

INDIAN RIVER DISTRIBUTION CENTER

2601 INDIAN RIVER ROAD
CHESAPEAKE, VA 23325

±114,357 SF IMMEDIATELY AVAILABLE FOR LEASE



CUSHMAN &
WAKEFIELD

THALHIMER

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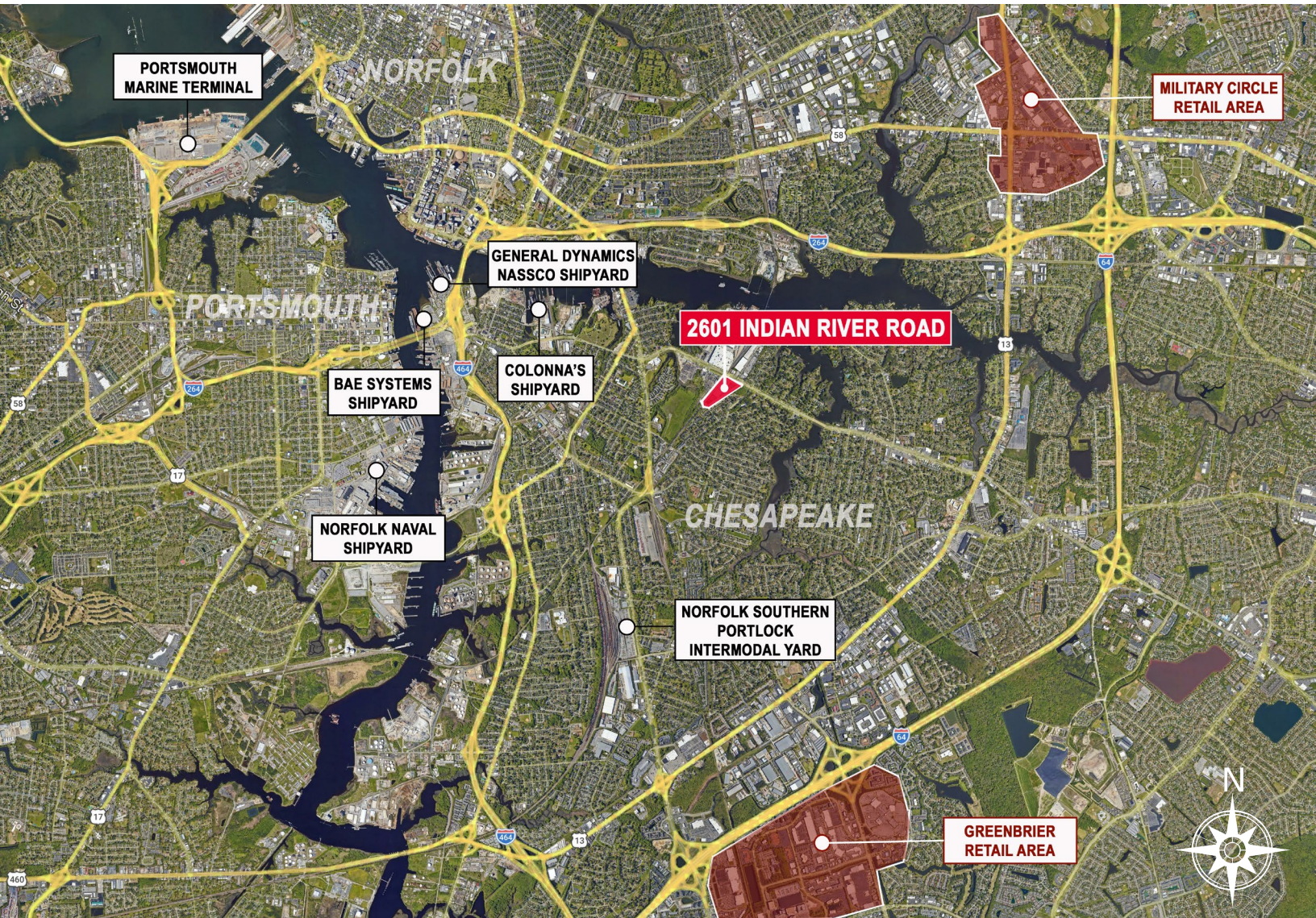
A Joint Venture Development By:



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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LOCATION ADVANTAGES



Strategic Central Location

Located within the I-64 beltway, the property is strategically located between the region's two container port terminals – 9.5 miles from VIG and 15 miles from NIT

Exceptional Highway/Port Connectivity

Direct access to I-64 and I-464, two of the region's primary transportation corridors

Incentives

Distribution center located in a Foreign Trade Zone (FTZ20)

Strong Local Workforce

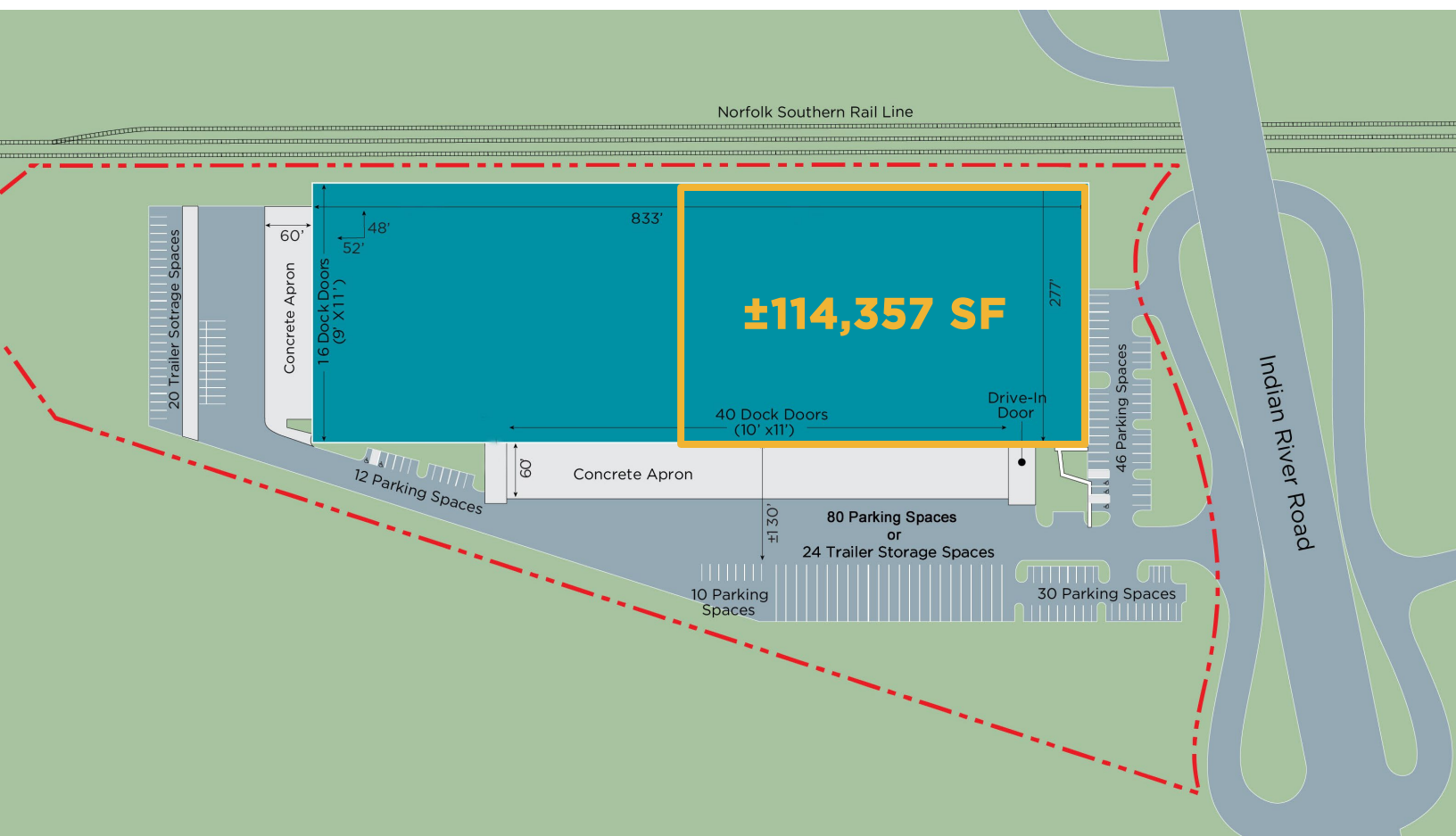
Within a dense Hampton Roads labor pool

- 100K+ population within 3 miles
- 276K+ within 5 miles

Proximity to Major Employment Drivers

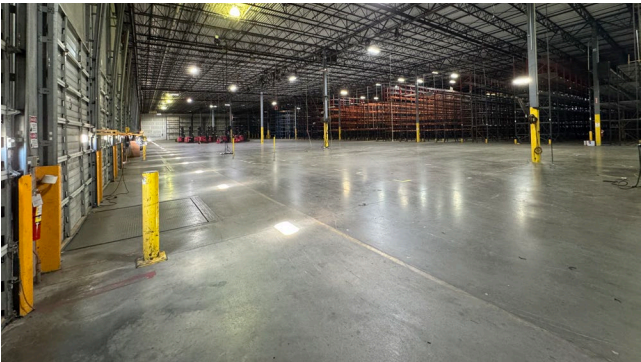
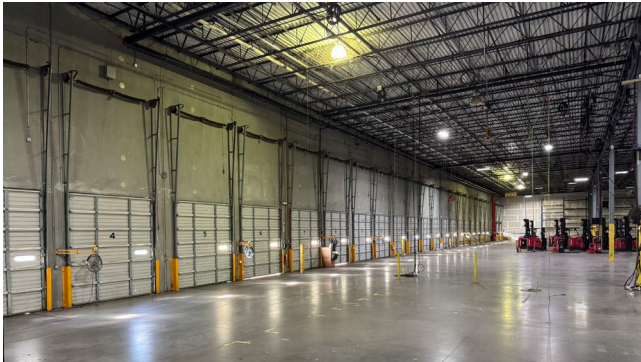
Close to Port of Virginia terminals, shipyards, and defense contractors

SITE PLAN & SPECS



Space Available	±114,357 SF
Office Area	±3,635 SF
Clear Height	28'
Loading	25 dock doors (10'w x 11'h) 20 pit levelers 1 drive-in door (13'w x 15'h)
Truck Court	132'
Trailer Parking	28 dedicated stalls (can also be utilized for 80 additional car parks)
Column Spacing	52'w x 48'd
Sprinkler	ESFR
Power	3-phase, 480v, 600 amps
Lighting	T8 motion sensor
Construction	Concrete tilt-up
Built	2006
Zoning	M1
Foreign Trade Zone	Eligible (FTZ 20)

LEASE RATE
\$9.25 PSF, NNN



SPACE PLAN | REGIONAL MAP

