



For Lease | Building 6

Suffolk Industrial Park

324 Moore Avenue
Suffolk, VA, 23434

Ricky Anderson

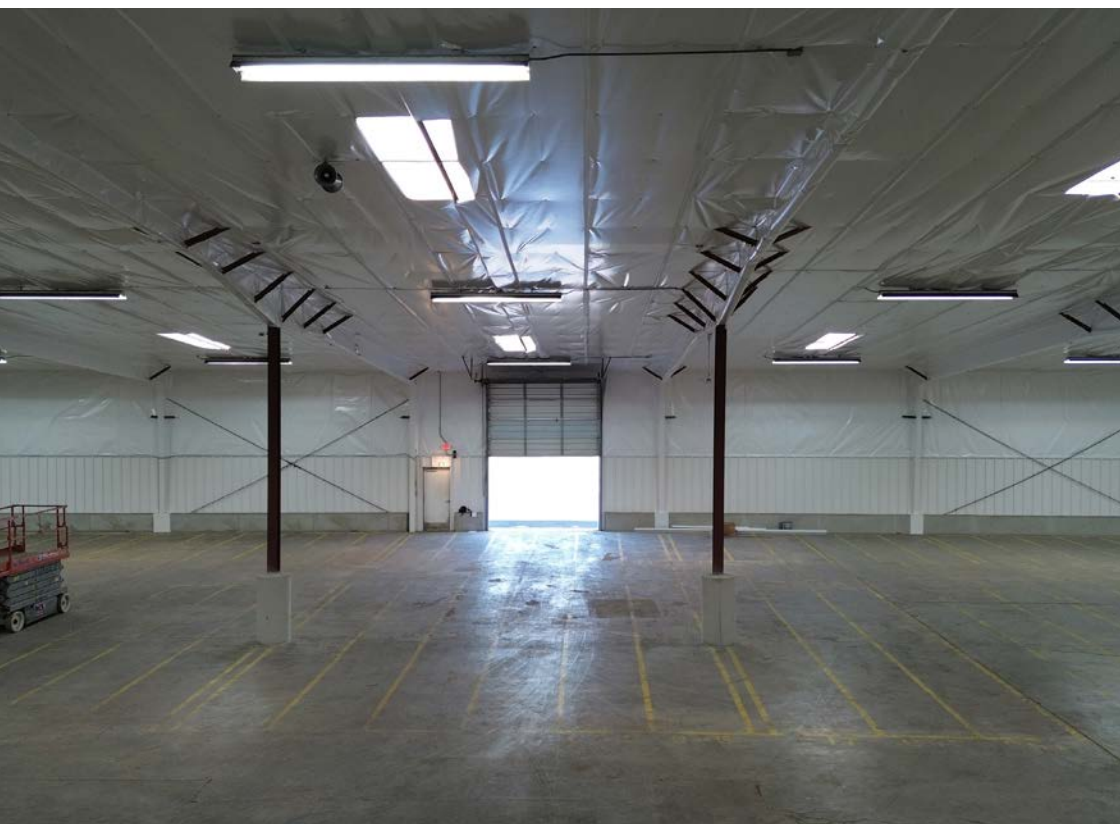
Executive Vice President
+1 757 217 1892
ricky.anderson@colliers.com

Chamie Burroughs

Senior Vice President
+1 757 217 1878
chamie.burroughs@colliers.com

Colliers

150 West Main St, Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300



Features

- ±36,000 SF available for lease
- Recently renovated with new insulation and new roof
- Zoned M-2 (general industrial) for assembly, distribution, manufacturing
- Conveniently located near I-64, I-664, Highway 58 and 460
- Located near downtown, with retail centers and restaurants offering convenience for customers and employees
- Lease Rate: Negotiable



Property Overview

Building Size	± 36,000 SF
Clear Height	± 17' - 25' clear
Column Spacing	± 49' x ± 27'
Loading	3 grade level doors 2 dock positions on loading platform
Lighting	Upgraded lighting throughout warehouse
Electric	3-phase with 200A panel

Suffolk
Industrial Park
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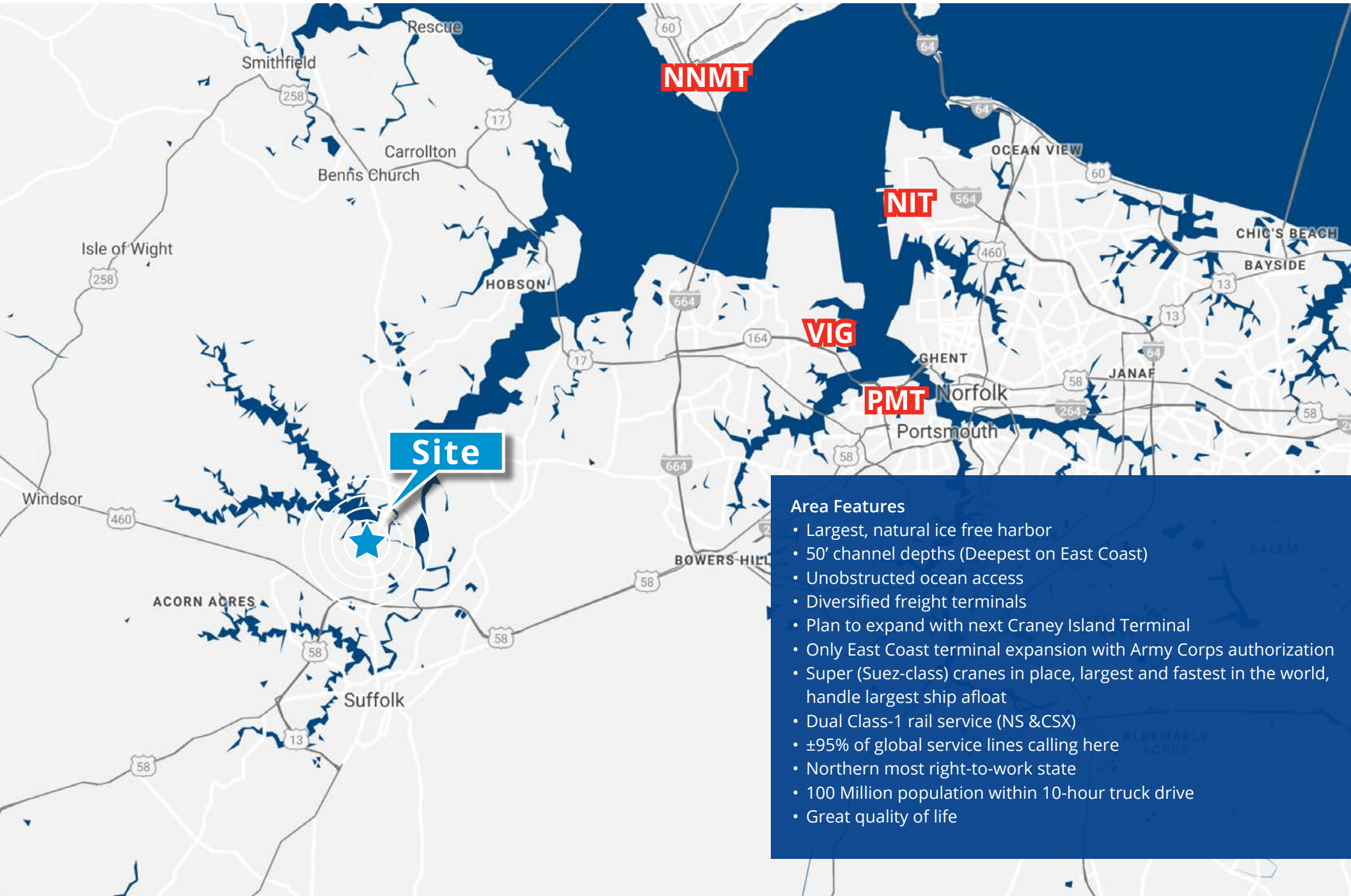
Aerial Photo



Port Map

324 Moore Avenue, Bldg. 6, Suffolk, VA

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Area Features

- Largest, natural ice free harbor
- 50' channel depths (Deepest on East Coast)
- Unobstructed ocean access
- Diversified freight terminals
- Plan to expand with next Craney Island Terminal
- Only East Coast terminal expansion with Army Corps authorization
- Super (Suez-class) cranes in place, largest and fastest in the world, handle largest ship afloat
- Dual Class-1 rail service (NS & CSX)
- ±95% of global service lines calling here
- Northern most right-to-work state
- 100 Million population within 10-hour truck drive
- Great quality of life



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