Port Of Virginia New Class A Warehouse
Ready for Immediate Occupancy

McDONALD®

VIRGINIA COMMERCE CENTER

342,640 SF for Lease - Divisible



View Property Video

301 Kenyon Road,
Suffolk, VA 23434 ~ Building 200

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Executive SUMMARY

Virginia Commerce Center is 101-acre master-planned business park in Suffolk, Virginia, designed & developed by McDonald Development Company. The park offers convenient access to The Port of Virginia via US-58 Bypass, I-64, I-264 and I-664, with convenient access west on US-58 to I-95 and I-85, and is ideal for distribution of import/export freight and other industrial uses. Construction is complete on Building 200, a 342,640 square foot front-load distribution warehouse. An additional rear-load distribution warehouse totaling 290,009 square feet is planned (adjacent) offering expansion & rail potential.







Property Highlights

342,640 SF
divisible with front loading

Premium Tilt-Up
Durable, efficient concrete construction

2,879 ±SF
High-Quality, Move-In Ready Office

30 Trailer Spaces
with Additional Trailer Parking at the Truck Docks

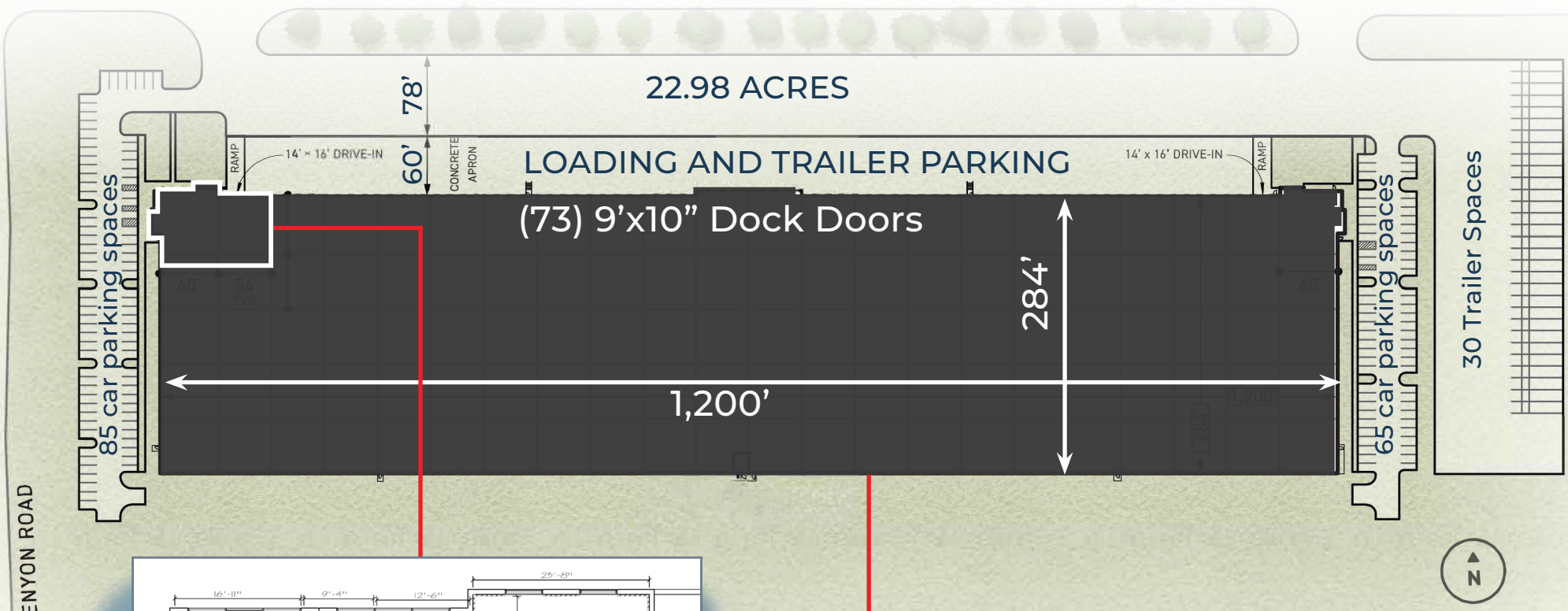
Direct Access
west on US-58 to I-95 and I-85

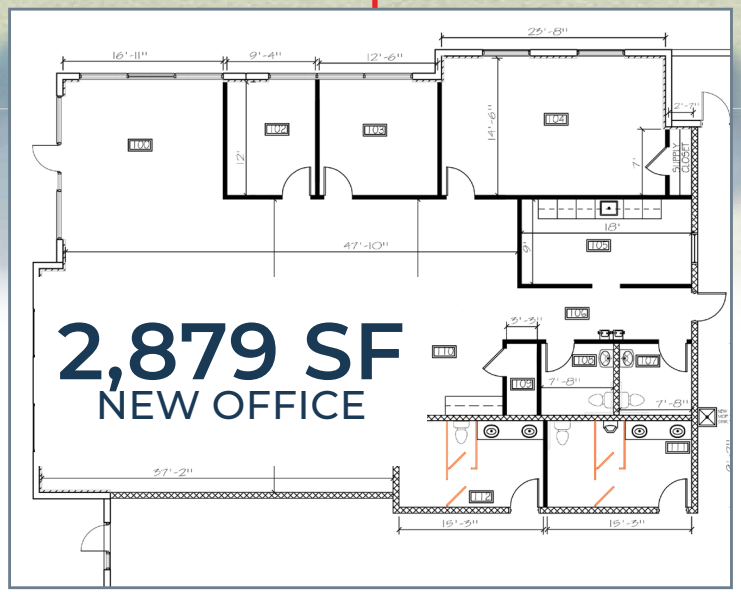
PROPERTY FEATURES

Address	301 Kenyon Road, Suffolk, VA 23434
Status	Delivered. New. Ready to Occupy.
Building Type	High Image, Front-load warehouse
Building Size	342,640 sq. ft. / Divisible
Acreage	22.98 Acres
Ceiling/Roof	36’ minimum clearance. Efficient white roof membrane on top of R-20 insulation
Sprinkler	ESFR fire suppression system at 52 psi with fire pump
Concrete Slab	7”, 4500 psi concrete
Column Spacing	54’ W x 56’ D Typ.; 60’ D staging bay
Loading Doors	(73) 9’x10’ dock-highs; 28 equipped with 40K lb pit levelers; (2) 14’x16’ ramped drive-ins
Lighting	High Efficiency LED at 30 Foot Candles
Car Parking	150 spaces
Trailer Parking	30 spaces with concrete dolly pad
Power	3000-amp 480/277 Volt 3-phase
Truck Court	138’ deep with 60’ concrete apron



SITE AND FLOOR PLAN





BUILDING 200 ~ 342,640 SF

Class A Industrial

Distribution Warehouse



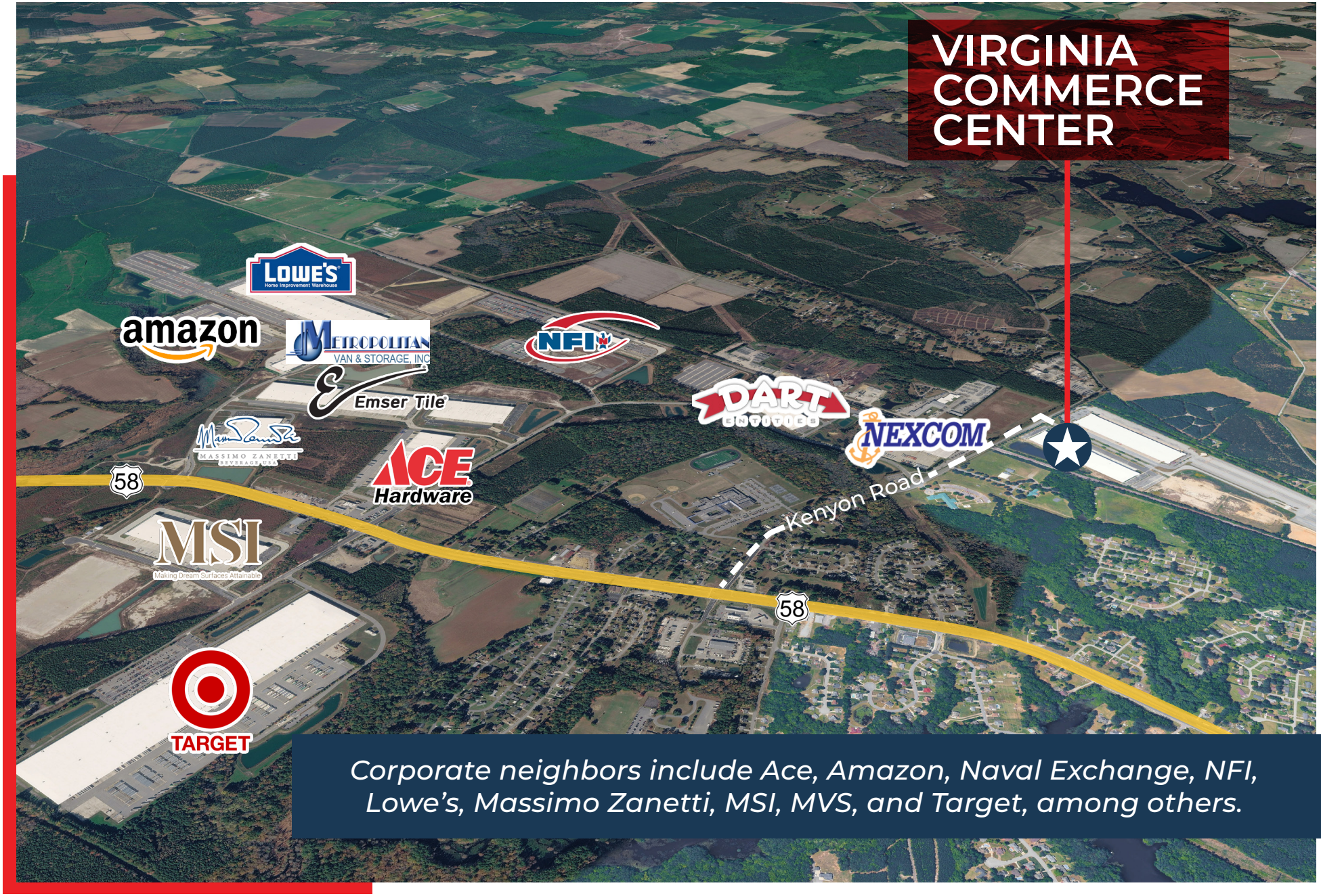
Prime Suffolk Location

Modern industrial site with efficient new building, adapatable to a broad range of users, for import, export, assembly, & manufacturing.



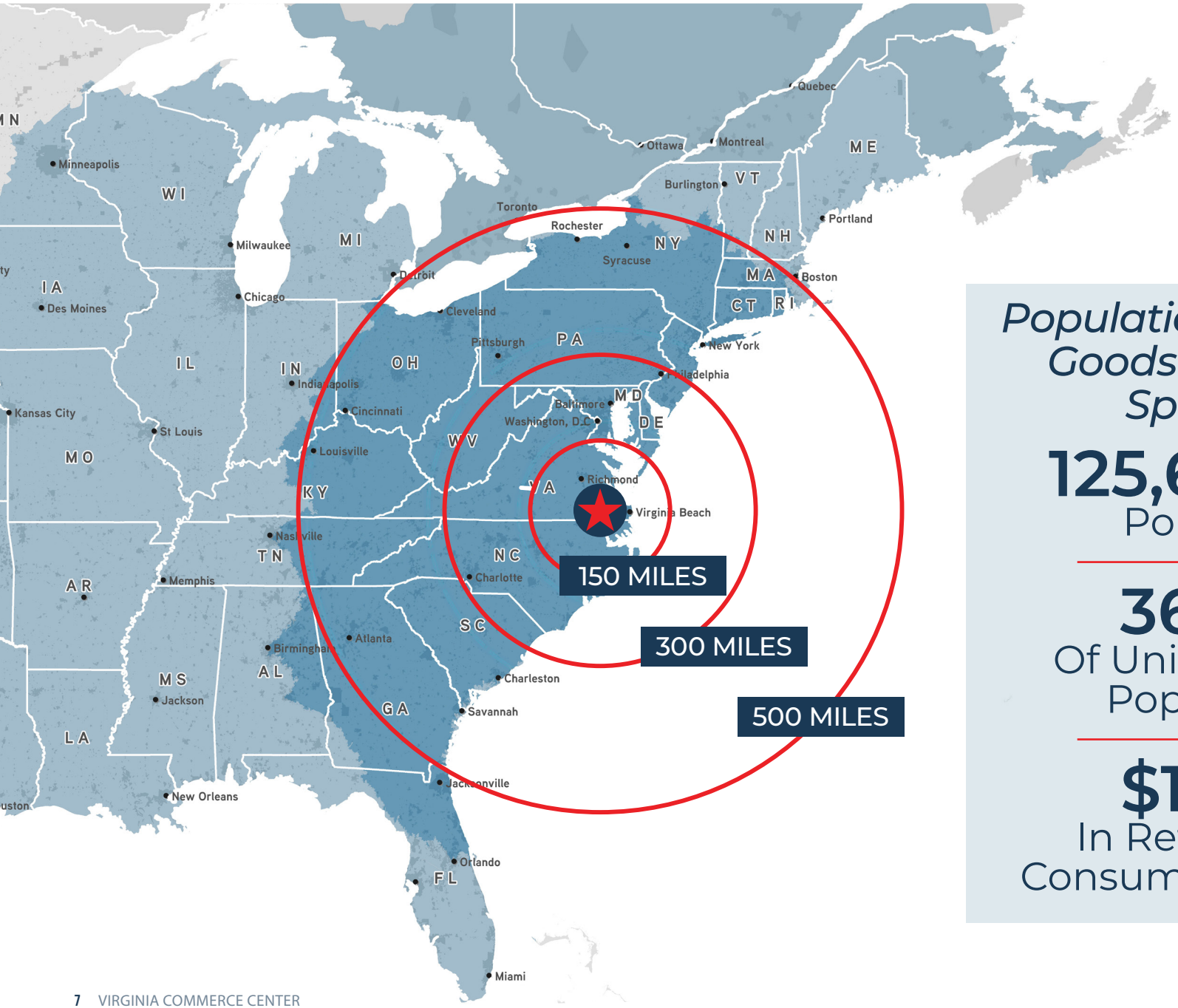


MARKET AERIAL



Corporate neighbors include Ace, Amazon, Naval Exchange, NFI, Lowe's, Massimo Zanetti, MSI, MVS, and Target, among others.

ONE-DAY TRUCK
SERVICE MAP



One-Day Truck Drive

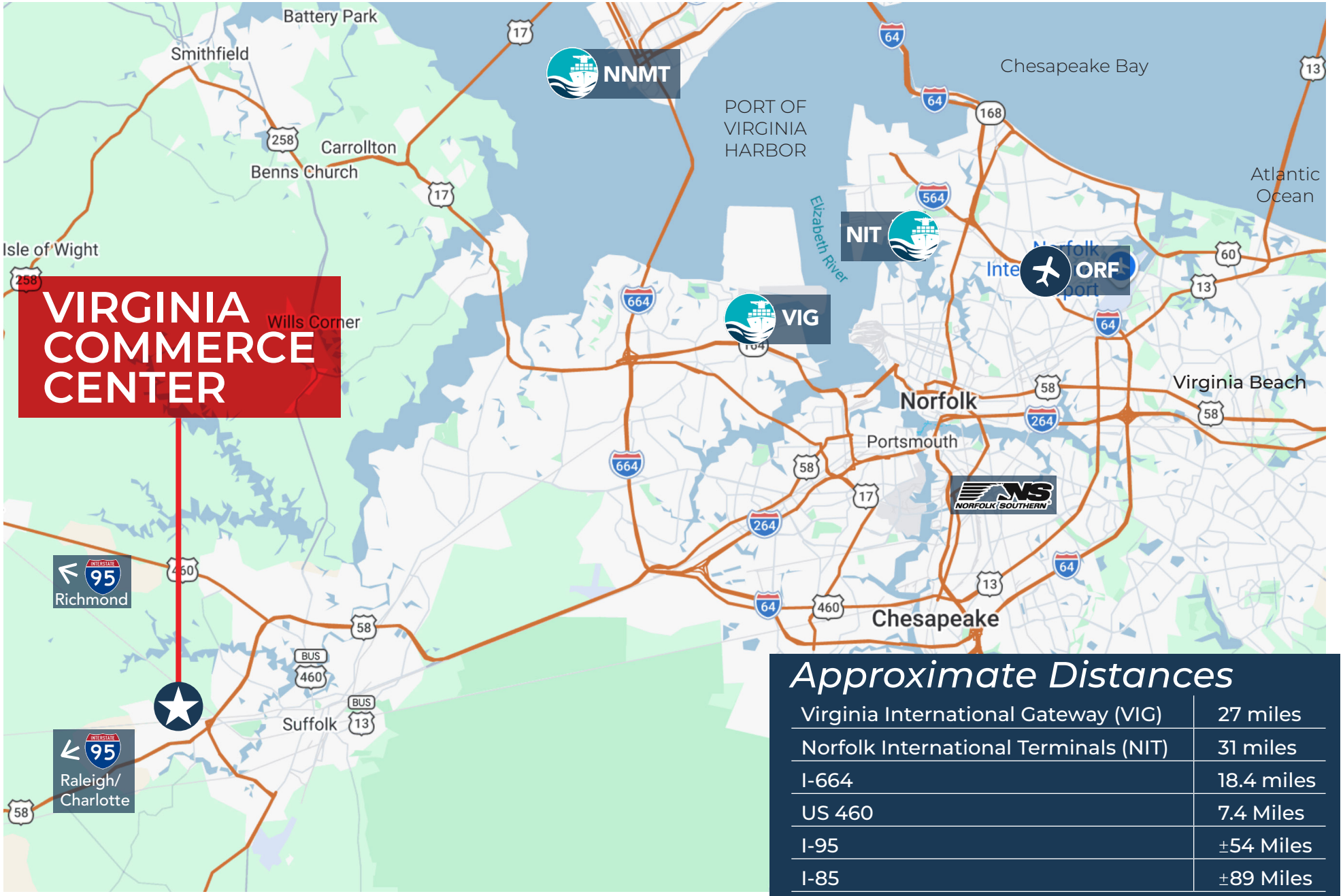
Population and Retail Goods Consumer Spending

125,662,625
Population

36.7%
Of United States Population

$1.67B
In Retail Goods Consumer Spending

REGIONAL MAP



Approximate Distances

Virginia International Gateway (VIG)	27 miles
Norfolk International Terminals (NIT)	31 miles
I-664	18.4 miles
US 460	7.4 Miles
I-95	±54 Miles
I-85	±89 Miles

Port Of Virginia New Class A Warehouse

VIRGINIA COMMERCE CENTER

301 Kenyon Road, Suffolk, VA 23434 | Building 200

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Experience the Advantage of this Impeccable Property

Contact us today to learn more.

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