

FOR LEASE | TWO-BUILDING 373,360 SF INDUSTRIAL PARK | Q3 2026

WHITE OAK DISTRIBUTION CENTER



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**RANGE
COMMERCIAL PARTNERS**

7200 Glen Forest Drive, Suite 100
Richmond, VA 23226



SITE PLAN

1100 & 1101 TECHPARK PLACE, SANDSTON, VA 23150



BUILDING 1 - 196,560 SF

Roof

New - Mechanically attached .60mil TPO with R-30 insulation

Configuration

Rear-load

Structure

Tilt-up Concrete Wall Panels

Clear Height

36'

Column Spacing

54' W x 50' D w/ 60' loading bay

Floor Slab

7" 4,000 psi concrete on 6" of stone base w/ 6mil vapor barrier under slab

Lighting

LED high-bay at 30 FC throughout

HVAC

Heat for freeze protection, 1 Air Change Per Hour
Five (5) HVLS fans in dock bay

Electrical

One (1) 3,000 amp 277/480 volt, 3-phase, 4-wire service and house panel
Two (2), 200A distribution panels for future tenants

Fire Protection

ESFR

Truck Court

200'-deep shared truck court with 60' concrete apron and heavy-duty drive isle

Dock Doors

Thirty-six (32) 9'x10' manual overhead doors
Sixteen (16) 45,000lb mechanical levelers & seals
Two (2) 14'x16' motorized roll-up doors at drive-ins

ADDRESS	1100 Techpark Place, Sandston, VA 23150
ZONING	M-2C (General Industrial)
SITE ACREAGE	+/- 40.5 acres
DELIVERY	Q3 2026

DEVELOPER	Lingerfelt Development, LLC
BUILDING SIZE	196,560 SF
PARKING	182 Parking Spaces 15 Tractor drops

BUILDING 2 - 176,800 SF

HVAC

Heat for freeze protection, 1 Air Change Per Hour
Four (4) HVLS fans in dock bay

Electrical

One (1) 3,000 amp 277/480 volt, 3-phase, 4-wire
service and house panel
Two (2), 200A distribution panels for future tenants

Fire Protection

ESFR

Truck Court

200'-deep shared truck court with 60'
concrete apron and heavy-duty drive isle

Dock Doors

Thirty-six (31) 9'x10' manual overhead doors
Fifteen (15) 45,000lb mechanical levelers & seals
Two (2) 14'x16' motorized roll-up doors at drive-ins

Roof

New - Mechanically attached .60mil TPO
with R-30 insulation

Configuration

Rear-load

Structure

Tilt-up Concrete Wall Panels

Clear Height

36'

Column Spacing

54' W x 50' D w/ 60' loading bay

Floor Slab

7" 4,000 psi concrete on 6" of stone base w/
6mil vapor barrier under slab

Lighting

LED high-bay at 30 FC throughout

ADDRESS 1101 Techpark Place, Sandston, VA 23150

ZONING M-2C (General Industrial)

SITE ACREAGE +/- 40.5 acres

DELIVERY Q3 2026

DEVELOPER Lingerfelt Development, LLC

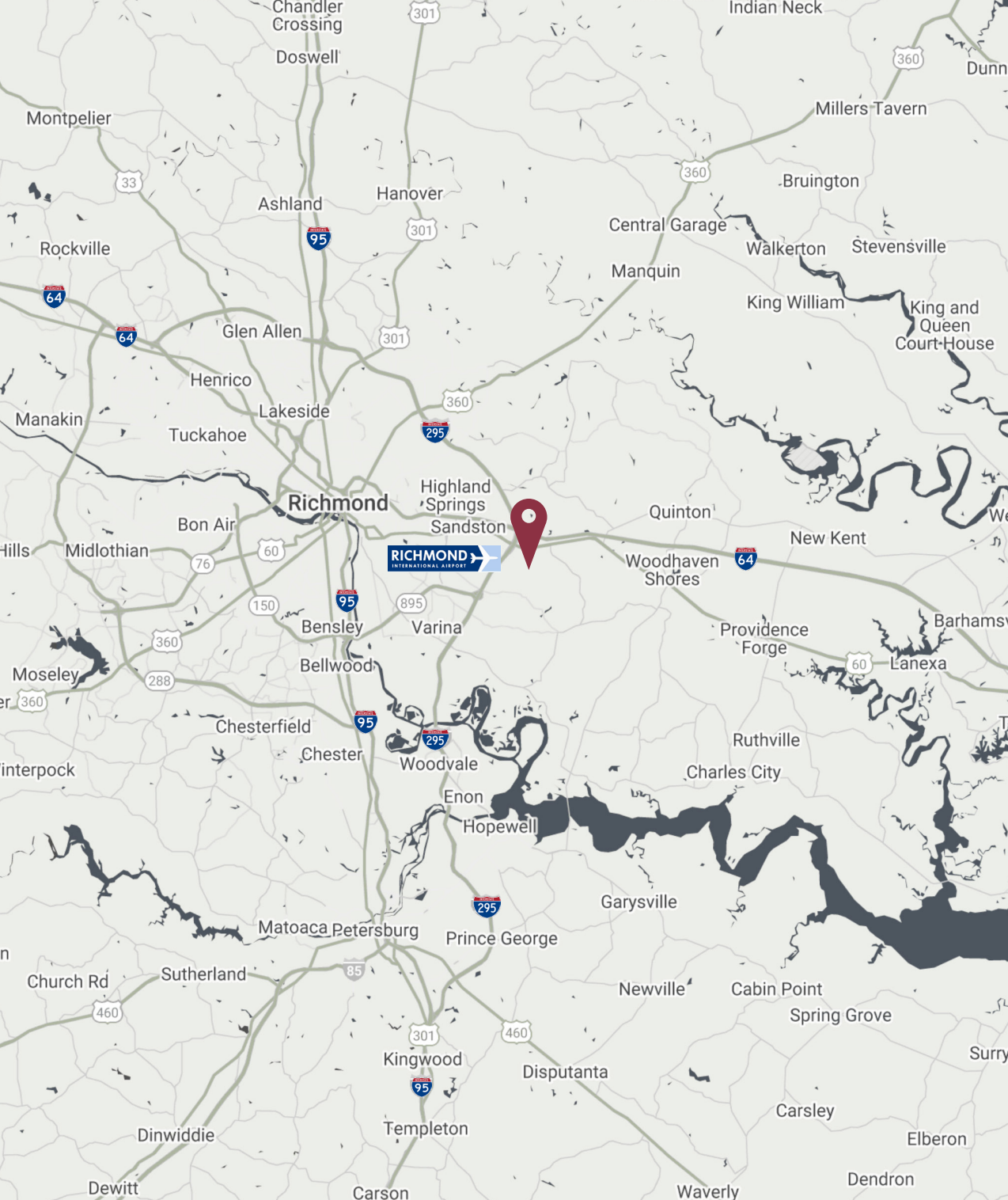
BUILDING SIZE 176,800 SF

PARKING 281 Parking Spaces
14 Trailor drops

WHITE OAK TECHNOLOGY PARK

7M SF OF DATA CENTER DEVELOPMENT





CENTRAL LOGISTICS LOCATION

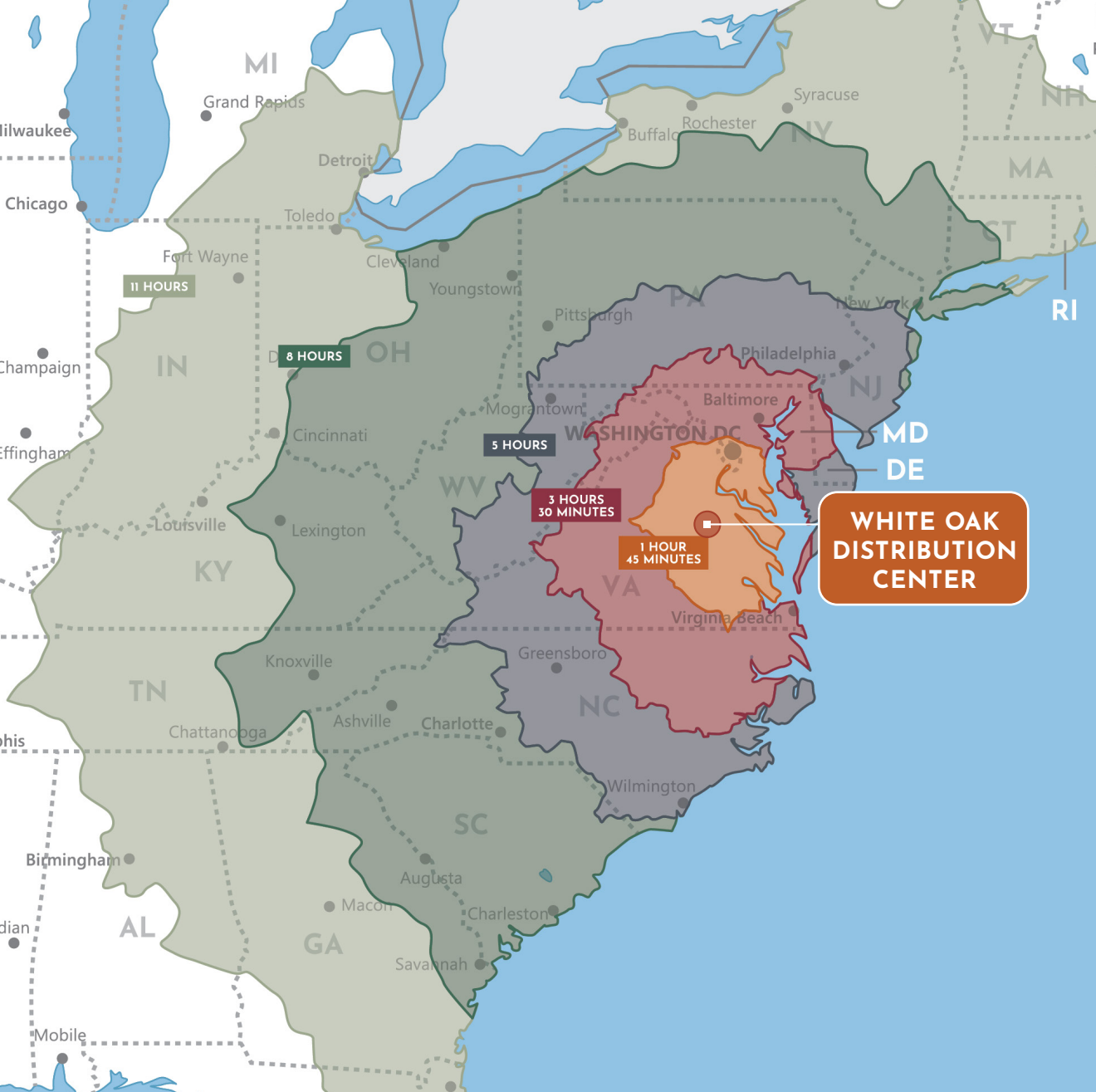
Major Highways & Interchanges

I-295/I-64	7 min	4 miles
I-295 /I-95 N	20 min	18 miles
I-295/I-95 S	30 min	30 miles

Major Transportation Hubs

Richmond Int. Airport	14 min	6.9 mi
Richmond Marine Terminal	24 min	17 mi
Port of Virginia	1.5 hours	78 mi

- › Access to rail freight service through CSX and Norfolk Southern
- › Access to Richmond International Airport (RIC) which transports more than 85 million lbs of cargo annually
- › Access to an extensive network of highways, including I-295, I-64, I-95, I-85
- › Located in foreign trade zone #207



**WHITE OAK
DISTRIBUTION
CENTER**

WITHIN 500 MILES OF 60% OF THE NATION'S CONSUMERS

Major Cities

Richmond CBD	19 min	14 miles
Fredericksburg	1 hour	63 miles
Virginia Beach	1.75 hours	96.5 miles
Washington, DC	2 hours	116 miles
Baltimore	3.5 hours	161 miles
Raleigh	2.5 hours	172 miles
Philadelphia	5 hours	255 miles
Charlotte	4.5 hours	296 miles
New York, NY	6 hours	342 miles
Atlanta	8.5 hours	535 miles

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