

Port Of Virginia



VIRGINIA COMMERCE CENTER

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

±33.65 ACRES

CSX RAIL



351 Kenyon Road,
Suffolk, VA 23434 ~ Building 400

Lang Williams, SIOR
Executive Vice President
+1 757 679 9106
lang.williams@colliers.com

Ashton Williamson, MAI, SIOR
Executive Vice President
+1 757 288 3438
ashton.williamson@colliers.com

Chamie Burroughs
Senior Vice President
+1 757 478 9626
chamie.burroughs@colliers.com



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

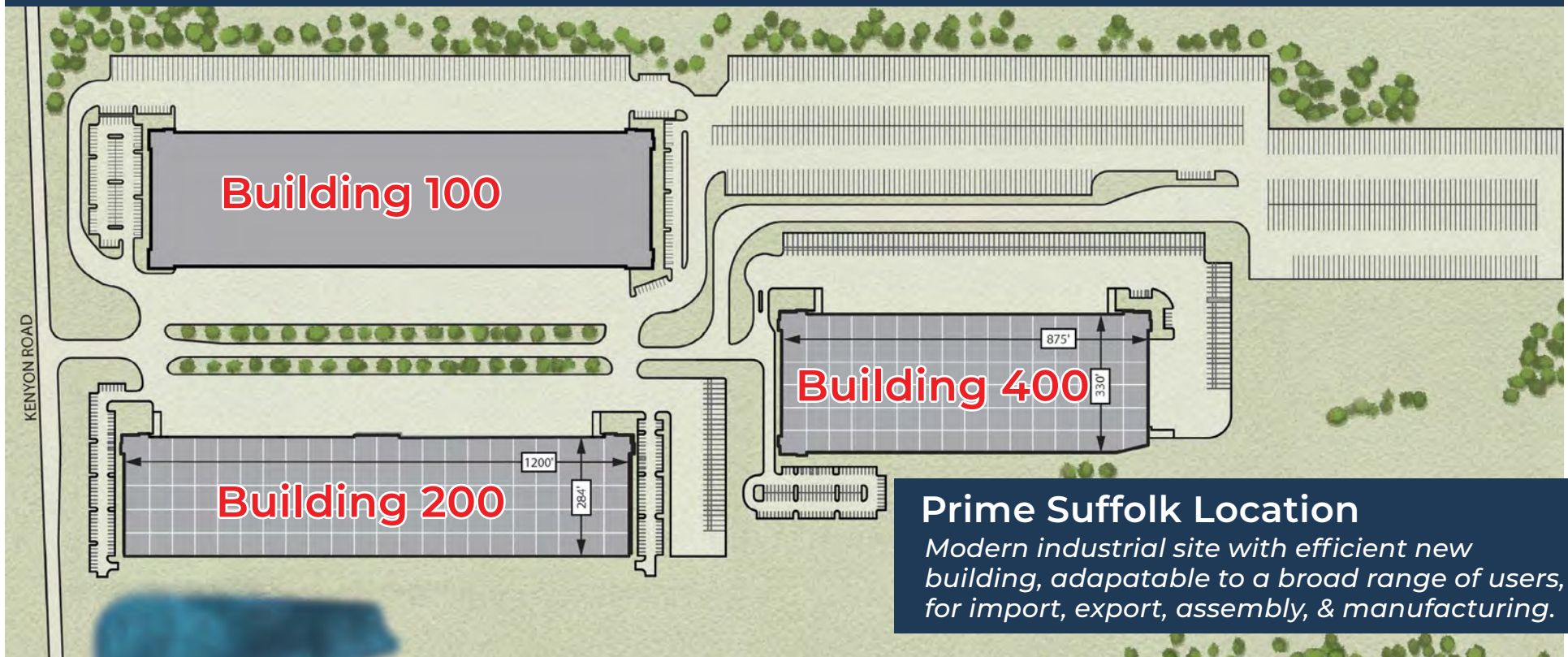


Direct Access
west on US-58 to I-95 and I-85

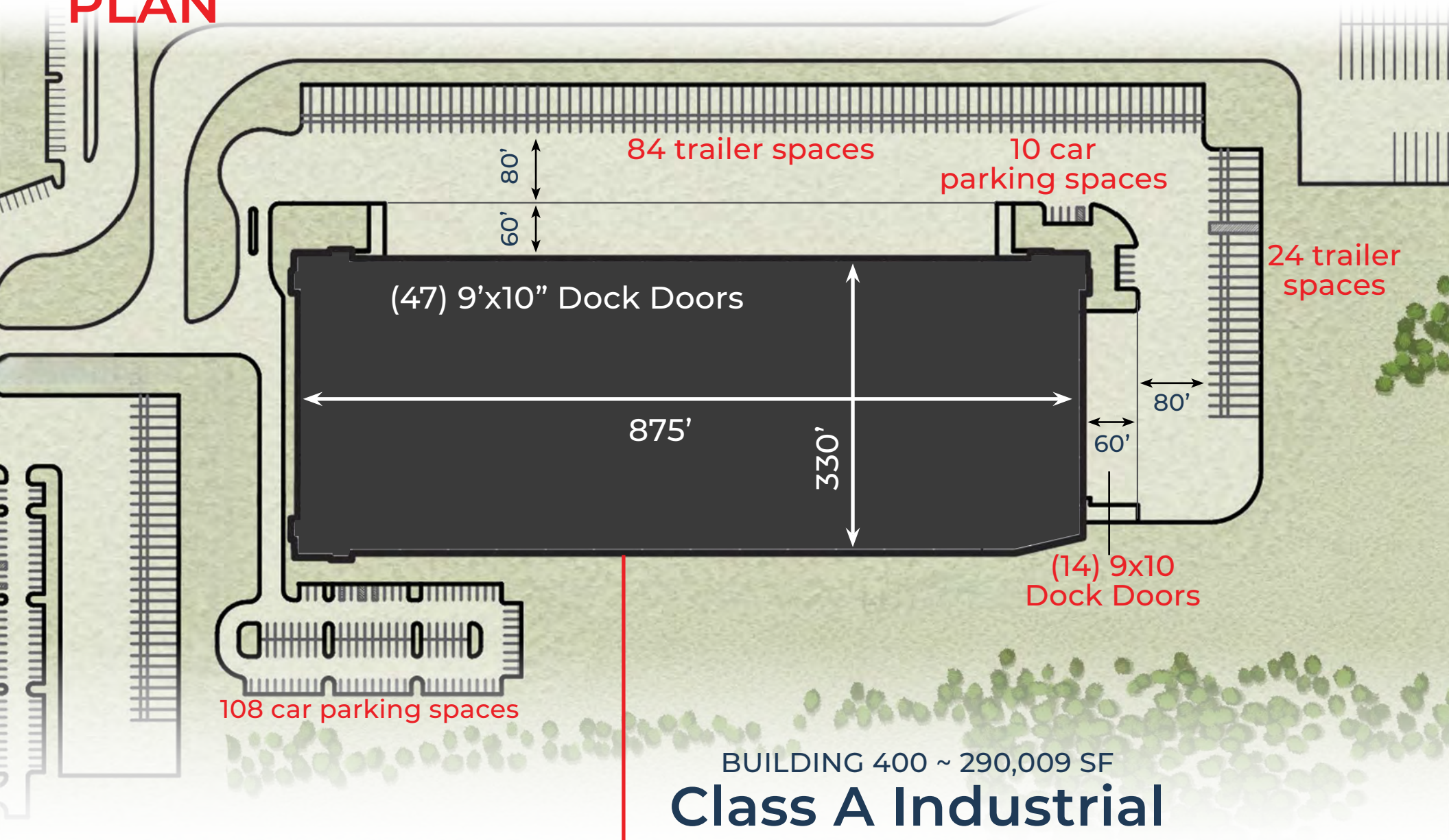
PROPERTY FEATURES BUILDING 400

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.
Construction	Architectural tilt-up concrete
Ceiling Height	36' clear
Column Spacing	54' W x 54' D Typ.; 60' D staging bay; 59'-6" W end bays

Dock Doors	(61) 9'x10' dock highs
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



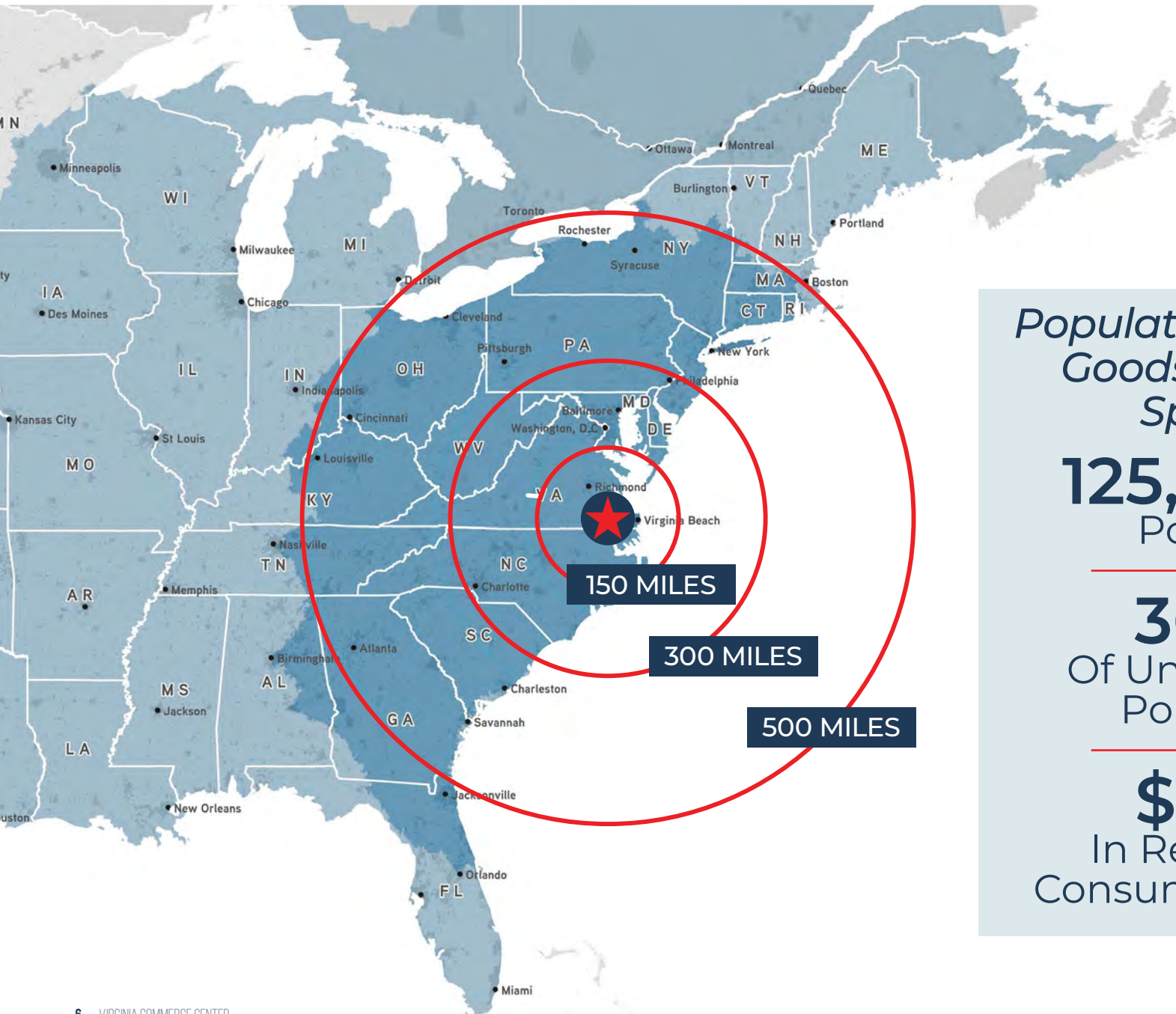
MARKET AERIAL

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

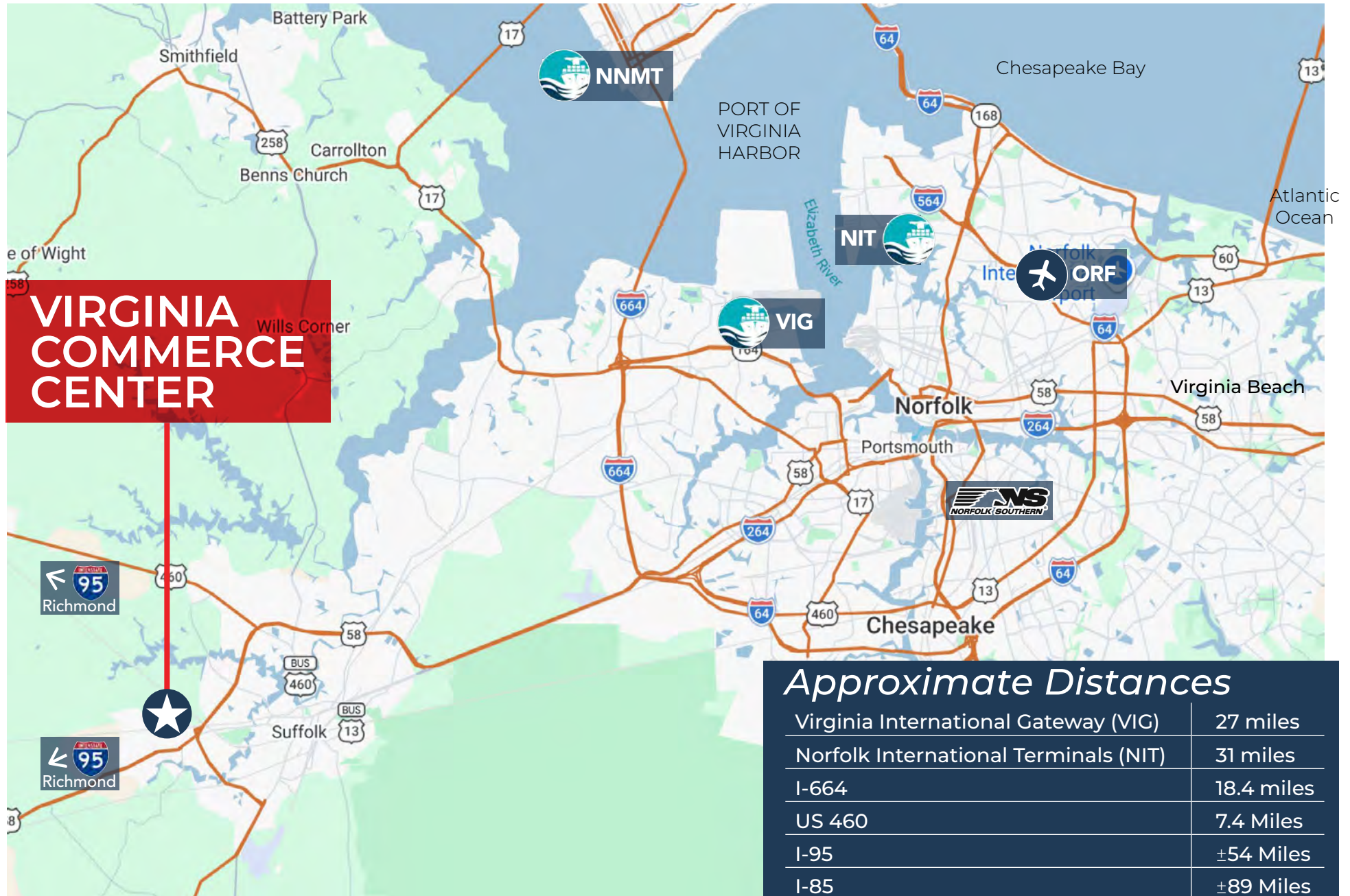
*Population and Retail
Goods Consumer
Spending*

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**

351 Kenyon Road, Suffolk, VA 23434 | Building 400



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

Lang Williams, SIOR
Executive Vice President
+1 757 679 9106
lang.williams@colliers.com

Ashton Williamson, MAI, SIOR
Executive Vice President
+1 757 288 3438
ashton.williamson@colliers.com

Chamie Burroughs
Senior Vice President
+1 757 478 9626
chamie.burroughs@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

