



# Kraft Heinz Distribution Center

291 Park Center Drive, Winchester, VA 22603

## BUILDING DETAILS

### Property Overview

<b>Total GLA</b>	344,700 sq. ft.
<b>Year Built</b>	2001
<b>Office Space</b>	6,200 sq. ft. / 3,000 sq. ft.
<b>Site Area</b>	25.50 acres
<b>Parking</b>	+/-110 Car / 157 Trailer

### Space Available

**100% Fully Leased**

### Key Features

- The Property is 100% leased by the Kraft Heinz Food Company, now third largest food and beverage company in North America and fifth largest in the world.
- The facility offers modern Class A industrial design with high clear heights, a durable 7" concrete slab, ESFR sprinklers, and efficient staging supported by extensive loading capacity and forklift charging. Its cross-dock configuration, deep truck courts, robust dock equipment, and well-separated car and trailer parking enable smooth, high-throughput logistics and future expansion.
- The property sits directly adjacent to Kraft-Heinz's juice production plant, enabling both facilities to operate together as a unified Capri Sun and Kool-Aid distribution hub for the Eastern U.S. All product is manufactured and packaged next door before being transferred to 291 Park Center Drive for sorting, storage, and East Coast distribution.
- With access to the coveted I-81 Corridor serving as the critical distribution artery with direct connections to a robust network of transportation infrastructure, the Property enjoys unrivaled access to the entire Eastern United States and more than half of the nation's population within a one-day truck drive.



