



Class-A Industrial Center

Delivering 2nd Quarter 2023 • 40' Clear Height • Zoned M-1



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Tradeport 81

Two (2) Class-A Industrial Buildings

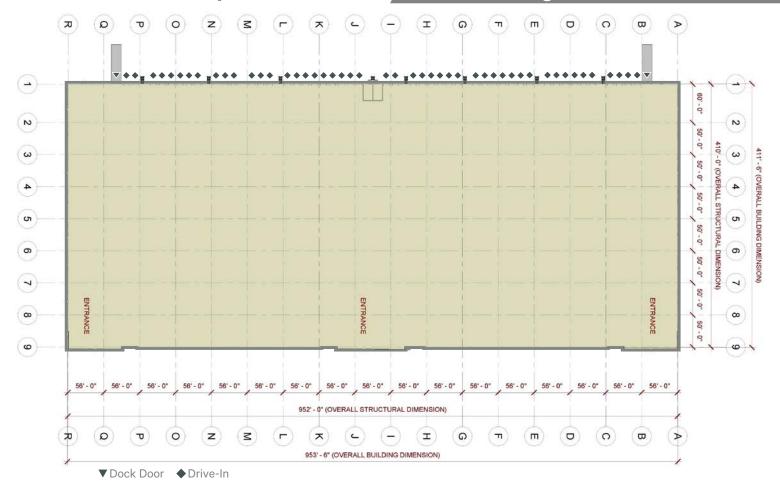
Tradeport 81 is comprised of (2) industrial buildings totaling **782,780 SF**. The site is located in the heart of Winchester with convenient access to Interstate 81 and adjacent to the Winchester & Western Railroad. Tradeport 81 is a Class A project featuring high ceilings, multiple loading capabilities, and optimal column spacing – making it ideal for a last mile distribution center.

- Two (2) Industrial Buildings: 782,780 SF
- Building 1: 391,390 SF (delivering Q4 2022)
- Building 2: **391,390 SF** (proposed)
- 40' Clear Height
- **Zoned M-1** (Frederick County)
- Fully sprinklered per NFPA 13

Building 1

391,390 Total Square Feet

UNDER CONSTRUCTIONDelivering 4th Quarter 2022

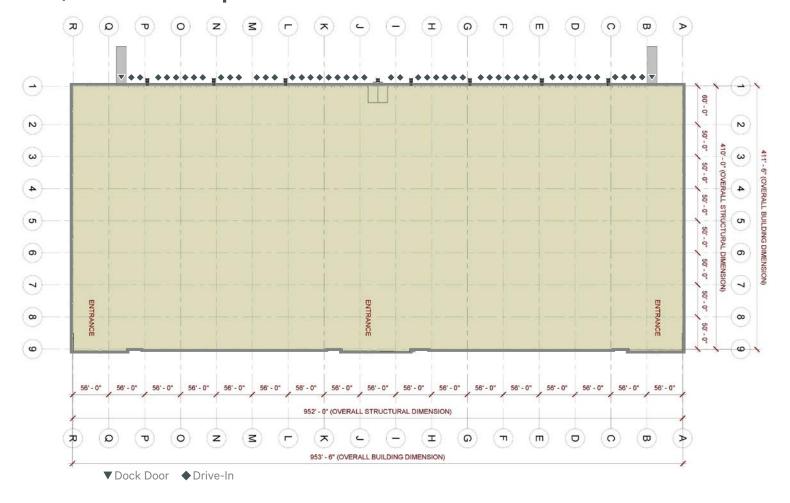


40' Clear Height • 56' x 50' Column Spacing
48 Docks • 2 Drive-Ins

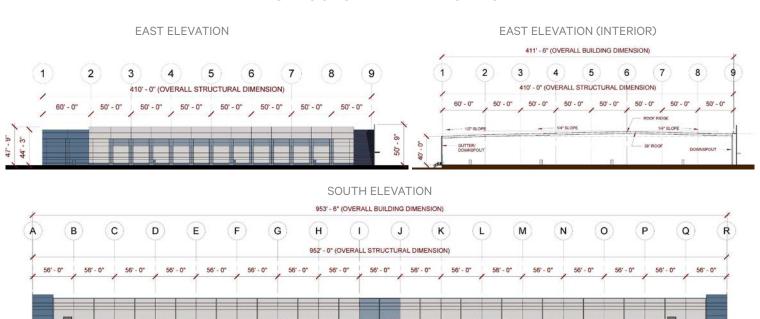


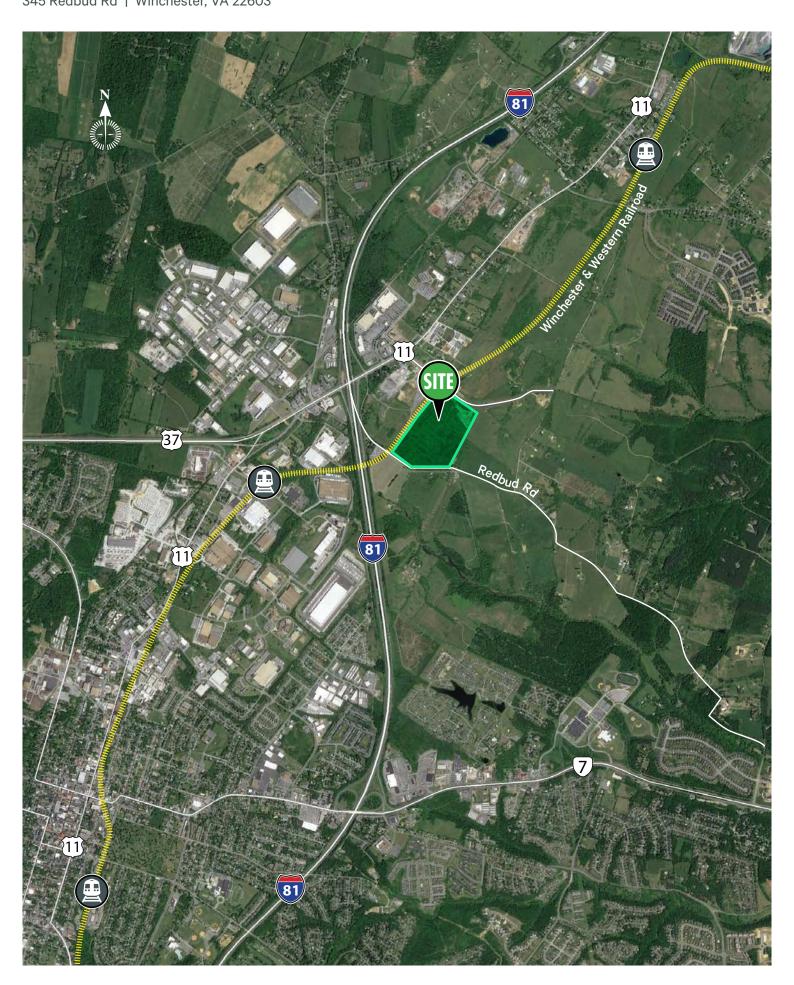
Building 2 (Proposed)

391,390 Total Square Feet



40' Clear Height • 56' x 50' Column Spacing
48 Docks • 2 Drive-Ins

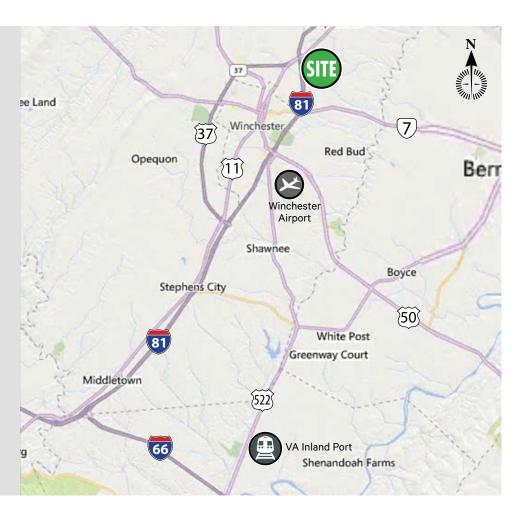






The Location

- Convenient access to I-81,
 Route 11, and Route 37
- Adjacent to Winchester & Western Railroad
- Within 5 miles from
 Winchester Regional Airport
- Near Winchester city center, with abudant shops & amenities close by
- Within 20 minutes drive to
 Virginia Inland Port and I-66



Distance To Locations:	
W&W Railroad 0 Miles	Winchester Regional Airport 5 Miles
Interstate 81 0.25 Miles	Virginia Inland Port16 Miles
Route 11 / 37 0.5 Miles	Interstate 66 17 Miles

2022 Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	2,018	16,995	39,103
Avg. Household Income	\$64,880	\$85,291	\$92,489
Population	680	36,420	63,432



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