

# FOR LEASE & FOR SALE

Warehouse 1 | 197,100 SF  
SITE PLAN SUBMITTED

Enterprise  
Center at  
**VA PORT**  
LOGISTICS PARK



## Enterprise Center at VA Port Logistics Park

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# One of a Kind Class A Logistics Park At The Port Of Virginia

*Superior Infrastructure In Place*

Enterprise  
Center at  
**VA PORT**  
LOGISTICS PARK



**GXO**



**PROPOSED**  
Fast Food & Expanded  
Truck Stop



**Rt 58 / Holland Road**  
Route 58 / Holland Road  
Expansion to 6 Lanes Scheduled  
for December 2024 Completion

Enterprise Drive

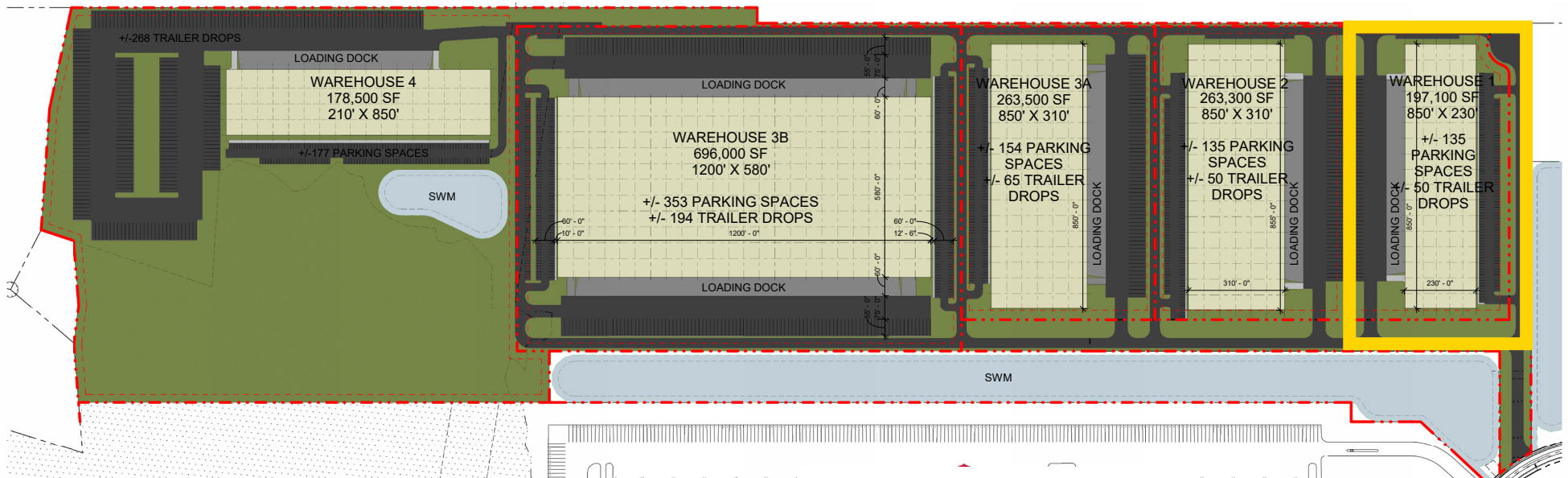
Centerpoint Drive



# WAREHOUSE 1

197,100 SF | Multi-Building | Option A

Flexible Site Plans for buildings from  
178,500 SF to 1.6 M SF

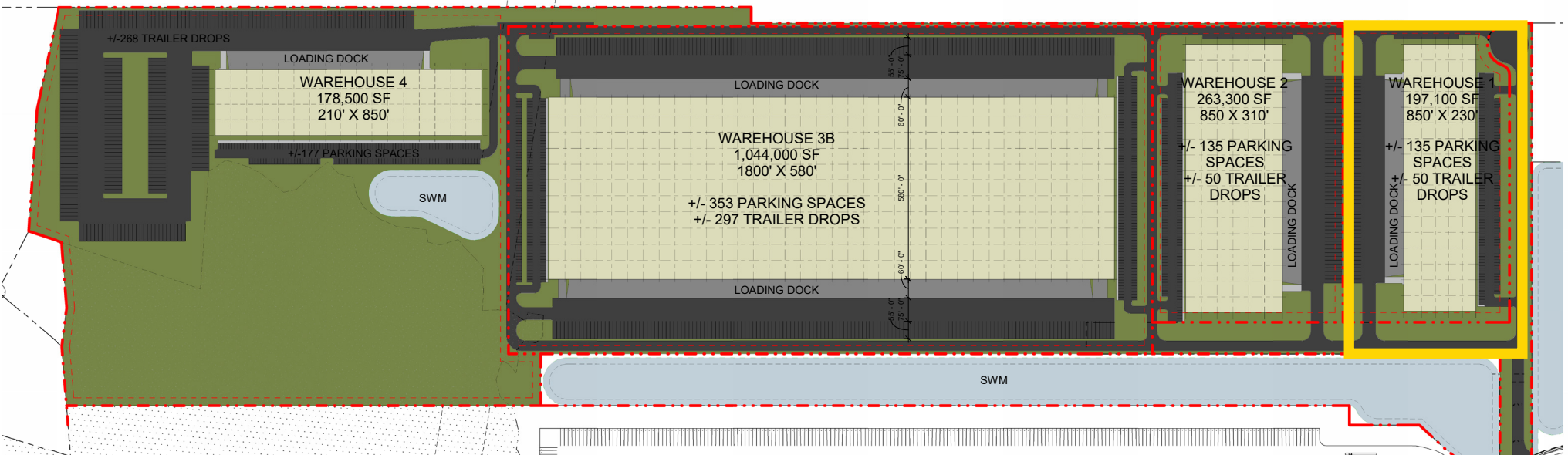


- Building Size: 197,100 SF
- Dimensions: 850' x 230'
- Concrete Tilt Up Cross Dock
- Parking: Trailer up to 50, Auto up to 135
- 36' Clear, ESFR and other Class A Design Specifications

# WAREHOUSE 1

460,400 SF | Multi-Building | Option B

Flexible Site Plans for buildings from  
178,500 SF to 1.6 M SF

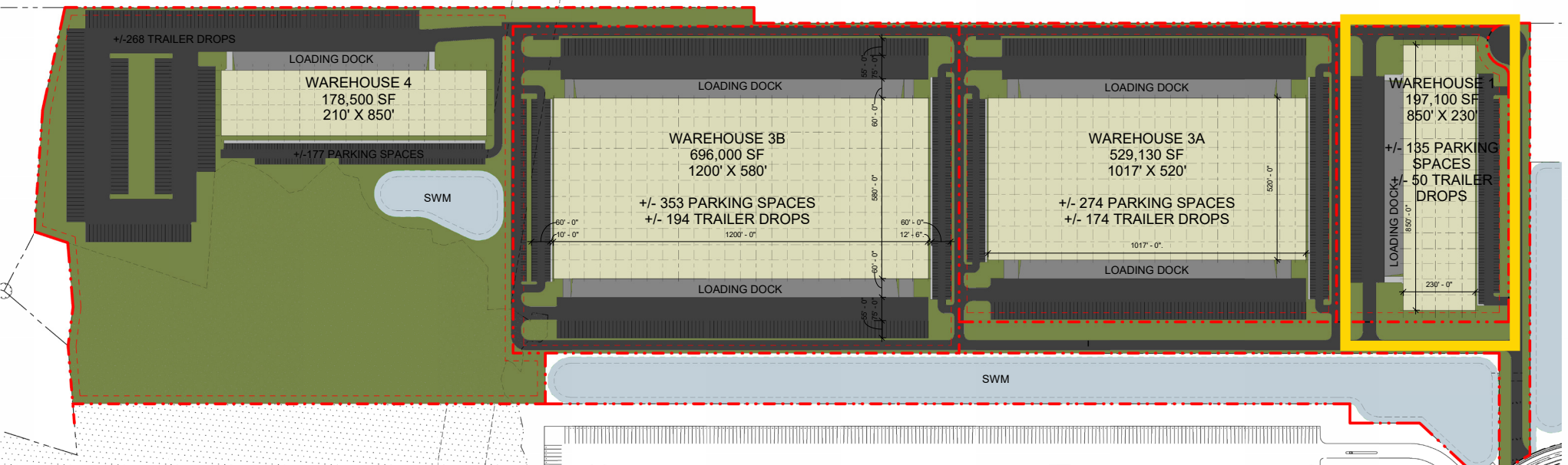


- Building Size: 197,100 SF
- Dimensions: 850' x 230'
- Concrete Tilt Up Cross Dock
- Parking: Trailer up to 50, Auto up to 135
- 36' Clear, ESFR and other Class A Design Specifications

# WAREHOUSE 1

460,400 SF | Multi-Building | Option C

Flexible Site Plans for buildings from  
178,500 SF to 1.6 M SF



- Building Size: 197,100 SF
- Dimensions: 850' x 230'
- Concrete Tilt Up Cross Dock
- Parking: Trailer up to 50, Auto up to 135
- 36' Clear, ESFR and other Class A Design Specifications

# AMENITIES MAP

## Route 58/Holland Road Corridor Improvements

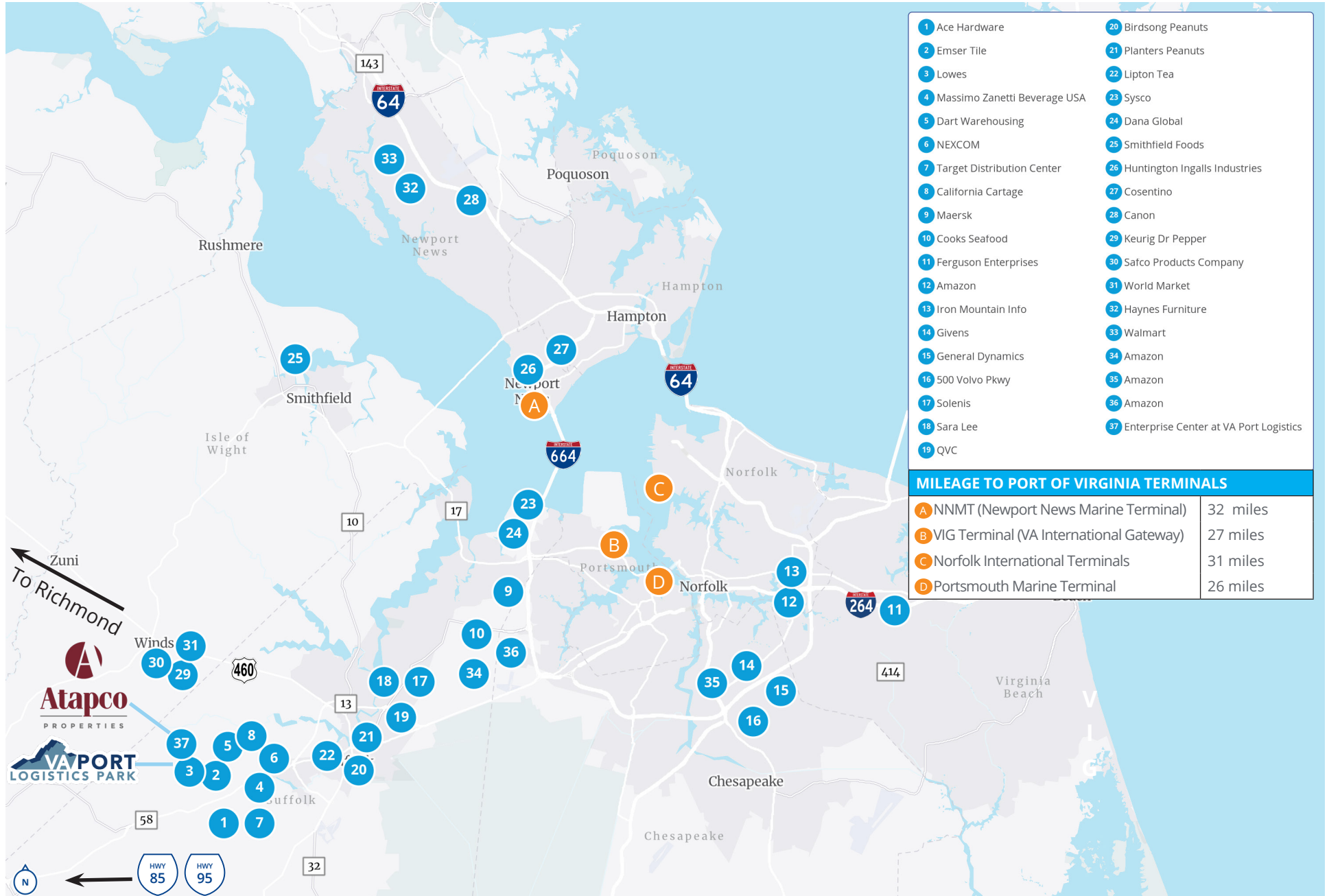


**Atapco**  
PROPERTIES

*Expanding to 6-Lane Divided Roadway  
Summer 2025 Scheduled Completion*

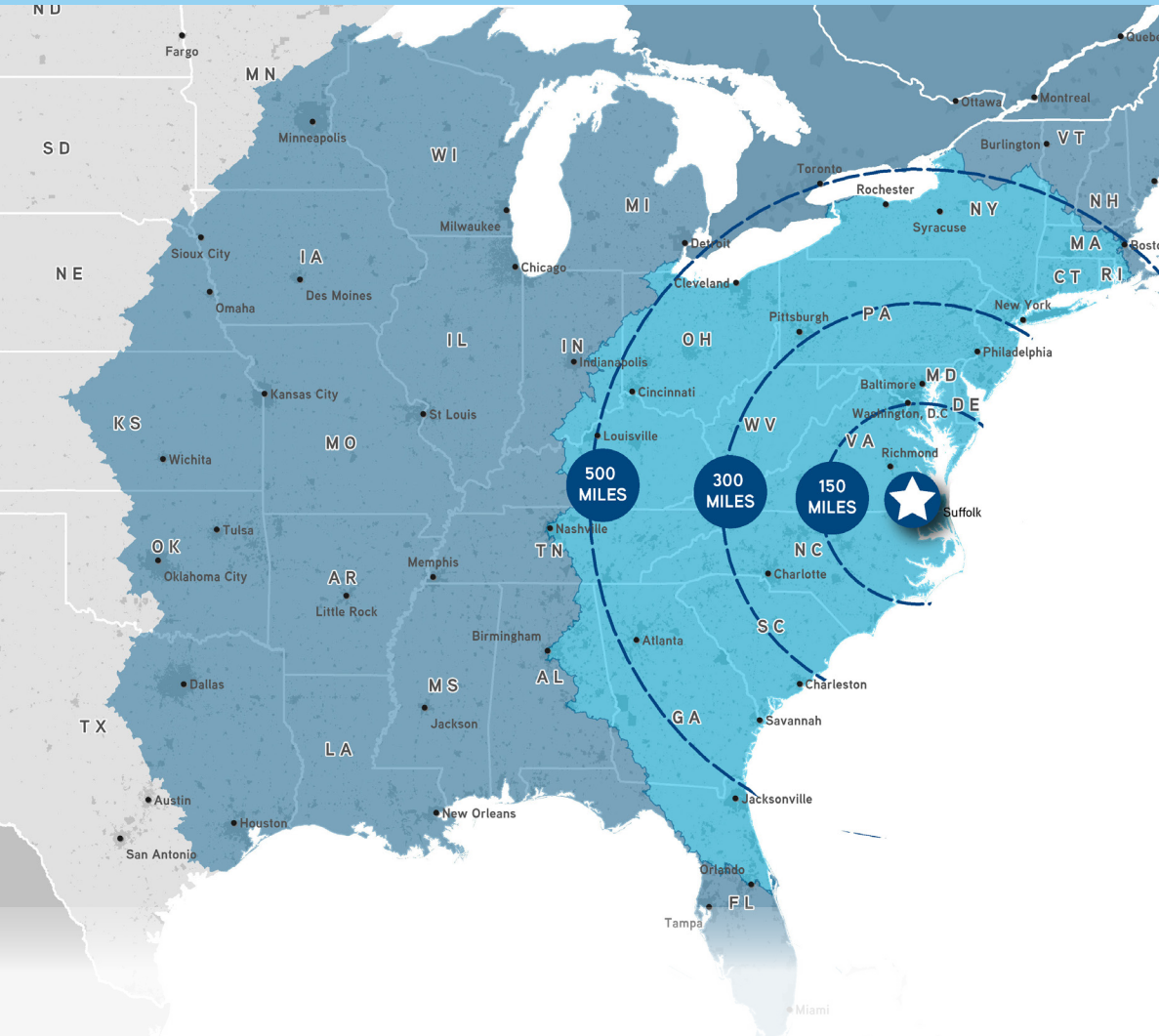
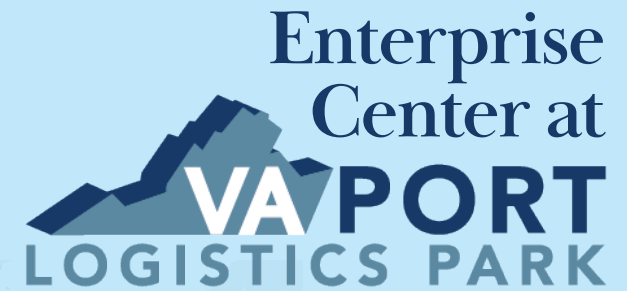


# AREA MAP



# POPULATION AND RETAIL

## Goods Consumer Spending



### Population and Retail Goods Consumer Spending

*Within a One-Day Truck Drive		
120,927,767 Population	36.4% of United States Population	\$1.14B in Retail Goods Consumer Spending
*Within a Two-Day's Truck Drive		
239,576,765 Population	72.2% of United States Population	\$2.18B in Retail Goods Consumer Spending

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