

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

WHITE OAK DISTRIBUTION CENTER



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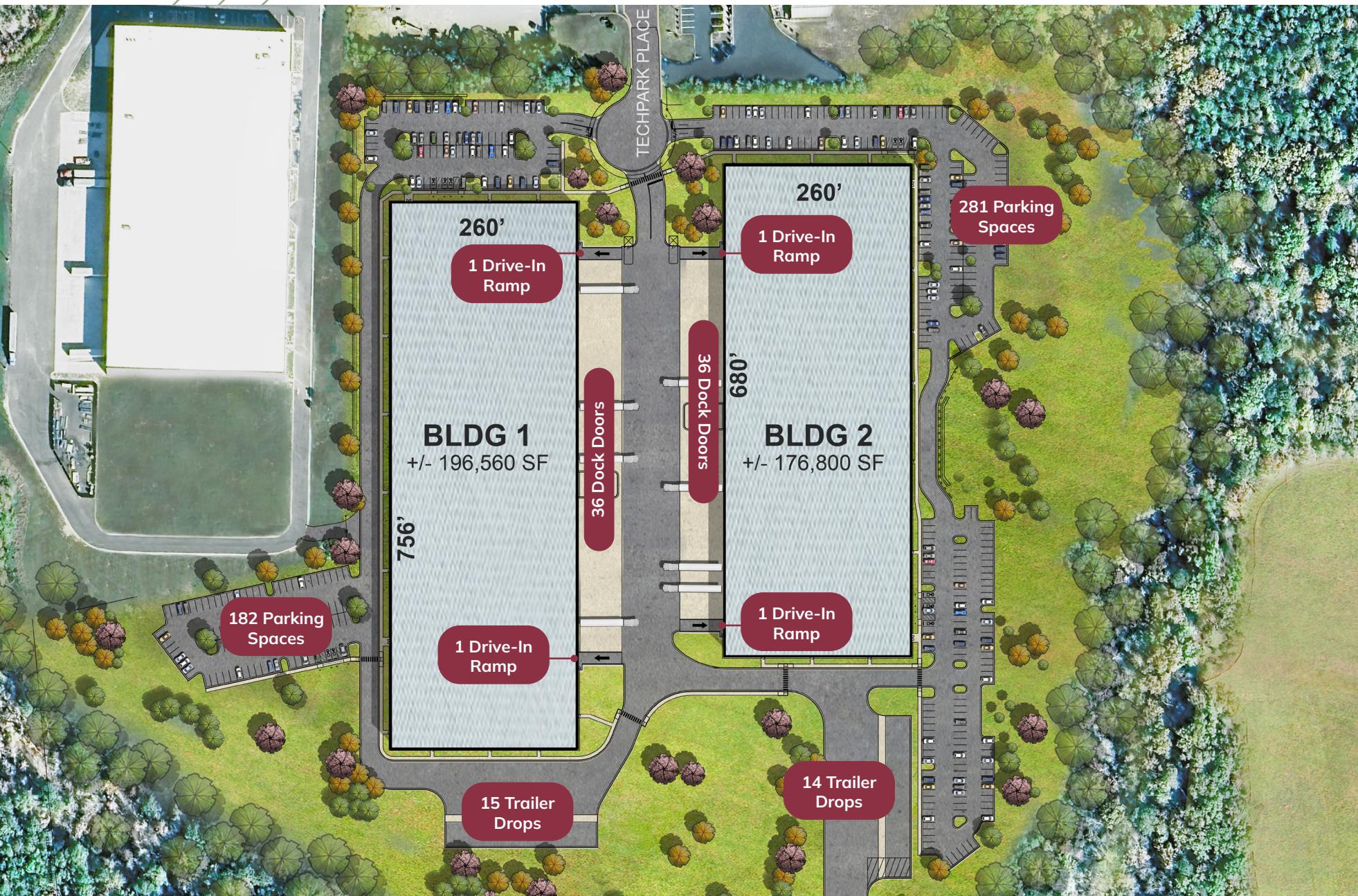
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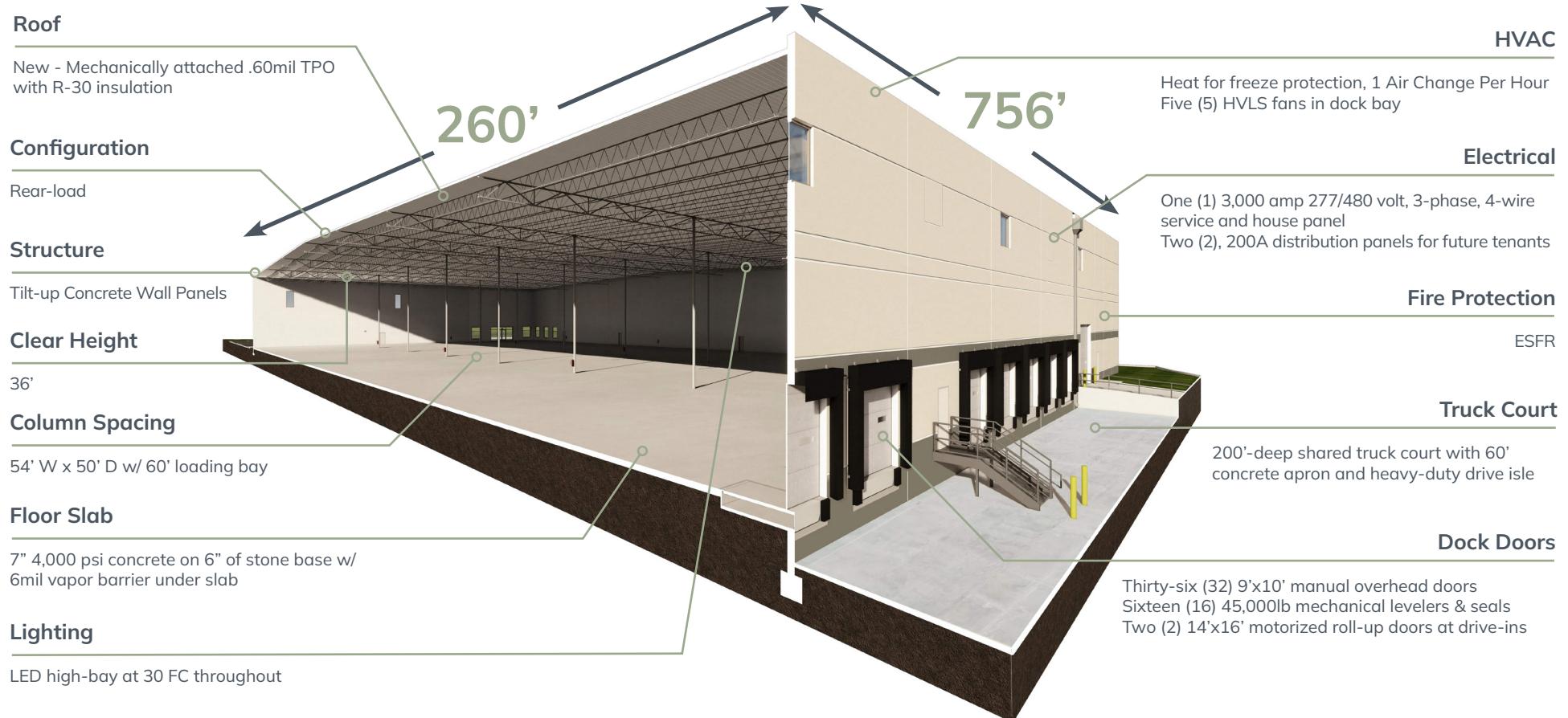


SITE PLAN

1100 & 1101 TECHPARK PLACE, SANDSTON, VA 23150



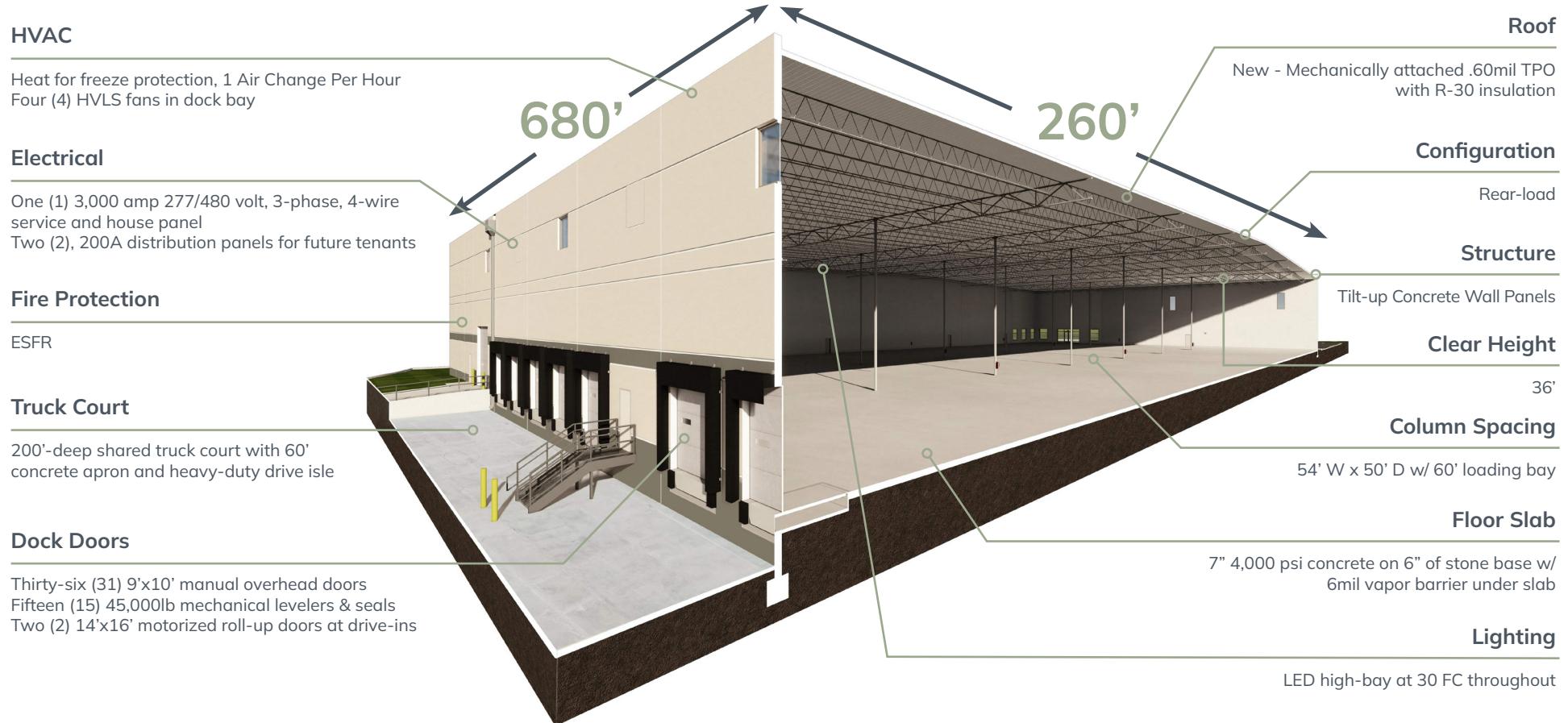
BUILDING 1 - 196,560 SF



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 Trailor drops

BUILDING 2 - 176,800 SF



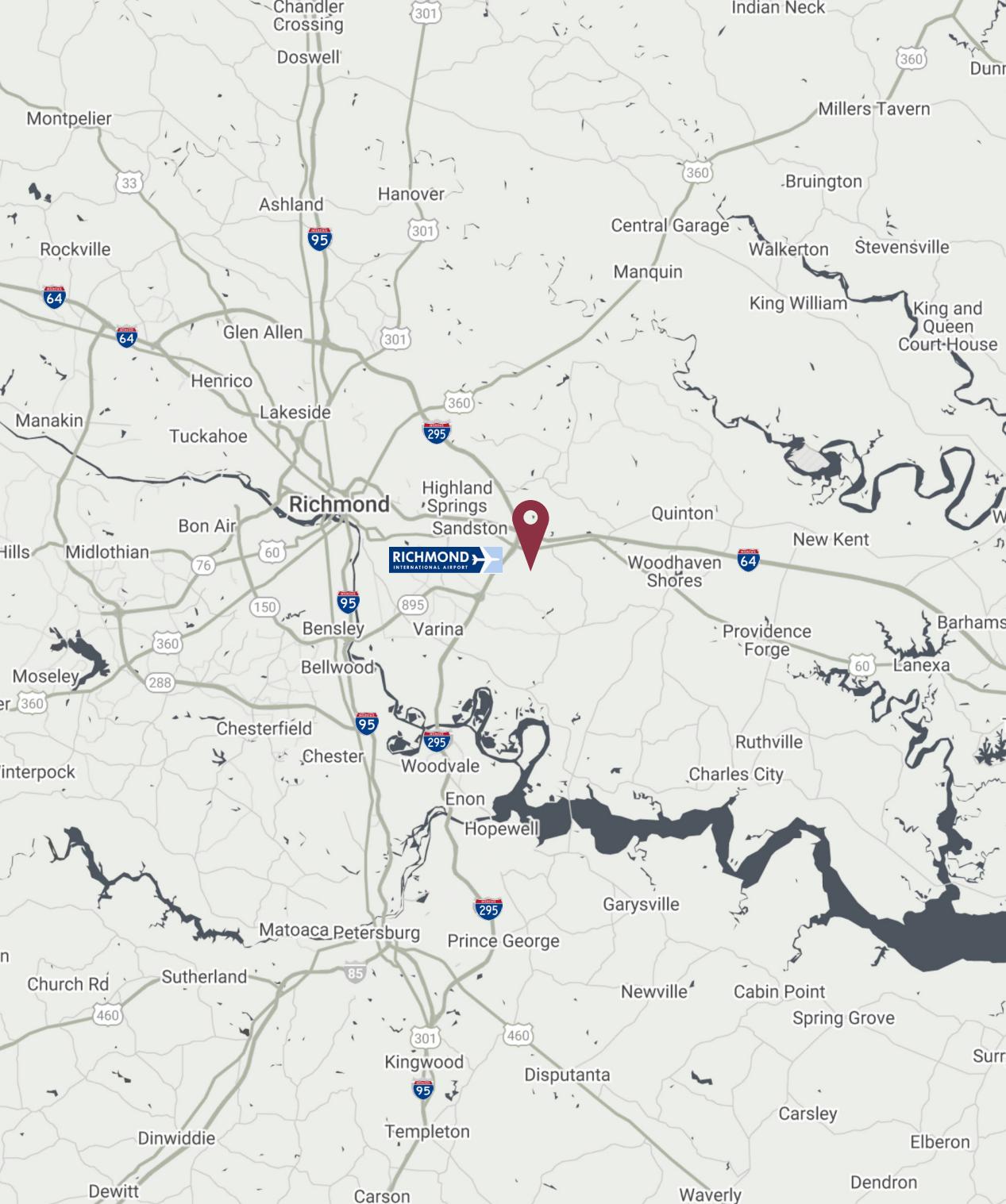
ADDRESS	1101 Techpark Place, Sandston, VA 23150
ZONING	M-2C (General Industrial)
SITE ACREAGE	+/-. 40.5 acres
DELIVERY	Q3 2026

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

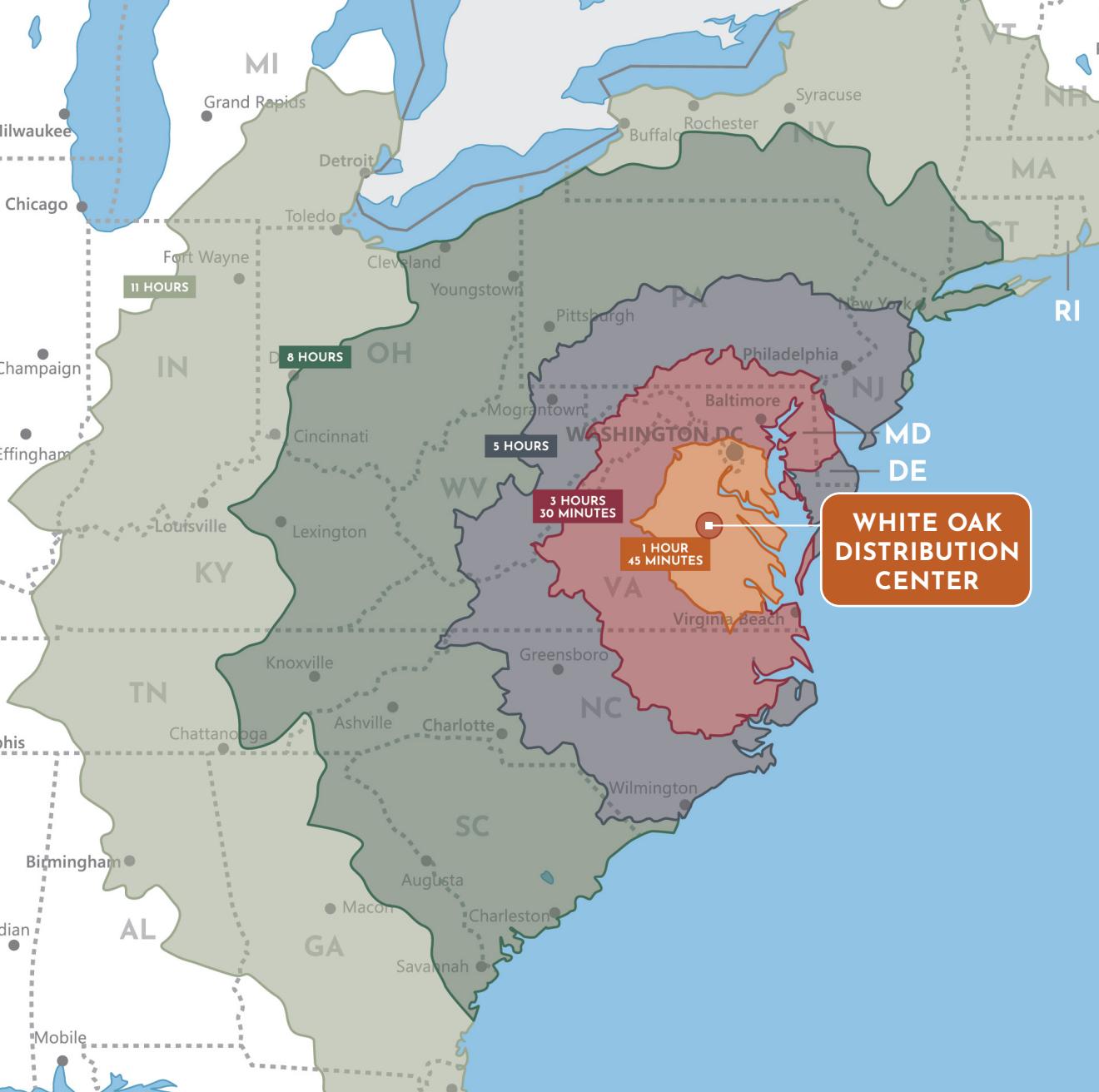
Major Highways & Interchanges

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



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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