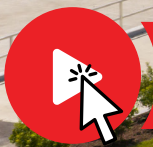


Port Of Virginia New Class A Warehouse
Ready for Immediate Occupancy



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



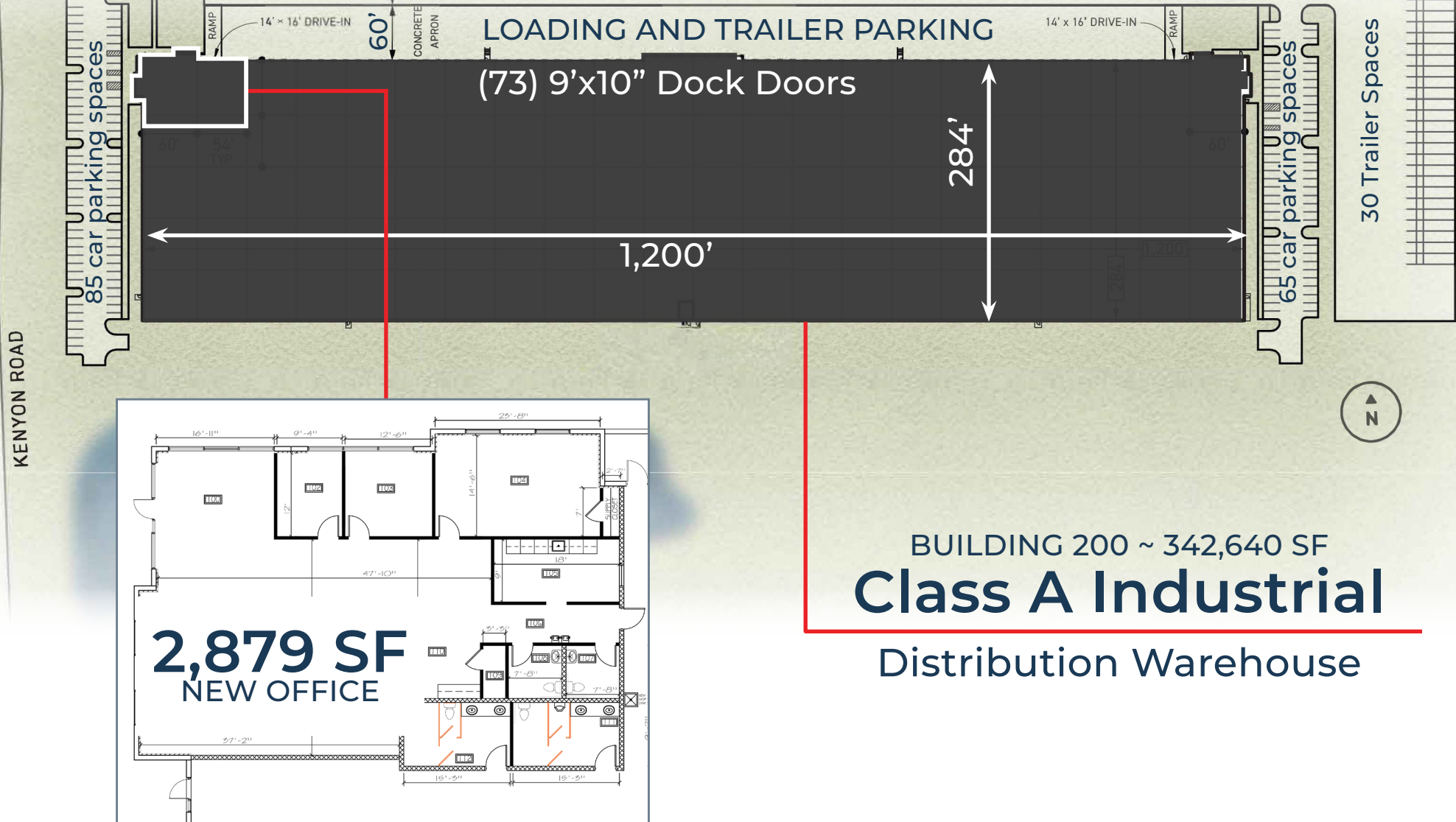
PROPERTY FEATURES

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; 15 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

22.98 ACRES





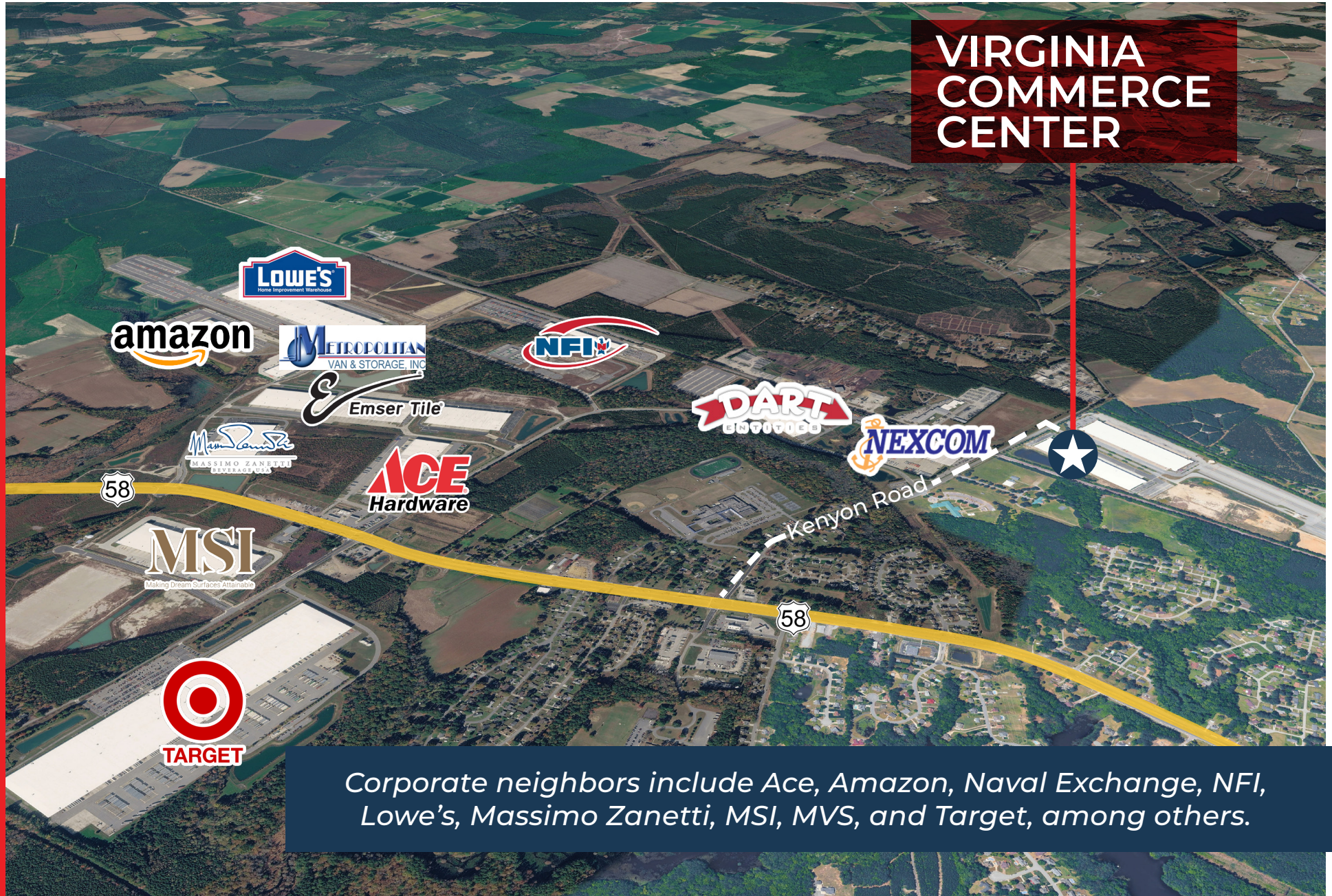
Prime Suffolk Location

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



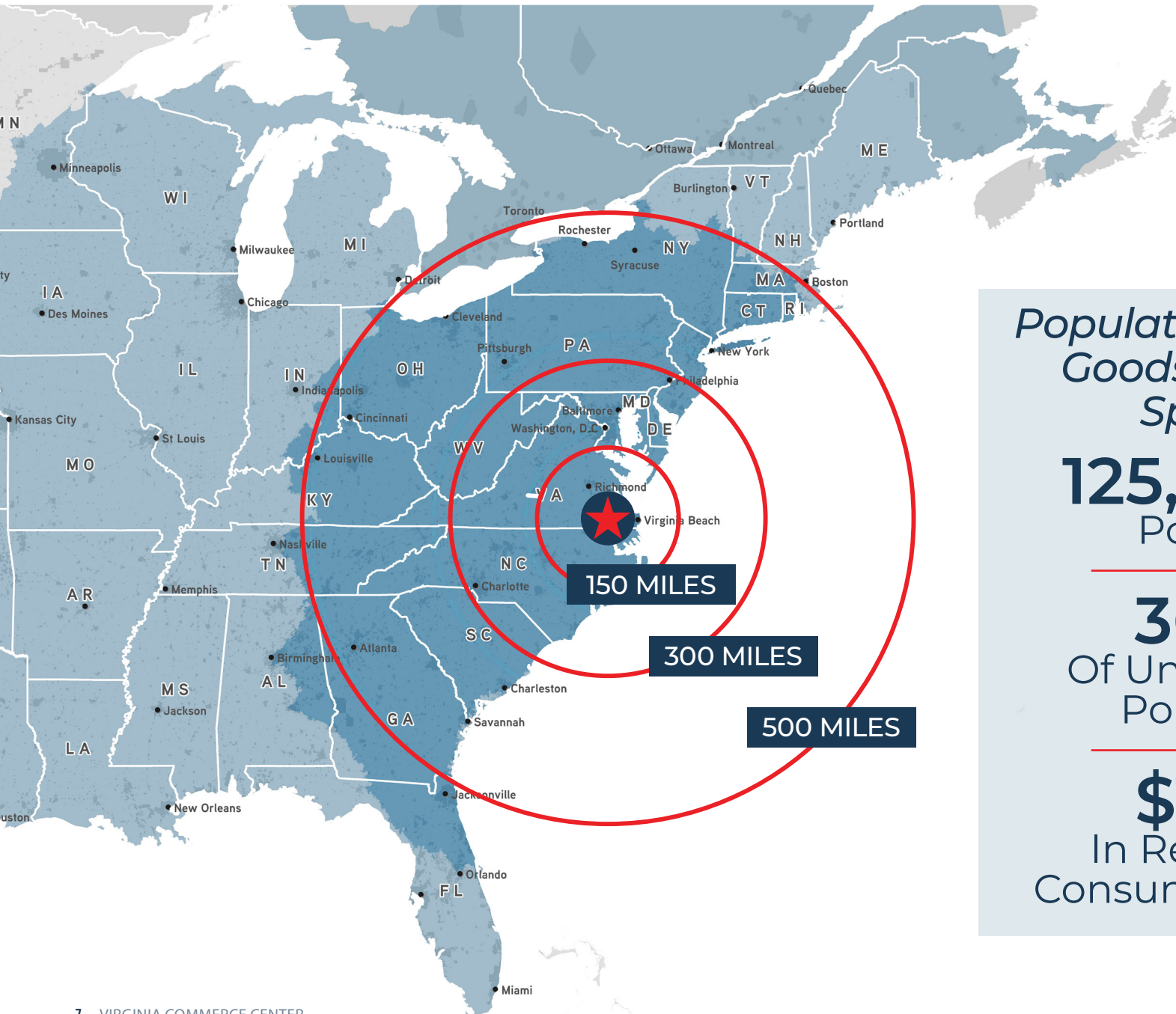
MARKET AERIAL

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

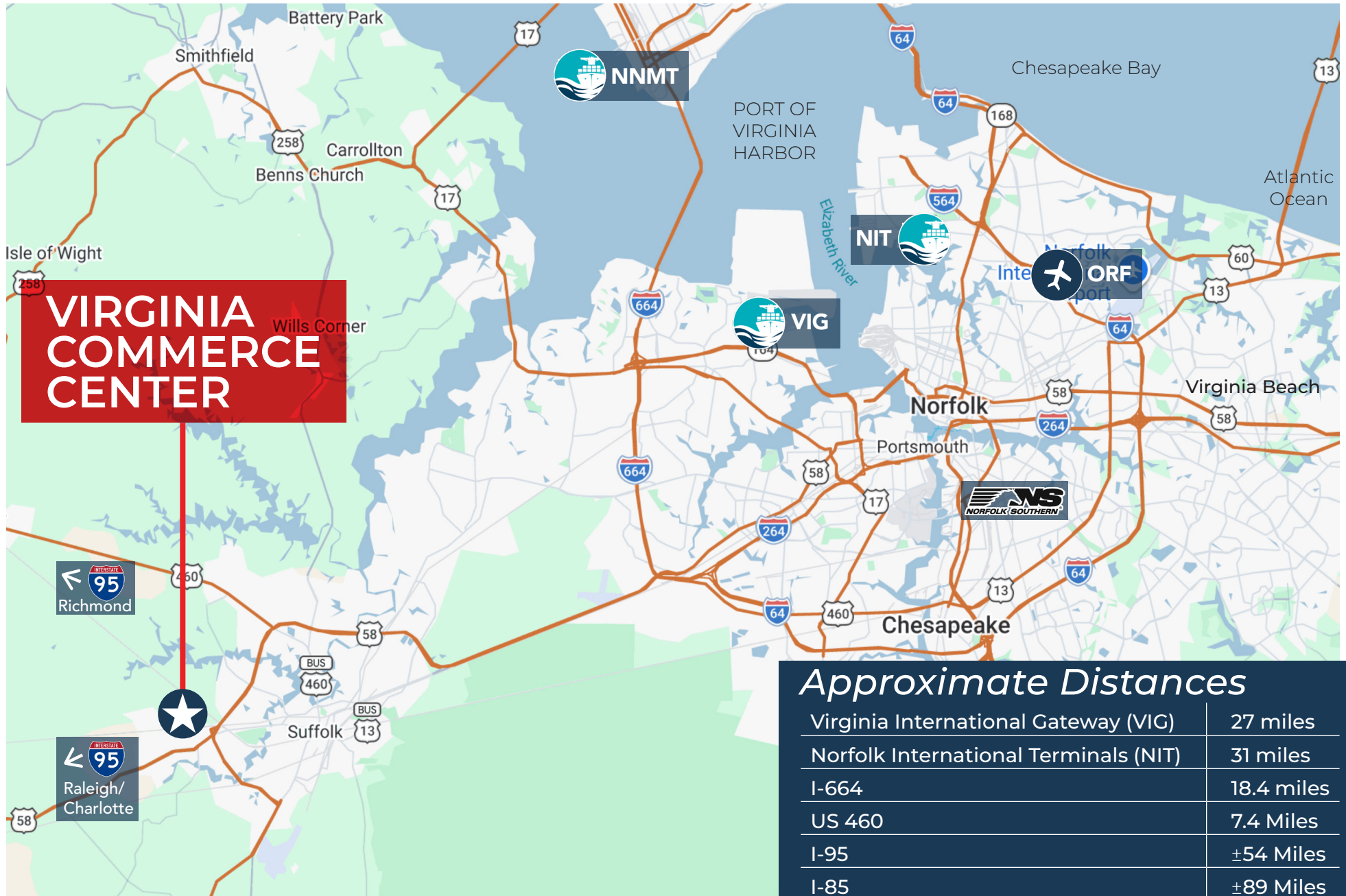
*Population and Retail
Goods Consumer
Spending*

125,662,625
Population

36.7%
Of United States
Population

\$1.67B
In Retail Goods
Consumer Spending

REGIONAL MAP



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

301 Kenyon Road, Suffolk, VA 23434 | Building 200



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

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