

Sitework Underway For Lease in Greenbrier

Ben Anderson

Associate Vice President
+1 757 634 9902
ben.r.anderson@colliers.com

H. Ashton Williamson, MAI, SIOR

Executive Vice President
+1 757 288 3438
ashton.williamson@colliers.com

150 W. Main St., Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300
colliers.com/norfolk

Class A Warehouse 49,000 SF Under Construction 2200 Steppingstone Square, Chesapeake, VA

Features:

- Available SF: 49,000 SF (Divisible)
- Property Type: Class A concrete tilt-wall construction
- Total Building Area: 78,400 SF, currently being expanded to 127,400 SF
- Builder: C.W. Brinkley, Inc.
- Occupancy: October 1, 2026
- Lease Rate: \$10.50/SF NNN
- OPEX: \$1.63/SF



Technical Specifications

Suite Size: 19,600 SF, 29,400 SF or 49,000 SF

Clear Height: $\pm 26' - 31'$

Column Spacing: 60' X 49' TYP

Suite Dimensions: 200'w X 245'd

Loading: Ten (10) Dock Doors,
Two (2) Drive-in Doors

Pit Levelers: 50k rated

Floor: 6" dock high slab

Truck Court: $\pm 130'$,
heavy reinforced
concrete

Fire Suppression: ESFR, enabling very
high racking

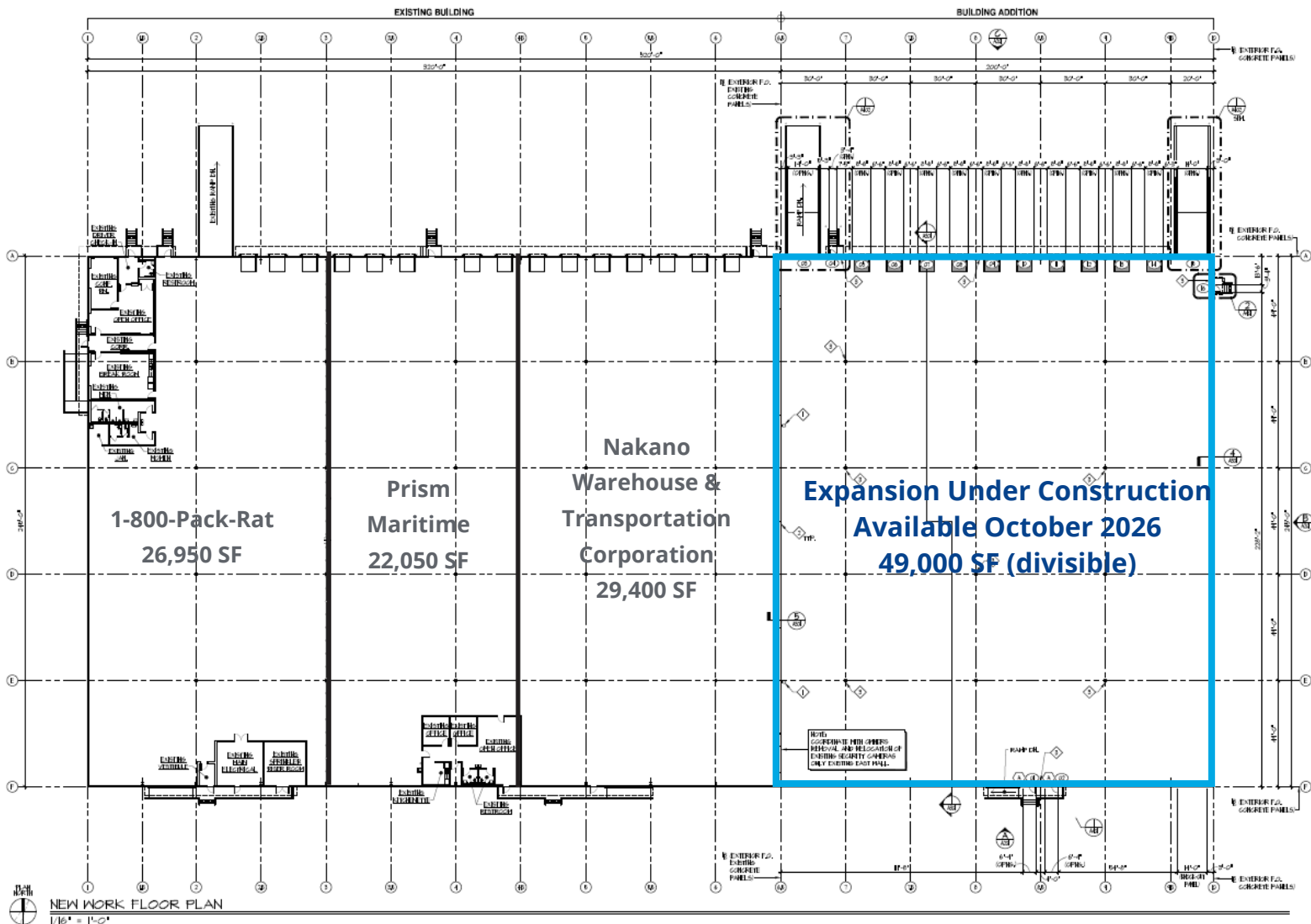
Lighting: High efficiency LED

Electric: 120/277/480 3-phase

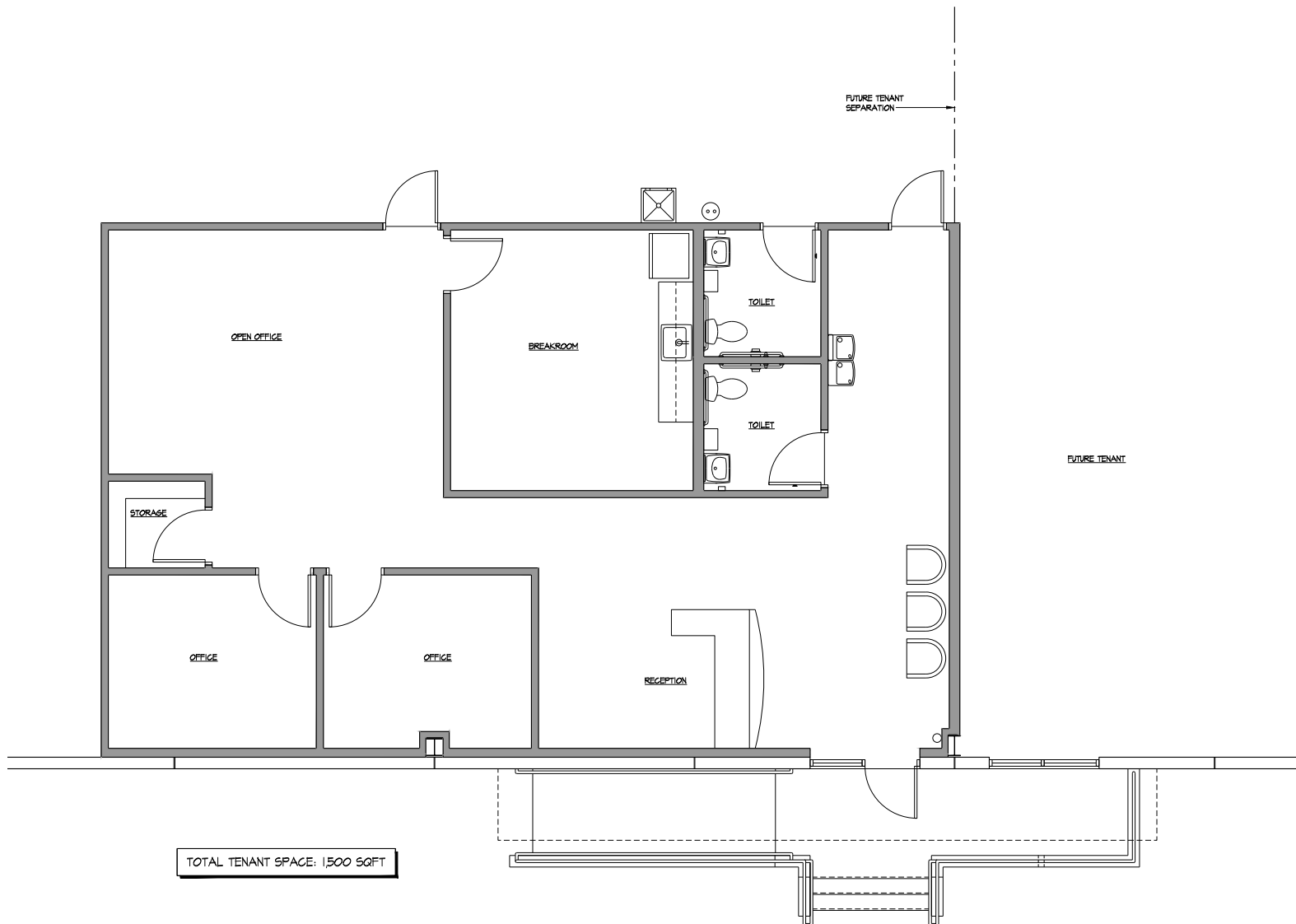
HVAC: Natural gas heaters in
warehouse areas and
ventilation designed
for 1.8 air change/hr

Fiber: Verizon and Cox

Floor Plan



Spec Office Floor Plan



PRELIMINARY TENANT FLOOR PLAN- OPTION 3

3/8" = 1'-0"

Notes:

1,500 SF Spec Office delivered as shown, expandable for single tenant or can be replicated for a 2nd future tenant, fully demised with separate employee entrance.

2200 Steppingstone Sq | For Lease

Property Gallery



Mileage to Port of Virginia Terminals

PMT (Portsmouth Marine Terminal)	13.8 miles
VIG Terminal (VA International Gateway)	15.5 miles
NIT (Norfolk International Terminals)	17.1 miles
NNMT (Newport News Marine Terminal)	28 miles



279

Ben Anderson

Associate Vice President

+1 757 634 9902

ben.r.anderson@colliers.com

H. Ashton Williamson, MAI, SIOR

Executive Vice President

+1 757 288 3438

ashton.williamson@colliers.com

150 W. Main St., Suite 1100

Norfolk, VA 23510

P: +1 757 490 3300

colliers.com/norfolk