

For Lease Industrial and Yard Area

KW Commercial Mid-Atlantic
One Columbus Center Ste. 700
Virginia Beach, VA 23462

Listed By:
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KW COMMERCIAL®
MID-ATLANTIC
KELLERWILLIAMS
TOWN CENTER

Each office is independently owned and operated.

PROPERTY FEATURES



+/- 8,760 SF WAREHOUSE/STORAGE

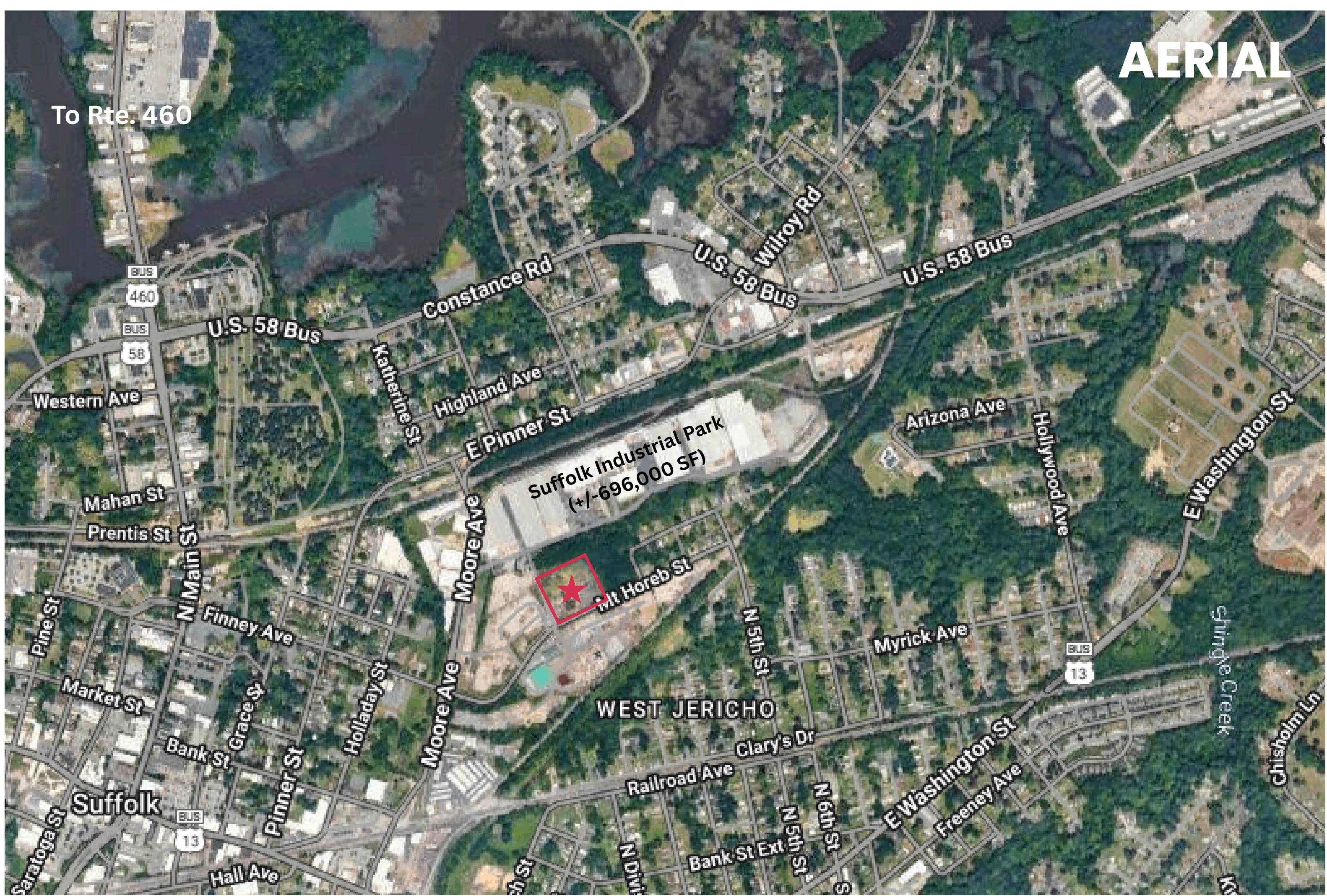
- Yard Area Available: 1.00 – 3.67 acres
- Partial or Full Parcel Opportunities Available
- +/- 20 foot ceilings within Warehouse
- Zoning: M2 – Heavy Industrial
- High Ceilings
- Conveniently located to I-64, I-664, Hwy. 58 and 460
- Close proximity to downtown Suffolk, major retail centers, hospital and medical offices.
- **Lease Rate: Contact Broker**



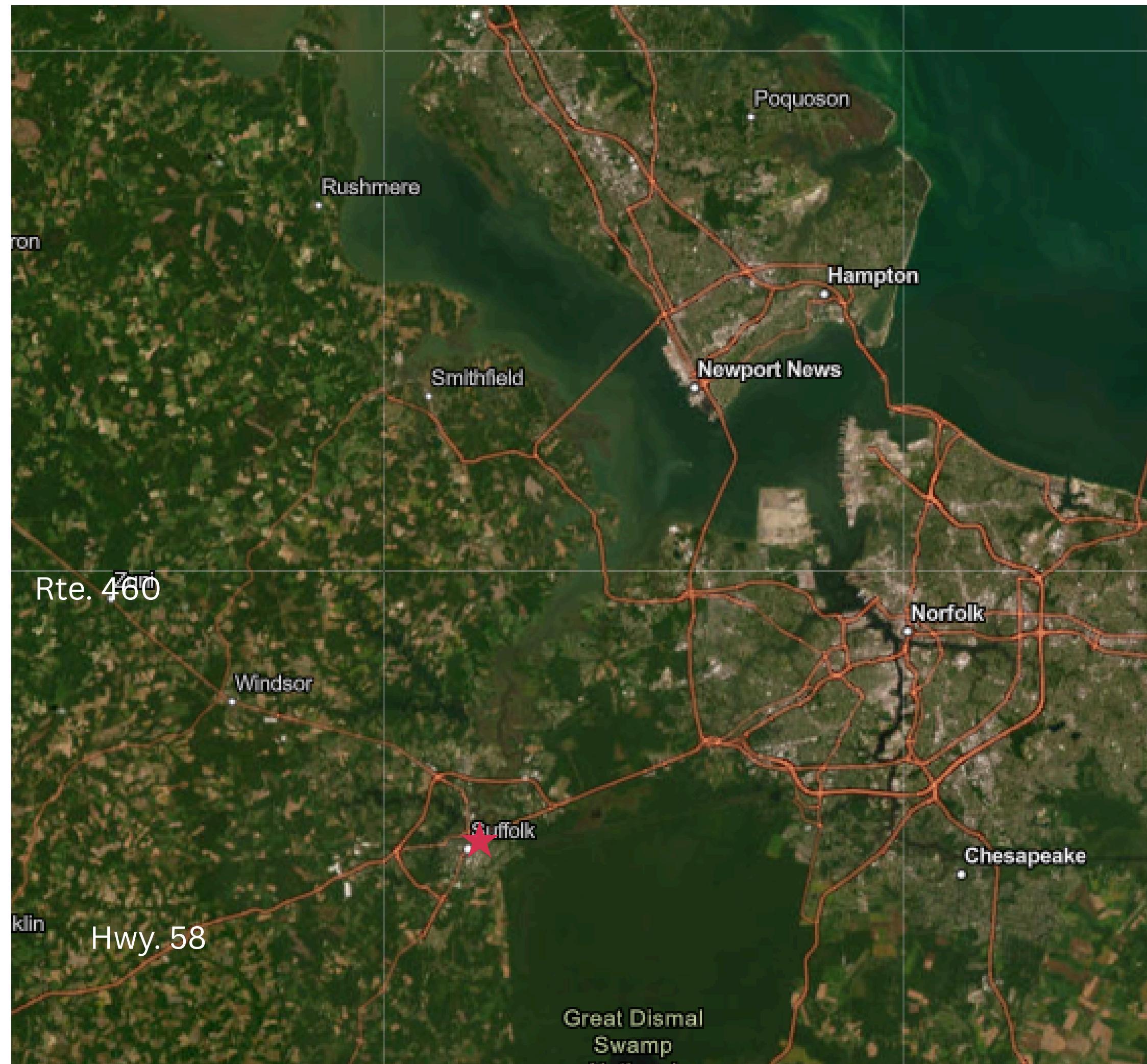


AERIAL

To Rte. 460



MARKET OVERVIEW



- Prime logistics location: Suffolk sits in the center of the Hampton Roads shipping and distribution engine.
- Deep-water access: The region supports large-vessel trade through deep channel infrastructure.
- Expansion runway: Port capacity growth is fueled by the Craney Island expansion initiative.
- High-speed cargo handling: Advanced cranes and equipment improve container throughput and vessel efficiency.
- Dual Class I rail: NS and CSX rail connections expand inland distribution reach and flexibility.
- Intermodal investment: Rail yard upgrades strengthen port-to-market supply chain performance.
- Strong truck access: Central East Coast positioning supports efficient regional distribution routes.
- Industrial yard demand: Port growth drives need for container yards, storage, and staging space.
- Cost-advantaged alternative: Suffolk offers industrial value with access to core port markets.
- Long-term port strength: Continued infrastructure investment reinforces Hampton Roads' shipping future.



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