

Austin Ridge Logistics Center Building 2 - Completed
Construction, Ready for Occupancy
2035 Austin Ridge Dr | Stafford, VA | US | Accomack County
Available SF: 193,817



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Last Updated: Jun 6, 2025

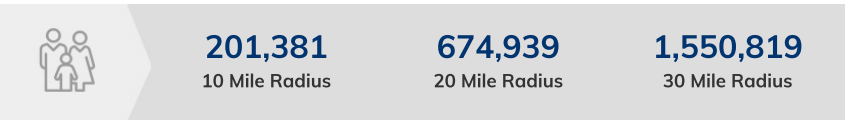
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Property and Area Description

2,078,015 SF Masterplanned Industrial Park
The Austin Ridge Logistics Center, a state-of-the-art industrial park will be composed of five to seven buildings for an expected total of 2,078,015 square feet. The Class A, multi-facility industrial park is the largest industrial project along I-95 from Washington, D.C. to Richmond, and is strategically positioned with immediate access to I-95. This is an innovative development as it can accommodate a range of large-scale users with spaces up to one million square feet, including potential tenants looking for last-mile logistics facilities, regional distribution warehouses and data centers. The project will not only be an ideal choice for industrial tenants but also will offer a wide range of business and economic opportunities for Stafford County.
Building 2: 30,000 - 193,817 SF (Completed Construction, Ready for Occupancy)
Building Dimensions: 676' x 284'; Office Area: 2,012 SF
Clear Height: 36'; Column Spacing: 52' x 56' + 60'; speed bays
Dock Doors: 20 (expandable 37)
Truck Court: 130' (185' with trailer parking)
Trailer Parking: 47
Sprinkler system: ESFR 24" HVLS Fans and Controllers
Car Parking: 190
Construction: 100% Tilt Up Concrete
Drive-In Doors: 2
Floor Slabs: 7" non-reinforced concrete, 4,000 PSI
Electrical: 4,000 amp 480v 3-phase
Lighting: LED with motion sensors, 30 FC average; measured at 30'; AFFHVAC: 50°F at -0°F, 0.25 ACH
Pursuing LEED certification
Site Advantages
PREMIUM TROPHY CLASS INDUSTRIAL CAMPUS in Stafford County only 45 minutes south of Washington, D.C. with immediate access to I-95 from EXIT 140
Uniquely positioned as the only CLASS A MULTIFACILITY industrial park in the region that spans between Richmond and Washington, D.C.
TOP-TIER TRANSPORTATION CONNECTIVITY with access to rail and ports facilitating efficient distribution to a wide array of markets
Spectrum of possibilities, ranging from last-mile logistics facilities to REGIONAL DISTRIBUTION WAREHOUSES SPANNING FROM 50,000 TO 1 MILLION SF
Development Opportunities
0.5 miles from I-95 offering UNRIVALED ACCESS and strong corporate visibility
Access to an EXCEPTIONAL LABOR POOL of 5.9 million people within a 60-minute drive time
STATE-OF-THE-ART DEVELOPMENT, encompassing over 2 million SF of space

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Property Images





FOR LEASE

±2,078,015 SF

MASTERPLANNED
INDUSTRIAL PARK IN
STAFFORD, VA



AUSTIN RIDGE
LOGISTICS CENTER




DEVELOPMENT OPPORTUNITIES

-  0.5 miles from I-95 offering **UNRIVALED ACCESS** and strong corporate visibility
-  Access to an **EXCEPTIONAL LABOR POOL** of 5.9 million people within a 60-minute drive time
-  **STATE-OF-THE-ART DEVELOPMENT**, encompassing over 2 million SF of space




Alternative 7 building
CONCEPT PLAN

**BUILDING 2
SITE PLAN & SPECS**



AUSTIN RIDGE
LOGISTICS CENTER



±193,817
SQUARE
FEET

±20
DOCK
DOORS

±17
FUTURE
DOCK

±2
DRIVE
INS

±190
CAR
PARKING

±47
TRAILER
PARKING

MASTER SITE PLAN



AUSTIN RIDGE
LOGISTICS CENTER

