

One Logistics Park (Building 2) - 635,040 SF Available

1251 Coverstone Dr | Winchester, VA | US | Frederick County
Available SF: 635,040



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Last Updated: Jul 15, 2025

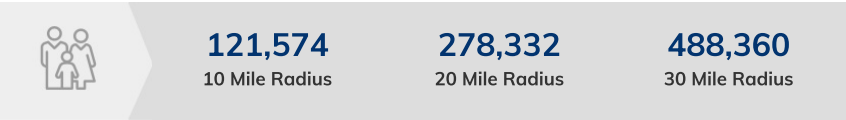
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Property and Area Description

Building 2 - 635,040 SF AvailableA multi-phased, master-planned project, One Logistics Park has commenced Phase 1 construction with nearly 1.1 million SF of best-in- class industrial product spread across two facilities. In Building 2, 635,040 SF is immediately available with another pad site available for up to 364,934 SF. Both offering full-building circulation and top-of-the-line infrastructure and finishes, the building’s initially planned specifications are outlined within but in many cases can also be “to suit” based on tenants’ needs. With all the benefit of being situated in an established industrial area, One Logistics Park builds upon the assets of its amenity-rich surroundings with plans for on-site service and convenience amenities to immediately serve park occupants. Maximizing clear heights and floor loads, loading capacity and trailer stalls, you will find the buildings in One Logistics Park accommodating for complete diversity of uses. Park infrastructure in terms of access and circulation; security and public safety; natural gas, electric, and other utilities further support flexibility for users. For even more specialized tenant requirements, One Logistics Park’s ownership can work to evaluate project scope and potentially build-to-suit options in alternative phases and areas of the project. Immediately off Interstate 81, One Logistics Park is located within the City of Winchester in the heart of Virginia's Shenandoah Valley. An established industrial market, major industrial occupiers like Rubbermaid, Rite Aid, Hood, and Kraft all call Winchester home and directly neighbor One Logistics Park. Highlights: 4 Points of Entry, including a lighted intersection at main Hillwood Pike entrance Food, Fuel and other Service Retail planned right at the park's main entrance Plentiful natural gas available on-site; at least 4,000 AMP electric with ample expansion potential Route 50 natural barrier, adjacent public safety, fire/rescue within 1/4 mile Within Foreign Trade Zone (FTZ) #137, an area designated around Washington Dulles International Airport Distribution Logistics Opportunities, Data Center Opportunities, Convenient Access to Interstate 81, Exceptional Transportation Dynamics, Plentiful Auto & Trailer Parking, Superior Labor Pools, Unrivalled Building & Park Infrastructure, Premier Access via four Park Entrances + Key Highway Arteries, 50' x 56' Column Spacing, 40' Clear Height

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Property Images



