

Port Of Virginia

VIRGINIA COMMERCE CENTER

Up to 290,009 SF for Lease or Build to Suit

±33.65 ACRES

CSX RAIL

McDONALD®



351 Kenyon Road,
Suffolk, VA 23434 ~ Building 400

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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. Building 400 is a planned 290,009 square foot rear-load distribution warehouse on ± 33.65 acres.



Property Highlights



290,009 SF
divisible with rear loading



Planned
Pre-Lease or Build to Suit
Opportunity



Premium Tilt-Up
Durable, efficient concrete
construction



108 Trailer Spaces
with Concrete Dolly Pad

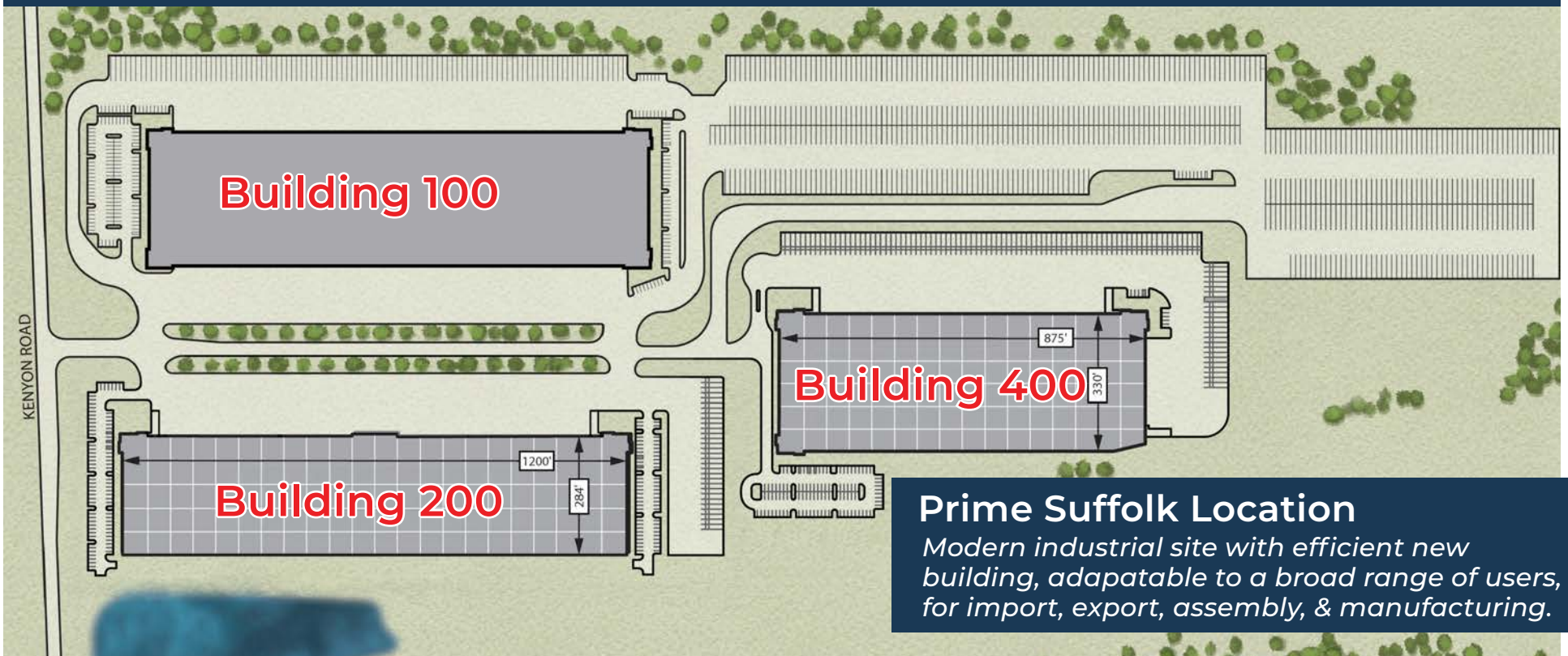


Direct Access
west on US-58 to I-95 and I-85

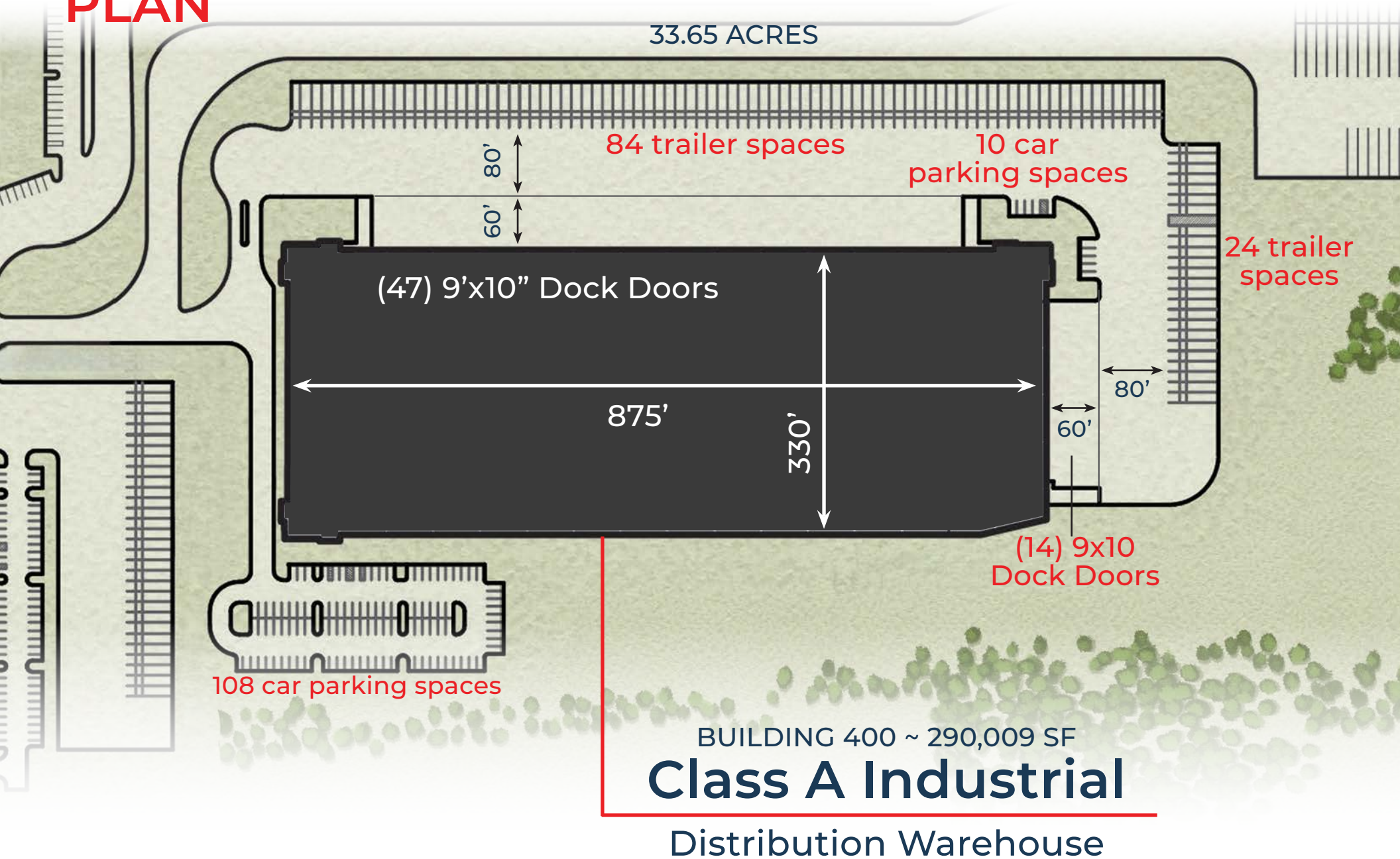
PROPERTY FEATURES BUILDING 400

Address	351 Kenyon Road, Suffolk, VA 23434
Status	Planned; Pre-Lease or Build to Suit
Building Type	Rear-load distribution warehouse
Building Size	290,009 sq. ft.
Acreage	33.65 acres
Construction	Architectural tilt-up concrete
Ceiling Height	36' clear

Dock Doors	(61) 9'x10' dock highs
Column Spacing	54' W x 54' D Typ.; 60' D staging bay; 59'-6" W end bays
Drive-In Doors	(3) 14'x16' ramped drive-ins
Car Parking	118 spaces
Trailer Parking	108 spaces with concrete dolly pad
Truck Court	140' deep with 60' concrete apron;
Sprinkler	ESFR fire suppression system



SITE AND FLOOR PLAN



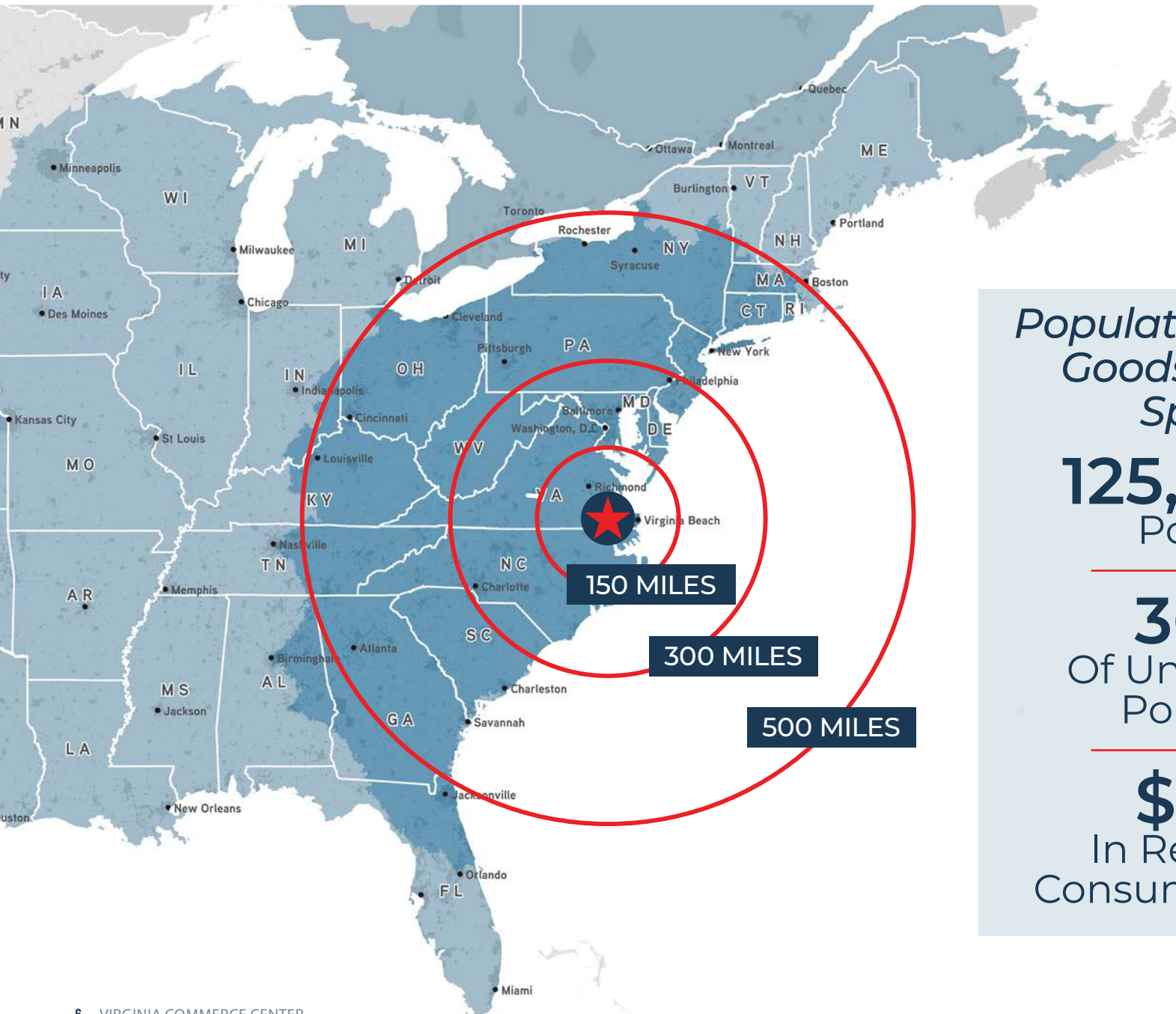
MARKET AERIAL

VIRGINIA COMMERCE CENTER



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

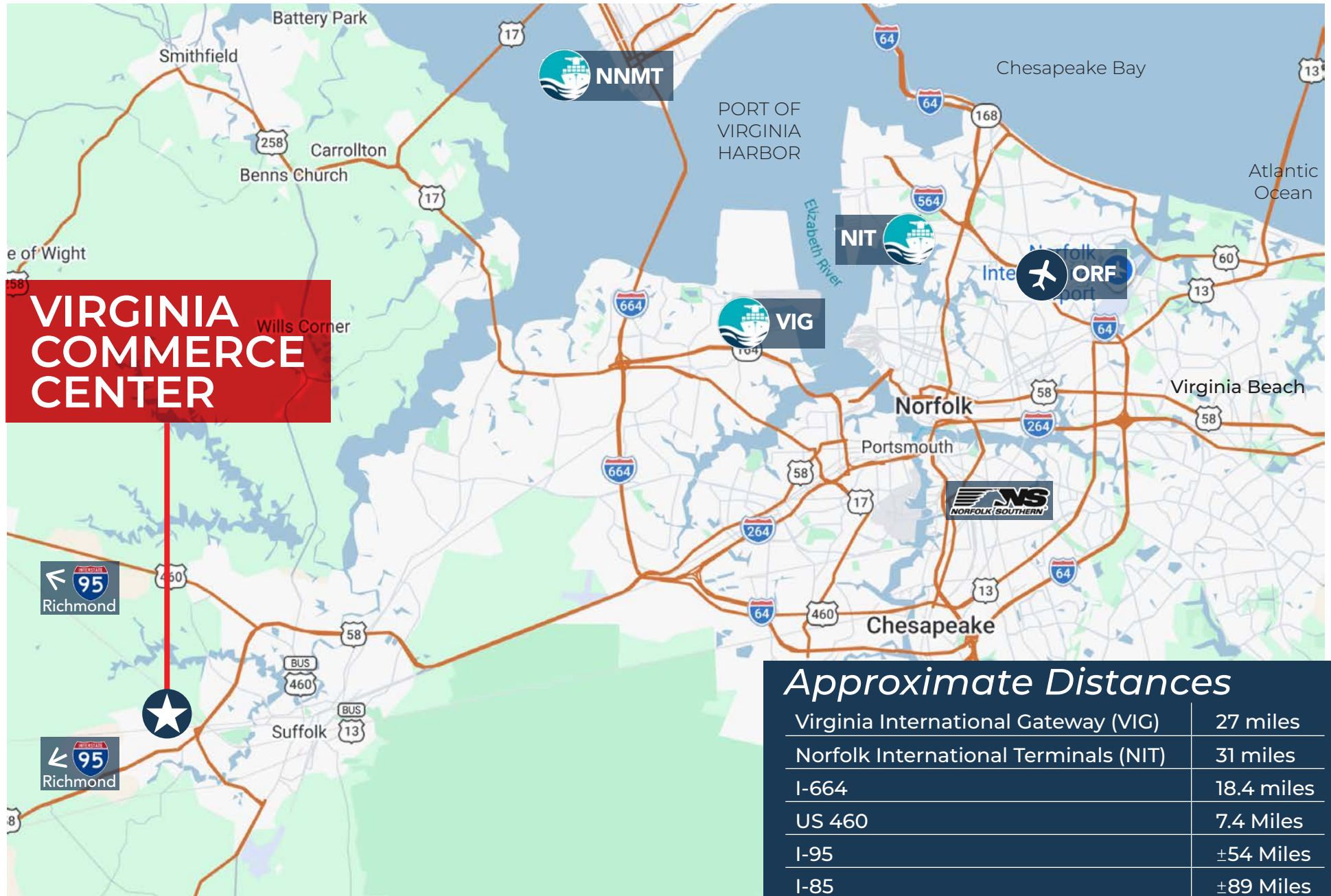
*Population and Retail
Goods Consumer
Spending*

125,662,625
Population

36.7%
Of United States
Population

\$1.67B
In Retail Goods
Consumer Spending

DRIVE TIME MAP



Port Of Virginia New Class A Warehouse **VIRGINIA COMMERCE CENTER**

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Experience the Advantage of this Impeccable Property
Contact us today to learn more.

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