

# GREENBRIER COMMERCE CENTER

Q2/Q3 2025 Delivery

Class A Industrial Development For Lease

HOFFLER  
LAND SOLUTIONS

Colliers

# GREENBRIER COMMERCE CENTER

*Delivering*  
Q2/Q3 2025

Woodlake Circle, Chesapeake, VA 23320 | Building Specs

<b>Available SF</b>	±43,680 SF - 185,640 SF	<b>Zoning</b>	PUD, light industrial (M-1)
<b>Land Area</b>	16.2 AC	<b>Construction</b>	Concrete tilt-wall with textured paint, 6" non-reinforced slab/4,000 PSI, 60 mil TPO mechanical fastened roof
<b>Dock Doors</b>	51 (9' x 10')	<b>Lighting</b>	LED lighting (25 FC)
<b>Drive-Ins</b>	4 (12' x 14')	<b>Sprinklers</b>	ESFR fire suppression
<b>Trailer Parking</b>	183	<b>Dock Packages</b>	Pit levelers, edge of dock levelers, bumpers, seals
<b>Vehicle Parking</b>	85	<b>Power</b>	2,000 AMP, 480V, 3-Phase



*Greenbrier Commerce Center brings  
a high quality industrial product  
to a highly desirable location*



# Greenbrier Commerce Center



**Greenbrier Commerce Center** construction has commenced with site work underway. The project will deliver ±185,640 SF of class A industrial product in two facilities with interstate exposure along I-64.

## Building 1

Size	98,280 SF
Dimensions	468' x 210'
Clear Height	32'
Column Spacing	52' x 50', 60' speed bay
Dock Doors	27 (9' x 10')
Drive-In Doors	2 (12' x 14')
Truck Court	140'
Trailer Parking	32
Employee Parking	50
Lease Rate	Contact broker for pricing

## Building 2

Size	87,360 SF
Dimensions	416' x 210'
Clear Height	32'
Column Spacing	52' x 50', 60' speed bay
Dock Doors	24 (9' x 10')
Drive-In Doors	2 (12' x 14')
Truck Court	140'
Trailer Parking	32
Employee Parking	44
Lease Rate	Contact broker for pricing

## Outdoor Storage

Size	+/- 7 AC
Trailer Parking	120 (53' trailer positions)
Improvements	Fenced, lit, stabilized
Lease Term	Negotiable. Can be leased independently of building area.
Lease Rate	Contact broker for pricing



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## Why Greenbrier?

Located within one of the most desirable submarkets in Hampton Roads, Greenbrier Commerce Center provides a unique location inside the beltway with direct frontage and access to I-64. Given its close proximity to the Port of Virginia, the region's military facilities, and Downtown Norfolk, Greenbrier boasts the largest employee base in the area and continues to attract top talent for a variety of industries.

**1.8 M**

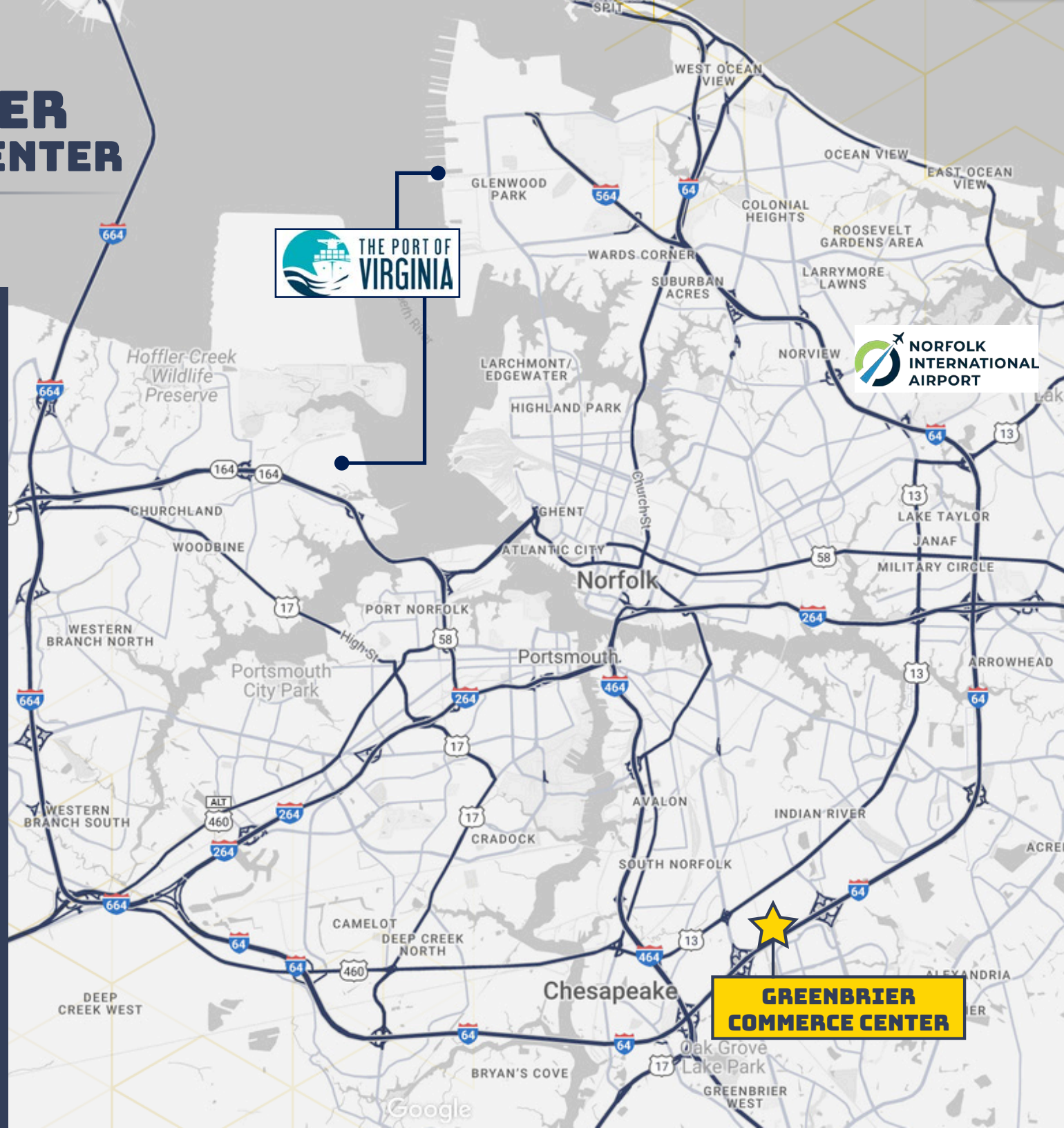
MSA Population

**130 M**

consumers within  
a day's drive

**3<sup>RD</sup>**

largest state-maintained  
transportation network, including  
interstate routes I-95, I-81, I-64,  
I-85, I-77, and I-66



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