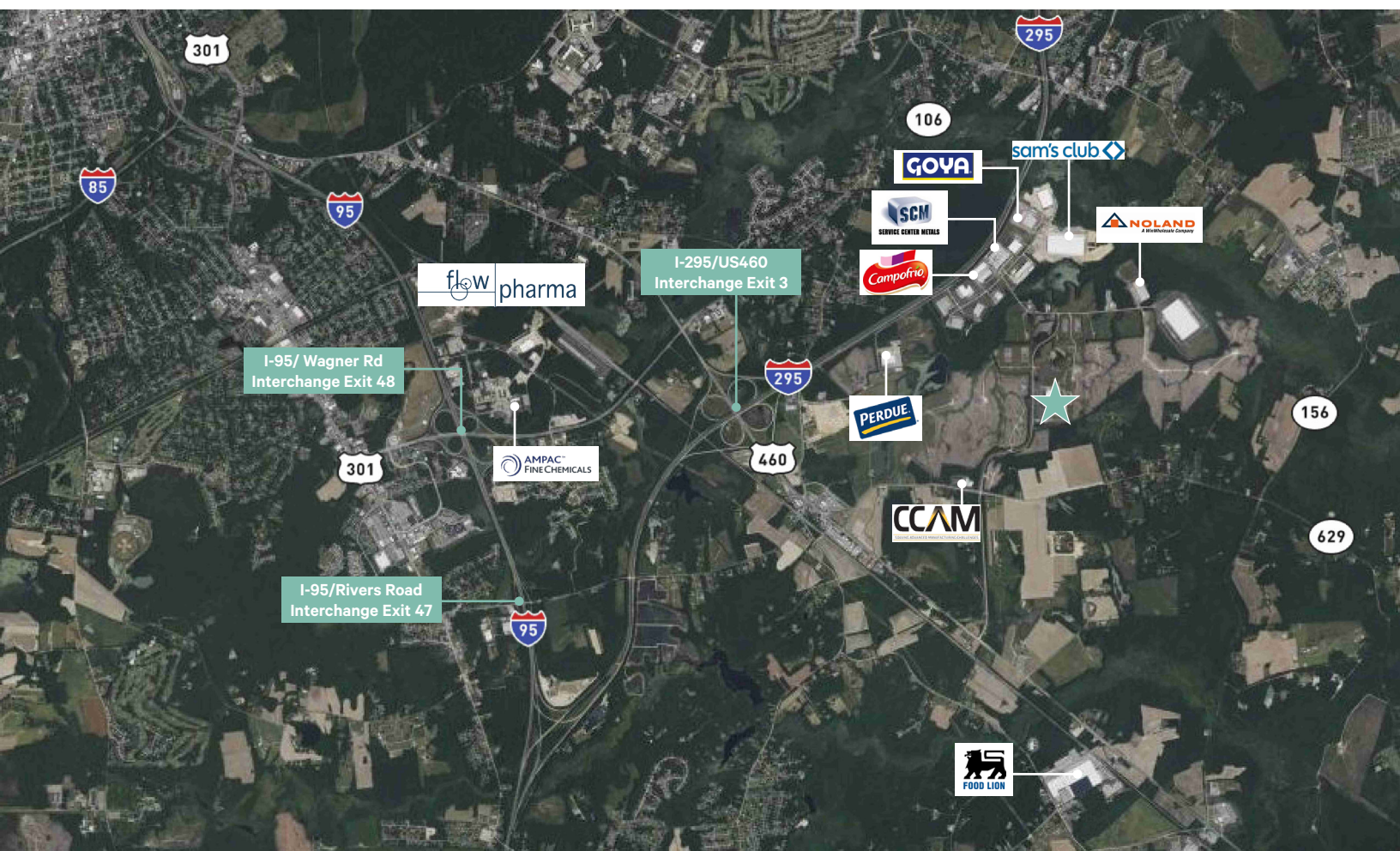
291,689

Existing Class A Manufacturing and Distribution Facility.

AVAILABLE SUBLEASE AND/OR DIRECT LEASE
Sublease Expiration: February 28, 2034

Property Overview

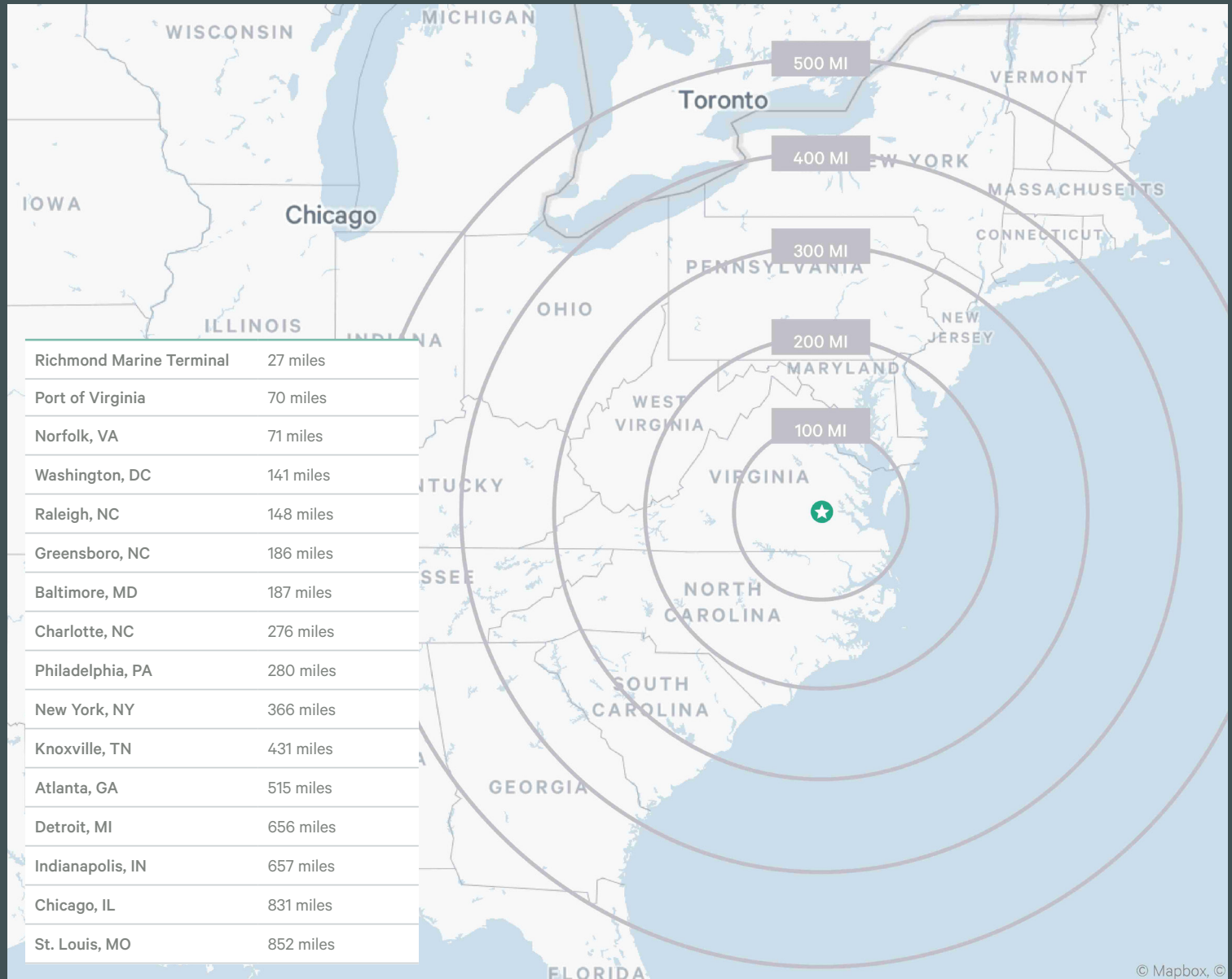
- + Centerpointe Logistics Center is a premier Class A facility for manufacturing and distribution.
- + Previously a state-of-the-art manufacturing site, this property is situated in Richmond, VA, along the I-95 corridor.
- + Offers quick access to Interstates 295, 95, 85, and Route 460, facilitating transport to the Port of Virginia Terminals.
- + Immediate occupancy is available for prospective tenants.
- + The property is centrally located within an expansive 880-acre campus.
- + Just 27 miles from the Richmond Marine Terminal.
- + Centerpointe Logistics is within 70 miles of both the Port of Virginia Norfolk International Terminals and the Virginia International Gateway Terminal.



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For Sublease



Contact Us

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