



# TRADEPORT 81



**BUILDING 1: 391,390 SF**

## Class-A Industrial Center

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



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# Tradeport 81

345 Redbud Rd | Winchester, VA 22603



# Tradeport 81

## Two (2) Class-A Industrial Buildings

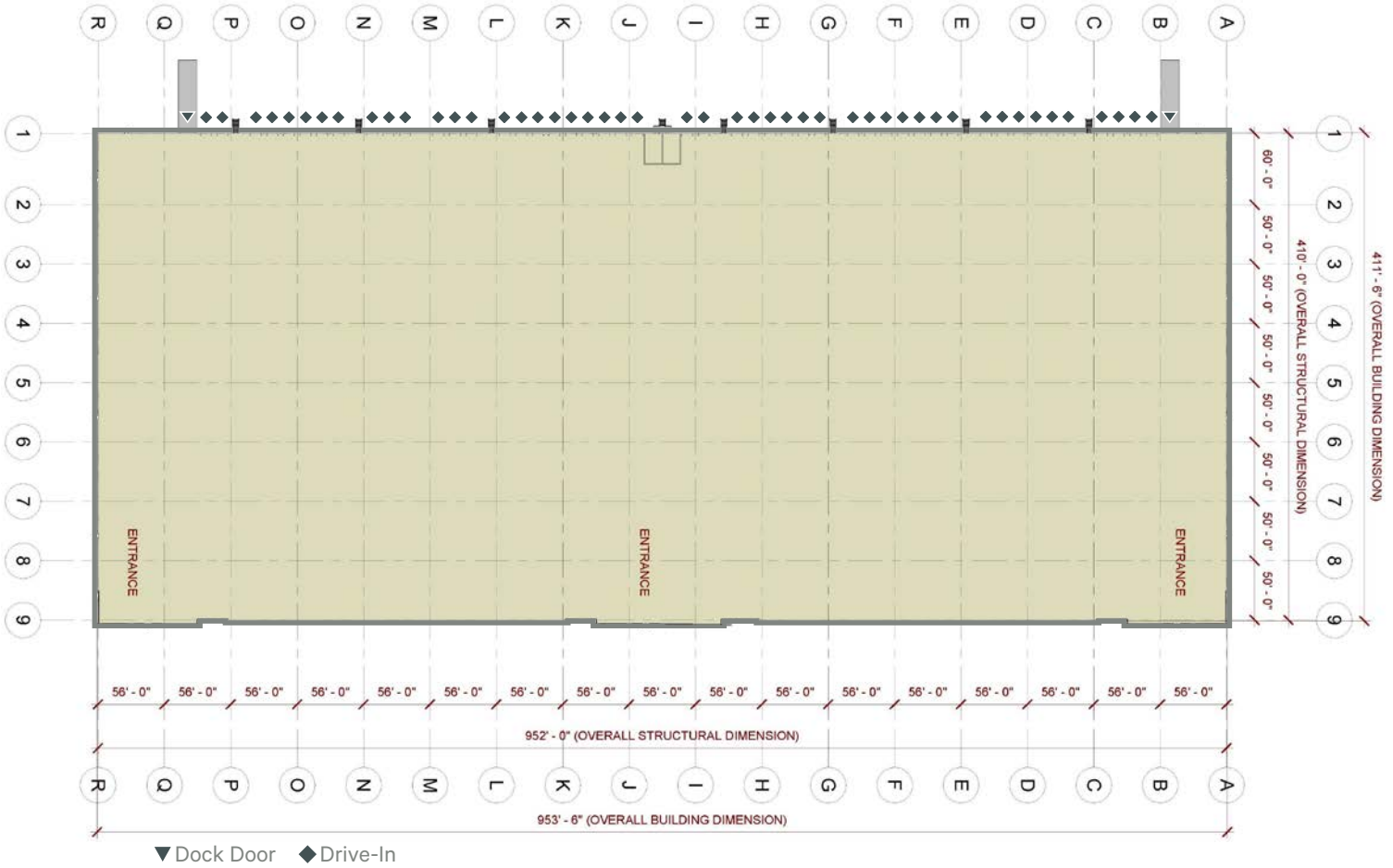
**Tradeport 81** is comprised of (2) industrial buildings totaling **782,780 SF**. The site is located in the heart of Winchester with convenient access to Interstate 81 and adjacent to the Winchester & Western Railroad. Tradeport 81 is a Class A project featuring high ceilings, multiple loading capabilities, 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



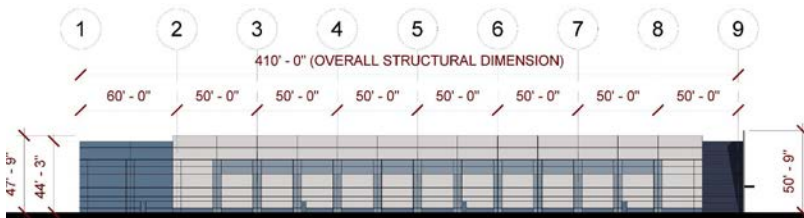
# Building 2 (Proposed)

391,390 Total Square Feet

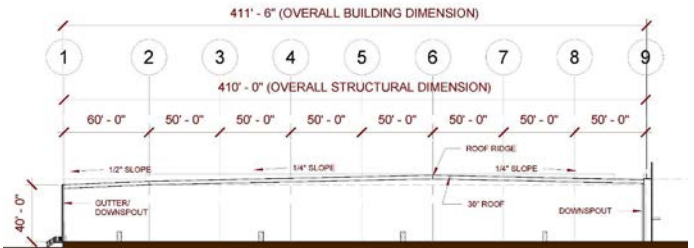


40' Clear Height • 56' x 50' Column Spacing  
48 Docks • 2 Drive-Ins

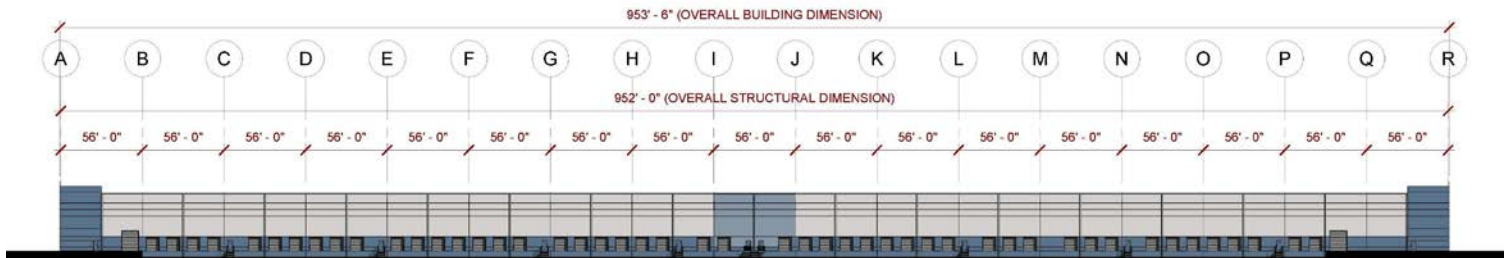
EAST ELEVATION



EAST ELEVATION (INTERIOR)

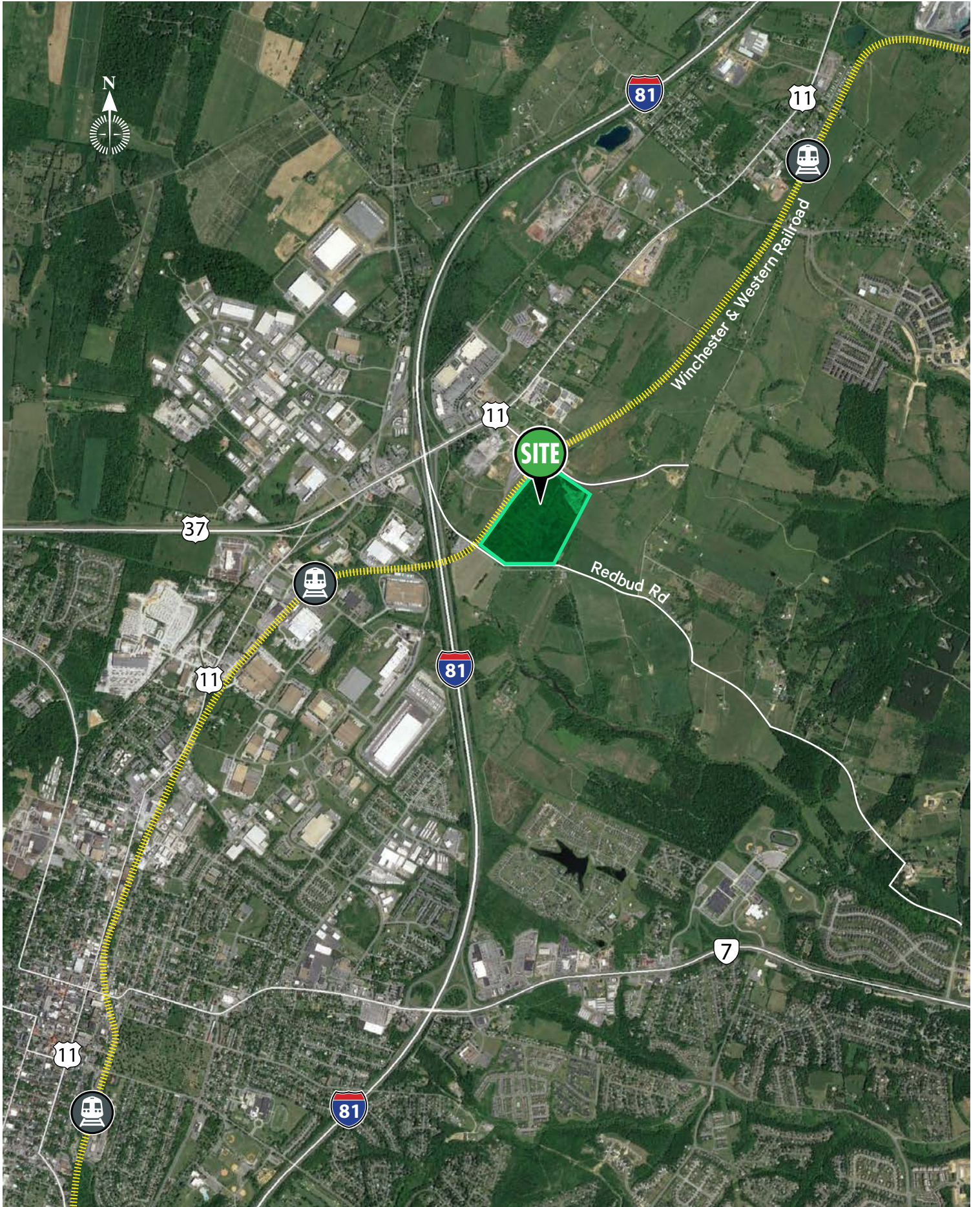


SOUTH ELEVATION



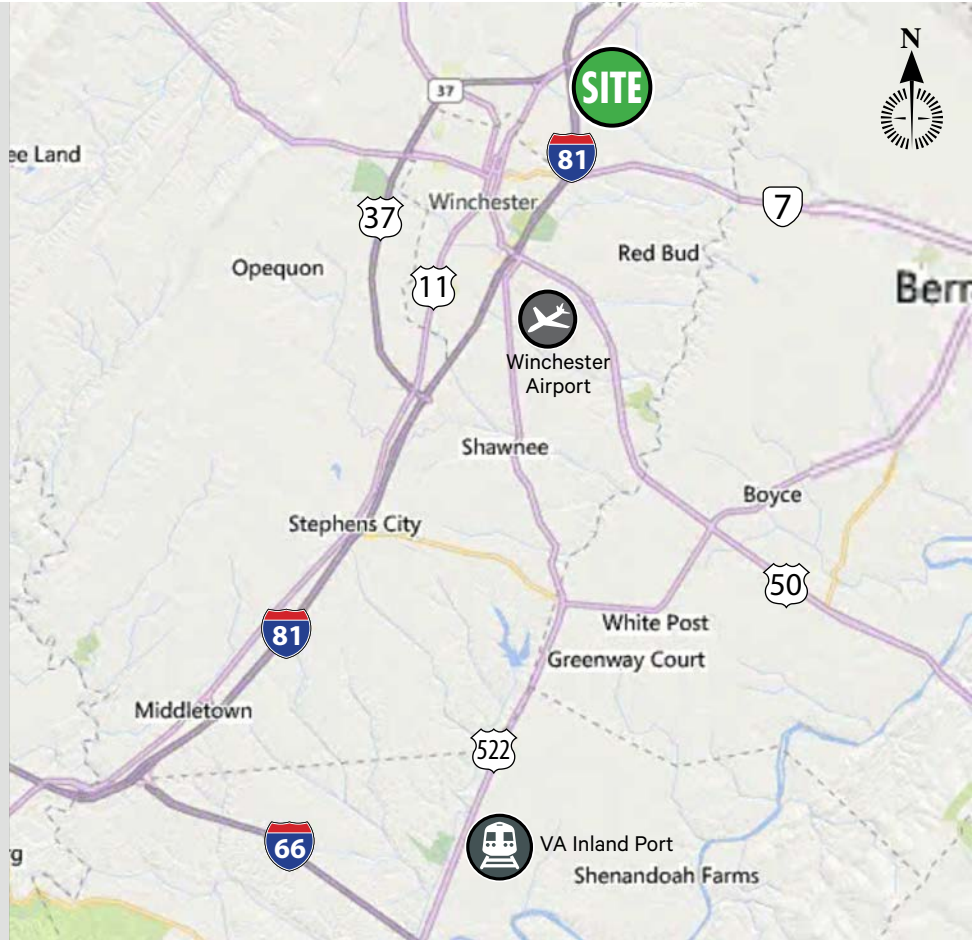
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## The Location

- 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 abundant 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 Port ..... 16 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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