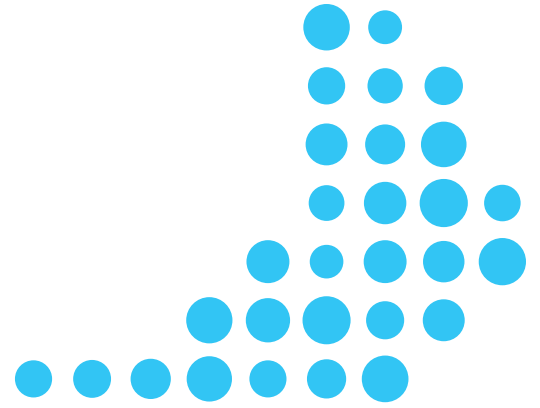




Ashland, VA



BUILDING AS OF 5/27/2022

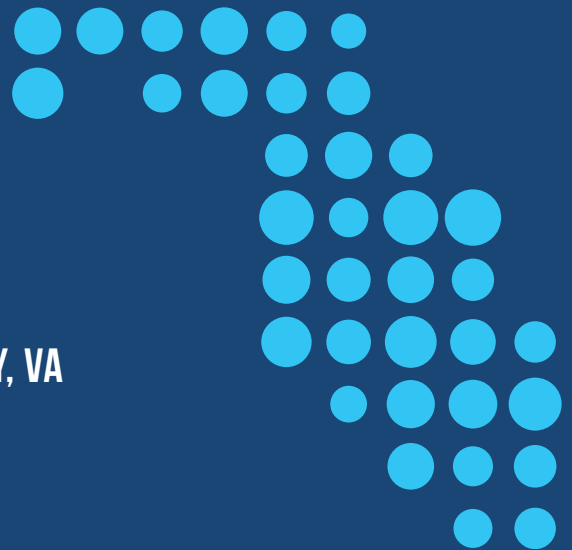
SPECULATIVE

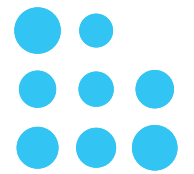
1,112,100 SF

CLASS A DISTRIBUTION FACILITY IN HANOVER COUNTY, VA



WWW.EASTCOASTCOMMERCECENTER.COM





THE DEVELOPMENT



AUGUST 2022 DELIVERY



I-95 VISIBILITY



ACCESS TO OVER 55% OF THE U.S. POPULATION WITH 750 MILES



EXCEPTIONAL LABOR SUPPLY AND COST



35 ACRES OF SURPLUS LAND FOR EXPANSION

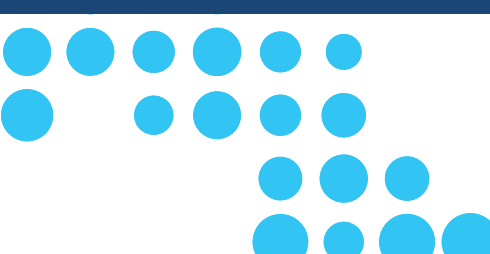
OVERVIEW

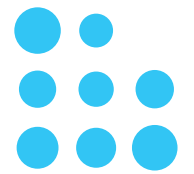
East Coast Commerce Center (ECCC) is conveniently situated within Richmond, Virginia's MSA which provides strategic connectivity to the entire east coast. This connectivity allows shippers to reach 55% of the US population within 750 miles of ECCC. Scheduled for completion in late summer of 2022, the Property has the desired building features for Class A product including 36' clear ceilings, LED lighting, cross dock loading with ample dock door, trailer parking and auto parking capabilities. Additionally, the Property has more than 35 acres of surplus land for expansion.

Richmond is a rapidly growing industrial and distribution market due to its coveted access to Interstate-95 and I-64, proximity to the Port of Virginia and overall cost of living. It is approximately 90 miles south of Washington, D.C. and is the southernmost city on the traditional I-95 business corridor which includes Richmond, Baltimore, Washington, D.C., Philadelphia, New York City and Boston. Richmond is almost precisely at the midpoint of I-95, which is the primary north-south arterial on the east coast running the length of the country from Maine to Miami.

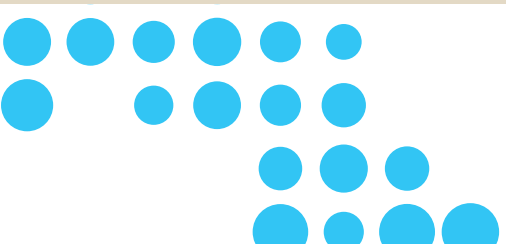
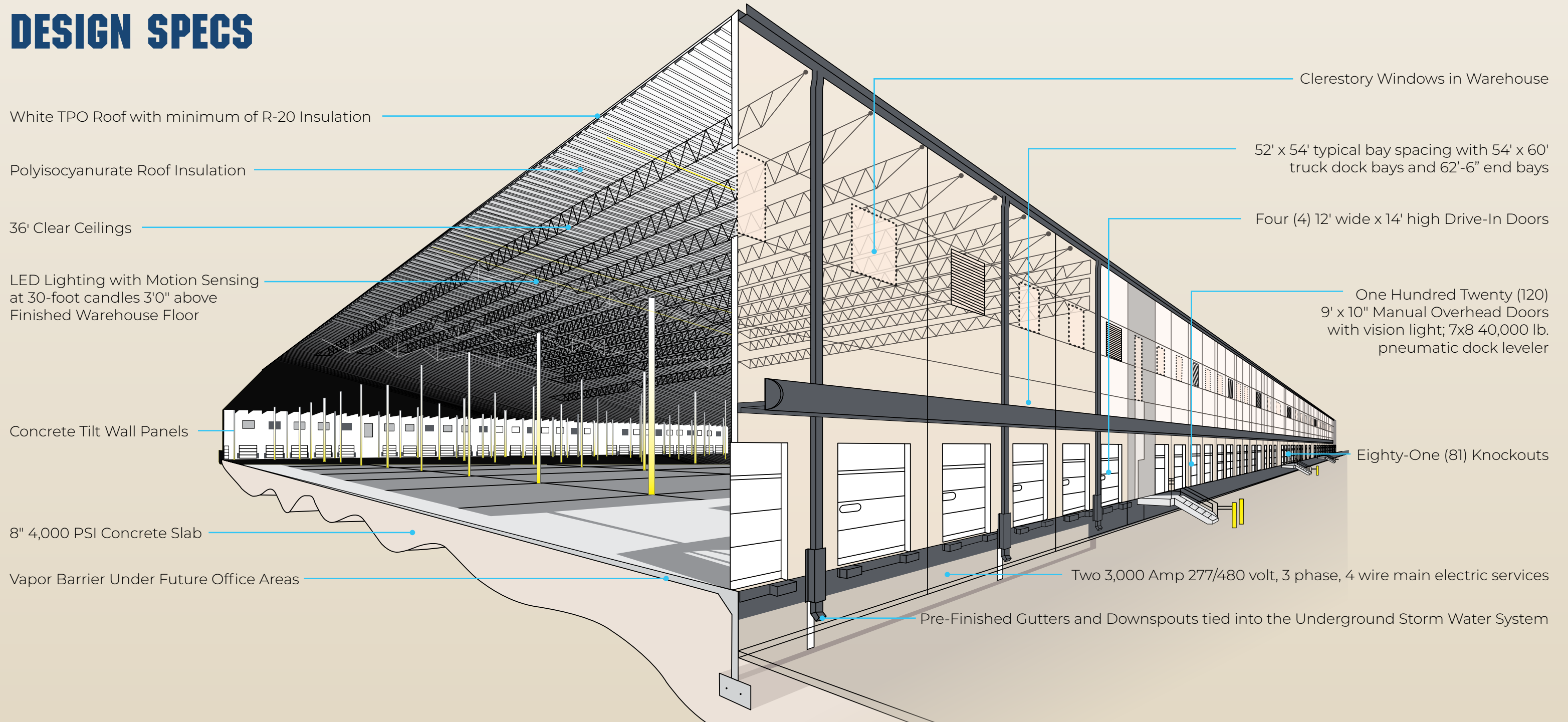
Virginia is consistently ranked in the top four states for business according to Forbes, and received the #1 ranking for best state to do business according to CNBC. Virginia earned its ranking due to its strong incentive offerings, business friendly government policy, broad based economy and a moderate tax burden.

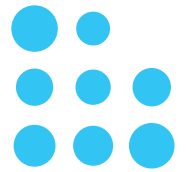
Nearly 30 regional institutions of higher education train and supply the next generation of skilled professionals, enabling Richmond to attract and retain a talented labor pool of all industries.





DESIGN SPECS





THE VIRGINIA ADVANTAGE

NATIONAL RECOGNITION

Virginia's streamlined business regulations, moderate corporate taxes, and tech-savvy, productive work-force create a business-friendly environment. Over the last 10 years, Virginia has consistently ranked in the top 10 for workforce education and business climate.

#1

Workforce development in the Atlantic region
(Site Selection Magazine 2018 & 2019)

#1

For Workforce and Education
(CNBC 2019)

#2

State with Best Business Climate
(Business Facilities 2019)

#4

Best State for Business
(Forbes 2018 & 2019)

TOP STATE

For Business
(CNBC 2007, 2009, 2011, 2017, 2019)

TOP 10

Business Climate States
(Site Selection Magazine)

TOP 10

State for Doing Business
(Area Development 2019)

RIGHT-TO-WORK STATE

Furthest north on the East Coast

11

Fortune 1,000 companies have HQs in Richmond

6%

Corporate tax - below average and unchanged since 1972

HOME TO

30 regional institutions of higher education

REGIONAL CONNECTIVITY



\$2 billion + invested
in port-related economic
development in 2019



75% of the U.S. population
lives within a two-days drives
from The Port of Virginia



**218 port related economic
development** announcements
over the past 5 years



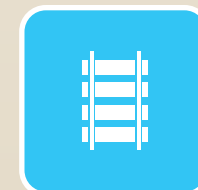
**Virginia has the third largest
state-maintained transportation
network**, including interstates
1-95, 1-81, 1-64, 1-85, 1-77, 1-66



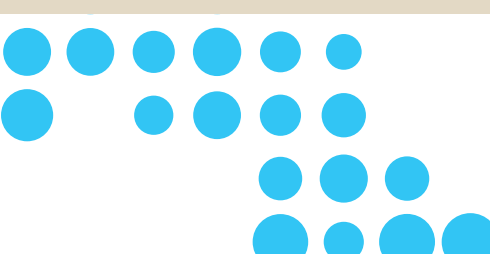
**55'/16.76m channel
deepening project** will be
complete in early 2025



\$6.95 million available in Virginia
Port incentives each year



**2 Class I railroads operating on-
dock** - Norfolk Southern & CSX



EAST COAST ACCESS

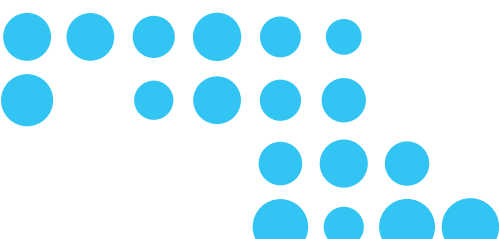
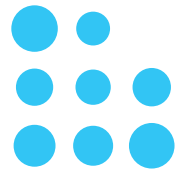
Eastern U.S. Distances from East Coast Commerce Center

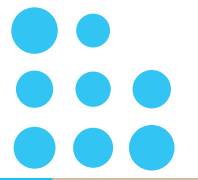
MULTI-MODAL TRANSPORTATION

Interstate System, Rail Service, Air Transportation, and Marine Ports



- 27 mi Richmond Int'l Airport
- 27 mi Richmond Marine Terminal
- 90 mi Washington, DC
- 96 mi Dulles Int'l Airport
- 103 mi Port of Virginia
- 133 mi Baltimore, MD
- 191 mi Raleigh, NC
- 201 mi Harrisburg, PA
- 234 mi Philadelphia, PA
- 321 mi New York, NY
- 445 mi Cleveland, OH
- 477 mi Columbus, OH
- 513 mi Cincinnati, OH
- 551 mi Atlanta, GA
- 561 mi Louisville, KY
- 604 mi Detroit, MI
- 780 mi Chicago, IL
- 820 mi St. Louis, MO
- 823 mi Memphis, TN





SURROUNDING INDUSTRIAL NEIGHBORS

WITHIN 50 MILES





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