

VIRGINIA REGIONAL COMMERCE PARK

SUFFOLK, VIRGINIA -- PORT OF VIRGINIA

FOR LEASE

- Office/Warehouse
- Light Industrial
- Logistics
- Light Manufacturing
- Port Uses

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Total Park Size: 4 buildings totaling 1,100,000 Square Feet
Building A - 60,000 - 400,000 SQUARE FEET
AVAILABLE NOW

Located in South Hampton Roads, Suffolk is just minutes from the Port of Virginia, military installations & interstate systems. The port is one of the leading container ports on the US East Coast.

- Virginia Regional Commerce Park is conveniently at the intersection of two major highways, Routes 460 & 58, which connect directly to Interstates 95 & 85. To the east, Route 58 provides direct connection to all ports and all of Southeastern Virginia.
- The first phase, Building A, is situated on 25 acres with on-site trailer storage and ample parking.

Building A features include:

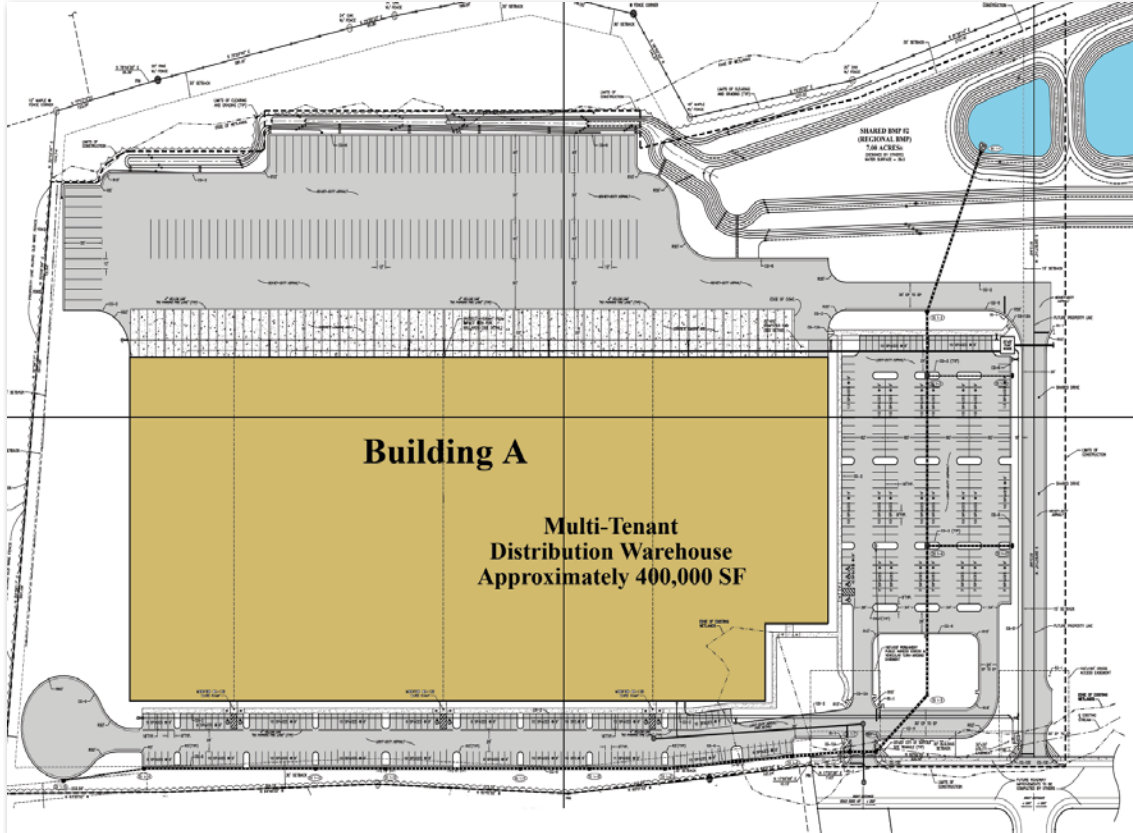
- 400,000 SF with space available divisible to 60,000 SF.
- 400' deep x 1,000' long
- 6" concrete slab, tolerance of 3000 PSI
- 32'x9" min. clear height, up to 37 'x10"
- 36' - 40' ceiling height
- Column spacing of 50' x 50'
- 68 dock doors
- 114 Existing trailer spaces (expandable)
- ESFR sprinkler system
- Lighting: 1-400 Watt Metal Halide per 1,000 SF, which yields 25-30 foot candle per SF
- Utilities: City water/sewer, Dominion Power & Virginia Natural Gas
- Three additional buildings will be developed for a total of over 1,000,000 SF

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SITE MAP:



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PORT MAP:



Legend and Straight Line Distance to Site:

- **NNMT:** Newport News Marine Terminals
- **NIT:** Norfolk International Terminals - 19.2 miles
- **APM/MAERSK:** AP Moeller/Maersk - 15.3 miles
- **PMT:** Portsmouth Marine Terminals - 16.3 miles