

# I-66 Commerce Center



# For Lease

444 Baugh Drive  
Front Royal, VA 22630



**LINGERFELT**

Three (3) building, 689,200 SF industrial park  
Building 1 delivering Q3 2027  
Customization Options Available

**Rob Valentine**  
T (804) 270-0015  
rvalentine@lingerfelt.co

**Brian Witthoefft**  
T (804) 270-0015  
bwitthoefft@lingerfelt.co

# SITE PLAN



**Rob Valentine**  
T (804) 270-0015  
rvalentine@lingerfelt.co

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bwitthoefft@lingerfelt.co



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# PROPERTY SUMMARY – BUILDING 1

<b>Address:</b>	444 Baugh Drive Front Royal, VA 22630
<b>Zoning:</b>	I (Industrial)
<b>Site Acreage:</b>	+/- 30 acres
<b>Delivery:</b>	Speculative delivery September 2027
<b>Developer:</b>	Lingerfelt Development, LLC
<b>Building Size:</b>	328,600 SF
<b>Structure:</b>	Tilt-up Concrete Wall Panels
<b>Dimensions:</b>	310' D x 1,060' W
<b>Configuration:</b>	Rear-load
<b>Clear Height:</b>	36'
<b>Column Spacing:</b>	54' W x 60' D w/ 60' loading bay
<b>Floor Slab:</b>	6" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

<b>Dock Doors:</b>	Sixty-six (66) 9' x 10' manual overhead doors Thirty (30) 35,000 lb. mechanical levelers + seals Two (2) 14' x 16' motorized roll-up doors at drive-ins
<b>Truck Court:</b>	190'-deep truck court with 60' concrete apron and heavy-duty drive isle
<b>Roof:</b>	Mechanically attached .60 mil TPO with R-30 insulation
<b>Roof Age:</b>	New
<b>Lighting:</b>	LED high-bay at 30 FC throughout
<b>Electrical:</b>	One (1), 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
<b>Fire Protection:</b>	ESFR
<b>HVAC:</b>	Heat for freeze protection, 1 Air Change Per Hour Five (5) HVLS fans in dock bay
<b>Parking:</b>	277 Parking Spaces 44 Trailer Drops**

\*Specs can be modified to tenant needs if engaged early enough

\*\*Additional trailer drops or IOS can be achieved on Building 2+3 pads if required

# PROPERTY SUMMARY – BUILDING 2

<b>Address:</b>	444 Baugh Drive Front Royal, VA 22630	<b>Dock Doors:</b>	Fifty-six (56) 9' x 10' manual overhead doors Twenty-eight (28) 45,000 lb. mechanical levelers + seals Two (2) 14' x 16' motorized roll-up doors at drive-ins
<b>Zoning:</b>	I (Industrial)	<b>Truck Court:</b>	130'-deep truck court with 60' concrete apron and heavy-duty drive isle
<b>Site Acreage:</b>	+/- 25 acres	<b>Roof:</b>	Mechanically attached .60 mil TPO with R-30 insulation
<b>Delivery:</b>	Build-To-Suit delivery 12 months from groundbreaking (earliest September 2027)	<b>Roof Age:</b>	New
<b>Developer:</b>	Lingerfelt Development, LLC	<b>Lighting:</b>	LED high-bay at 30 FC throughout
<b>Building Size:</b>	261,600 SF	<b>Electrical:</b>	One (1), 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
<b>Structure:</b>	Tilt-up Concrete Wall Panels	<b>Fire Protection:</b>	ESFR
<b>Dimensions:</b>	290' D x 900' W	<b>HVAC:</b>	Heat for freeze protection, 1 Air Change Per Hour Four (4) HVLS fans in dock bay
<b>Configuration:</b>	Rear-load	<b>Parking:</b>	159 Parking Spaces 0 Trailer Drops**
<b>Clear Height:</b>	36'		
<b>Column Spacing:</b>	52' W x 50' D w/ 60' loading bay		
<b>Floor Slab:</b>	6" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab		

\*Specs can be modified to tenant needs if engaged early enough

\*\*Additional drops or IOS can be achieved on Building 3 pad if required



# PROPERTY SUMMARY – BUILDING 3

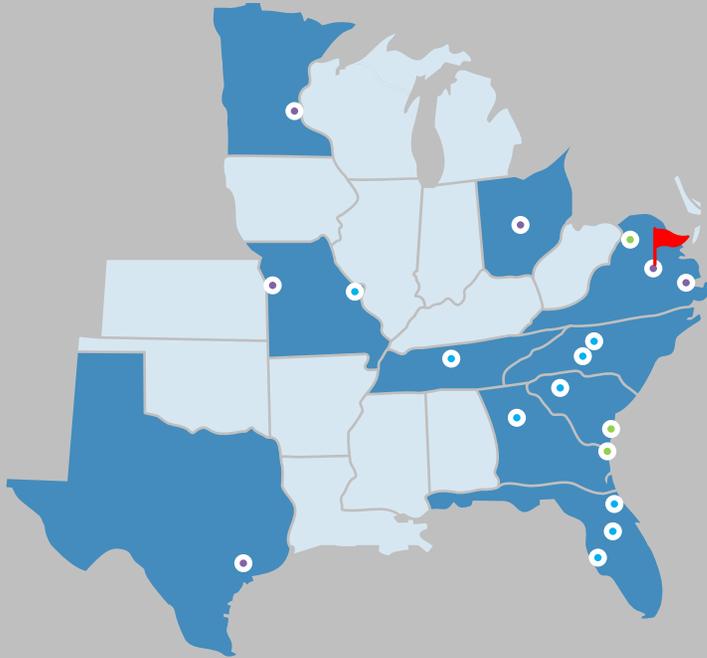
<b>Address:</b>	444 Baugh Drive Front Royal, VA 22630
<b>Zoning:</b>	I (Industrial)
<b>Site Acreage:</b>	+/- 15 acres
<b>Delivery:</b>	Build-to-Suit delivery 12 months from groundbreaking (earliest September 2027)
<b>Developer:</b>	Lingerfelt Development, LLC
<b>Building Size:</b>	99,000 SF
<b>Structure:</b>	Tilt-up Concrete Wall Panels
<b>Dimensions:</b>	180' D x 550' W
<b>Configuration:</b>	Rear-load
<b>Clear Height:</b>	36'
<b>Column Spacing:</b>	52' W x 50' D w/ 60' loading bay
<b>Floor Slab:</b>	6" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

<b>Dock Doors:</b>	Thirty (30) 9' x 10' manual overhead doors Fifteen (15) 45,000 lb. mechanical levelers + seals Two (2) 14' x 16' motorized roll-up doors at drive-ins
<b>Truck Court:</b>	130'-deep truck court with 60' concrete apron and heavy-duty drive isle
<b>Roof:</b>	Mechanically attached .60 mil TPO with R-30 insulation
<b>Roof Age:</b>	New
<b>Lighting:</b>	LED high-bay at 30 FC throughout
<b>Electrical:</b>	One (1), 3,000 amp 277/480 volt, 3 phase, 4-wire service and house panel Two (2), 200A distribution panels for future tenants
<b>Fire Protection:</b>	ESFR
<b>HVAC:</b>	Heat for freeze protection, 1 Air Change Per Hour Three (3) HVLS fans in dock bay
<b>Parking:</b>	116 Parking Spaces 0 Trailer Drops

\*Specs can be modified to tenant needs if engaged early enough



# WHY LINGERFELT?



-  Headquarters
-  Target Markets
-  Current Holdings
-  Former Holdings

## ➤ Reputation of Quality and Excellence Spanning Three Generations

Lingerfelt is a results-driven, vertically integrated real estate investment management firm. Since the 1950's, Lingerfelt has been a dependable name in real estate and continues to build upon a stellar reputation by sourcing and investing in unique real estate opportunities that provide outsized returns for investors and partners. Lingerfelt, along with its partners, have successfully constructed, acquired, and managed a portfolio of over 25 million square feet of commercial real estate valued at over \$3B and growing each day.

## ➤ Cycle-Tested Strategy and Experienced Management

We've honed our skills through up-markets and down-markets, resulting in a team of seasoned professionals. Our institutional-quality management, accounting, and reporting is supported by a robust corporate infrastructure that is designed to efficiently manage capital.

## ➤ Strong Investment Track Record

Our performance speaks for itself. With our portfolio of successful case studies, it's easy to see how we're applying our reach and expertise to serve our clients.

## ➤ Fully Integrated Owner-Operator Business Model

We measure our success by making sure our investors' goals are at the forefront of everything we do. We are a diligent and engaged owner/operator with in-house capabilities in sourcing, underwriting, financing, development, project and asset management, accounting, reporting, and fund management.

## ➤ Right Timing, Right Geography

In the real estate industry, timing and location are everything. We harness our insights to invest in the acquisitions and development opportunities that yield the best results.

## ➤ In-Depth Knowledge & Expertise

Lingerfelt's management team draws on decades of experience, including successfully navigating multiple recessions and uncertain market cycles. Lingerfelt's extensive network of relationships with debt and equity capital providers, property owners, brokers, and other key service providers should position the firm to secure the most favorable terms and opportunities available in today's market.



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# LINGERFELT VERTICAL INTEGRATION

The Lingerfelt owner-operator model optimizes risk management practices and adds value across all facets of the real estate investment cycle



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## LINGERFELT Owner-Operator Model



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# CONTACT



6641 W Broad St, Suite 404  
Richmond, VA 23230



Office: 804-270-0015



[www.Lingerfelt.co](http://www.Lingerfelt.co)

Leasing Inquiries:

**Rob Valentine:** [RValentine@Lingerfelt.co](mailto:RValentine@Lingerfelt.co)

**Brian Witthoefft:** [BWitthoefft@Lingerfelt.co](mailto:BWitthoefft@Lingerfelt.co)

